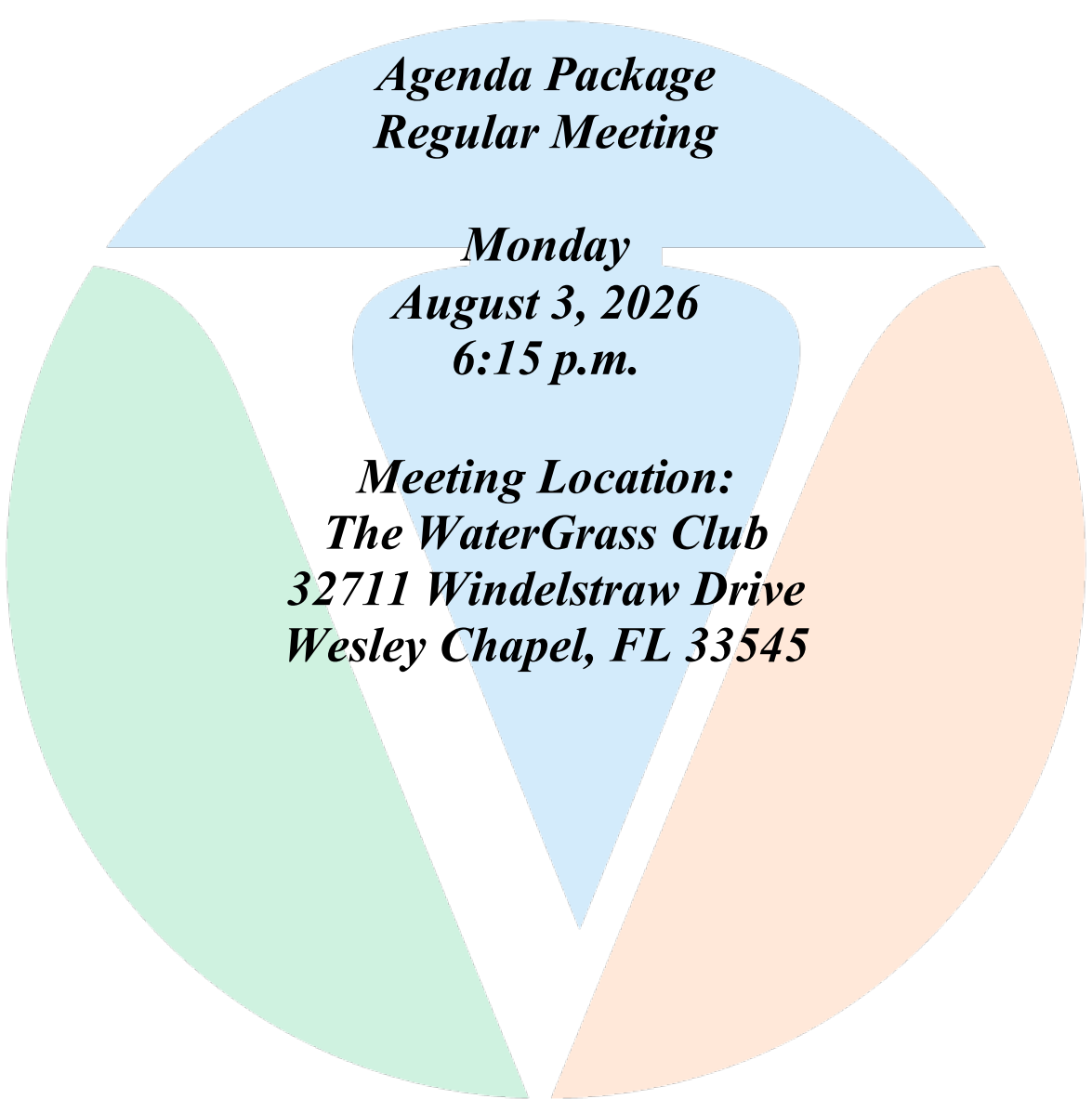


# EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

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***Agenda Package  
Regular Meeting***

***Monday  
August 3, 2026  
6:15 p.m.***

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

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

# Epperson Ranch Community Development District

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

Board of Supervisors  
**Epperson Ranch Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District is scheduled for **Monday, August 3, 2026, at 6:15 p.m.** at the **WaterGrass Club**, located at **32711 Windelstraw Drive, Wesley Chapel, Florida, 33545.**

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

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

Sincerely,

*Heath Beckett*

Heath Beckett  
District Manager

Cc: Attorney  
Engineer  
Field Services Manager  
District Records

# Epperson Ranch Community Development District

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## Board of Supervisors

Dawn Curran-Tubb, Chairman  
Christy Bartels, Vice Chairman  
Harl Page, Assistant Supervisor  
Cherdonna Epps-Gardner, Assistant Supervisor

## Staff

Heath Beckett, District Manager  
Michael Eckert, District Counsel  
Greg Woodcock, District Engineer  
Michael Bush, Field Services

## Meeting Agenda August 3, 2026, 6:15 p.m.

**Call-in Number:** +1 (904) 348-0776

**Meeting ID:** 684 257 747#

1. **Call to Order/Roll Call**
2. **Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
3. **Public Hearings**
  - A. FY 2026-2027 Budget Public Hearing
    - Open the Public Hearing
    - Presentation of FY 2026-2027 Approved Proposed Budget [Exhibit 1](#)
    - Public Comments
    - Close the Public Hearing
  - B. Consideration & Adoption of **Resolution 2026-06**, Adopting FY 2026-2027 Budget [Exhibit 2](#)
  - C. FY 2026-2027 Assessments Public Hearing
    - Open the Public Hearing
    - Public Comments
    - Close the Public Hearing
  - D. Consideration & Adoption of **Resolution 2026-07**, Annual Assessments [Exhibit 3](#)
  - E. Consideration & Adoption of **Resolution 2026-08**, Setting a Public Hearing on Revised Rules of Procedure [Exhibit 4](#)

4. **Vendor Reports – Questions from Board Members Only**
  - A. Steadfast Alliance
    - July Waterway Inspection Report [Exhibit 5](#)
  - B. LMP/Juniper
5. **Staff Reports – Questions from Board Members Only**
  - A. District Counsel
  - B. District Engineer
    - Presentation of Sidewalk Standing Water Flume Report and Proposal Summary [Exhibit 6](#)
  - C. Field Services Manager [Exhibit 7](#)
  - D. District Manager
    - Presentation and Discussion of Mach Form Comments [Exhibit 8](#)  
(*updated as of July 27*)
    - Review of RFID Sticker Policy and Procedures [Exhibit 9](#)
6. **Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 6, 2026 [Exhibit 10](#)
  - B. Consideration for Acceptance – The June 2026 Unaudited Financial Statements [Exhibit 11](#)
7. **Business Items**
  - A. Consideration & Approval of Steadfast Alliance Pickerelweed Plantings – Ponds 6, 8, 11 - \$3,850.50 [Exhibit 12](#)
  - B. Consideration of Tampa S.W.A.P. Tower Repainting Proposal - \$7,200.00 [Exhibit 13](#)
  - C. Consideration of Landscape and Irrigation RFP Project Manual [Exhibit 14](#)
  - D. Presentation & Adoption of Annual Performance Measures and Standards for FY 2027 [Exhibit 15](#)
8. **Discussion Topics**
9. **Supervisors' Requests**
10. **Audience Comments** (*limited to 3 minutes per individual for non-agenda items*)
11. **Action Items Summary**



**12. Next Meeting Quorum Check: September 7, 2026 at 6:15 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545**

|                        |                                    |                                 |                             |
|------------------------|------------------------------------|---------------------------------|-----------------------------|
| Christy Bartels        | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> REMOTE | <input type="checkbox"/> No |
| [VACANT]               | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> REMOTE | <input type="checkbox"/> No |
| Harl Page              | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> REMOTE | <input type="checkbox"/> No |
| Dawn Curran-Tubb       | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> REMOTE | <input type="checkbox"/> No |
| Cherdonna Epps-Gardner | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> REMOTE | <input type="checkbox"/> No |

**13. Adjournment**

# EXHIBIT 1

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

|                                                   | <b>FY 2024<br/>ACTUALS</b> | <b>FY 2025<br/>ACTUALS</b> | <b>FY 2026<br/>ADOPTED</b> | <b>FY 2027<br/>PROPOSED</b> | <b>VARIANCE<br/>FY26 - FY27</b> |
|---------------------------------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|---------------------------------|
| <b>1 REVENUE</b>                                  |                            |                            |                            |                             |                                 |
| 2 GENERAL FUND REVENUE                            | \$ 1,398,368               | \$ 1,674,990               | \$ 1,738,247               | \$ 1,780,653                | \$ 42,406                       |
| 3 INTEREST                                        | 39,019                     | 40,281                     | -                          | -                           | -                               |
| 4 MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)         | -                          | 788                        | -                          | -                           | -                               |
| <b>5 TOTAL REVENUE</b>                            | <b>1,437,387</b>           | <b>1,716,060</b>           | <b>1,738,247</b>           | <b>1,780,653</b>            | <b>42,406</b>                   |
| <b>6 EXPENDITURES</b>                             |                            |                            |                            |                             |                                 |
| <b>7 ADMINISTRATIVE</b>                           |                            |                            |                            |                             |                                 |
| 8 SUPERVISORS COMPENSATION                        | 8,200                      | 8,200                      | 12,000                     | 12,000                      | -                               |
| 9 PAYROLL TAXES                                   | 627                        | 627                        | 918                        | 918                         | -                               |
| 10 PAYROLL SERVICE FEES                           | 550                        | 500                        | 673                        | 673                         | -                               |
| 11 MANAGEMENT CONSULTING SERVICES                 | 45,000                     | 45,000                     | 46,575                     | 47,973                      | 1,398                           |
| 12 TRAVEL PER DIEM                                |                            |                            | 100                        | 100                         | -                               |
| 13 MEETING ROOM RENTAL                            | 4,773                      | 3,960                      | 2,400                      | 1,500                       | (900)                           |
| 14 BANK FEES                                      |                            | 2                          | 200                        | 200                         | -                               |
| 15 AUDITING SERVICES                              | 3,800                      | 3,850                      | 4,500                      | 4,500                       | -                               |
| 16 REGULATORY AND PERMIT FEES                     | 175                        | 175                        | 175                        | 175                         | -                               |
| 17 LEGAL ADVERTISEMENTS                           | 698                        | 959                        | 1,500                      | 1,500                       | -                               |
| 18 ENGINEERING SERVICES                           | 45,450                     | 21,718                     | 40,500                     | 40,500                      | -                               |
| 19 LEGAL SERVICES                                 | 27,969                     | 29,176                     | 35,000                     | 35,000                      | -                               |
| 20 ASSESSMENT COLLECTION FEE                      | 150                        | 150                        | 150                        | 150                         | -                               |
| 21 WEBISTE DEVELOPMENT & HOSTING                  | 1,932                      | 2,220                      | 2,015                      | 2,585                       | 570                             |
| 22 MISCELLANEOUS                                  | 1,441                      | 7,250                      | 2,500                      | 2,500                       | -                               |
| <b>23 TOTAL ADMINISTRATIVE</b>                    | <b>140,765</b>             | <b>123,786</b>             | <b>149,206</b>             | <b>150,274</b>              | <b>1,068</b>                    |
| <b>24 INSURANCE</b>                               |                            |                            |                            |                             |                                 |
| 25 INSURANCE (PO, Liability, Property & Casualty) | 42,053                     | 63,566                     | 69,936                     | 70,000                      | 64                              |
| <b>26 TOTAL INSURANCE</b>                         | <b>42,053</b>              | <b>63,566</b>              | <b>69,936</b>              | <b>70,000</b>               | <b>64</b>                       |
| <b>27 DEBT SERVICE ADMINISTRATION</b>             |                            |                            |                            |                             |                                 |
| 28 BOND DISSIMINATION FEES                        | 5,000                      | 5,000                      | 5,000                      | 5,150                       | 150                             |
| 29 TRUSTEE FEES                                   | 6,544                      | 7,138                      | 9,105                      | 9,105                       | -                               |
| 30 ARBITRAGE REPORTING                            | 1,300                      | 1,300                      | 1,300                      | 1,300                       | -                               |
| <b>31 TOTAL DEBT SERVICE ADMINISTRATION</b>       | <b>12,844</b>              | <b>13,438</b>              | <b>15,405</b>              | <b>15,555</b>               | <b>150</b>                      |
| <b>32 FIELD OPERATIONS</b>                        |                            |                            |                            |                             |                                 |
| 33 DISTRICT FIELD TECH (PART-TIME)                | 24,000                     | 25,500                     | 25,000                     | 25,000                      | -                               |
| 34 HANDYMAN SERVICES                              | -                          | -                          | 18,000                     | 18,000                      | -                               |
| 35 UTILITY - ELECTRICITY                          | 60,932                     | 57,393                     | 16,800                     | 16,800                      | -                               |
| 36 UTILITY - STREETLIGHTS                         | 222,000                    | 224,775                    | 270,600                    | 288,200                     | 17,600                          |
| 37 UTILITY - WATER                                | 7,915                      | 8,103                      | 20,000                     | 10,800                      | (9,200)                         |
| 38 PET WASTE REMOVAL                              | 7,734                      | 12,180                     | 13,338                     | 13,338                      | -                               |
| 39 LAKE/POND MAINTENANCE                          | 32,260                     | 45,600                     | 50,000                     | 31,500                      | (18,500)                        |
| 40 LAKE/POND REPAIRS-REPLACEMENT                  | -                          | -                          | -                          | 19,100                      | 19,100                          |
| 41 MIDGE FLY ABATEMENT                            | 24,240                     | 44,440                     | 50,000                     | 51,000                      | 1,000                           |
| 42 LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3         | 314,968                    | 390,332                    | 366,862                    | 366,862                     | -                               |
| 43 LANDSCAPE REPLACEMENT                          | -                          | -                          | 47,500                     | 47,500                      | -                               |
| 44 IRRIGATION & REPAIR                            | -                          | -                          | 30,000                     | 30,000                      | -                               |
| 45 PLAYGROUND MULCH - ADA COMPLIANT               | 3,380                      | 13,650                     | 7,500                      | 8,500                       | 1,000                           |
| 46 BUTTERFLY GARDEN IMPROVEMENTS                  | 1,675                      | 3,470                      | -                          | -                           | -                               |
| 47 HOLIDAY LIGHTING                               | 34,968                     | 34,999                     | 35,000                     | 35,000                      | -                               |
| 48 WATER FEATURE CLEANING & MAINTENANCE           | 21,741                     | 392                        | 15,000                     | 15,000                      | -                               |
| 49 GATE MAINTENANCE & REPAIRS                     | 13,497                     | 25,493                     | 30,000                     | 35,000                      | 5,000                           |
| 50 SIDEWALK MAINTENANCE & PRESSURE WASHING        |                            |                            | 55,000                     | 55,000                      | -                               |
| 51 PLAYGROUND                                     | 10,845                     | 61,082                     | 70,000                     | 70,000                      | -                               |

[Return to Agenda](#)

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

|    |                                               | <b>FY 2024<br/>ACTUALS</b> | <b>FY 2025<br/>ACTUALS</b> | <b>FY 2026<br/>ADOPTED</b> | <b>FY 2027<br/>PROPOSED</b> | <b>VARIANCE<br/>FY26 - FY27</b> |
|----|-----------------------------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|---------------------------------|
| 52 | INFRASTRUCTURE MAINTENANCE & REPAIRS          | 16,900                     | 138,169                    | 121,900                    | 121,900                     | -                               |
| 53 | TUNNEL MAINTENANCE                            |                            |                            | 10,000                     | 10,000                      | -                               |
| 54 | DRAINAGE STRUCTURE INSPECTION & REPAIRS       | 14,500                     | 10,836                     | 40,000                     | 40,000                      | -                               |
| 55 | SECURITY PATROLS                              | 4,560                      | 1,856                      | 5,000                      | 5,000                       | -                               |
| 56 | CONTINGENCY                                   | 2,907                      | 9,986                      | 78,600                     | 78,600                      | -                               |
| 57 | <b>TOTAL FIELD OPERATIONS</b>                 | <b>819,021</b>             | <b>1,108,254</b>           | <b>1,376,100</b>           | <b>1,392,100</b>            | <b>16,000</b>                   |
| 58 | <b>AMENITY OPERATIONS</b>                     |                            |                            |                            |                             |                                 |
| 59 | MISCELLANEOUS AMENITY REPAIRS & MAIN.         | 2,308                      | 1,340                      | 5,000                      | 5,000                       | -                               |
| 60 | GATE CELL SERVICE                             | 7,894                      | 9,776                      | 8,000                      | 8,000                       | -                               |
| 61 | GATE SECURITY CAMERAS                         | 7,765                      | 1,504                      | 3,100                      | 3,100                       | -                               |
| 62 | SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE   | 655                        | 1,006                      | 1,500                      | 1,500                       | -                               |
| 63 | <b>TOTAL AMENITY CENTER OPERATIONS</b>        | <b>18,622</b>              | <b>13,626</b>              | <b>17,600</b>              | <b>17,600</b>               | <b>-</b>                        |
| 64 | <b>CAPITAL RESERVES</b>                       |                            |                            |                            |                             |                                 |
| 65 | RESERVE CONTRIBUTION                          | -                          | -                          | 110,000                    | 135,124                     | 25,124                          |
| 66 | <b>TOTAL EXPENDITURES</b>                     | <b>1,033,304</b>           | <b>1,322,670</b>           | <b>1,738,247</b>           | <b>1,780,653</b>            | <b>42,406</b>                   |
| 67 |                                               |                            |                            |                            |                             |                                 |
| 68 | <b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b> | <b>404,083</b>             | <b>393,389</b>             | <b>-</b>                   | <b>-</b>                    | <b>-</b>                        |
| 69 | <b>FUND BALANCE</b>                           |                            |                            |                            |                             |                                 |
| 70 | FUND BALANCE - BEGINNING                      | 207,231                    | 611,314                    | 611,314                    | 1,004,704                   | 393,389                         |
| 71 | NET CHANGE IN FUND BALANCE                    | 404,083                    | 393,389                    | -                          | -                           | -                               |
| 72 | TRANSFER IN FROM RESERVE TO GF                | -                          | -                          | 427,458                    | -                           | (427,458)                       |
| 73 | <b>FUND BALANCE - ENDING - PROJECTED</b>      | <b>\$ 611,314</b>          | <b>\$ 1,004,704</b>        | <b>\$ 1,038,772</b>        | <b>\$ 1,004,704</b>         | <b>\$ (34,069)</b>              |

**EPPERSON RANCH CDD  
FISCAL YEAR 2026-2027 APPROVED 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                  | 47,973        | The District receives Management & Accounting services as part of the agreement \$45,000 for FY 25 - COL increase for FY 26                                                                            |
| TRAVEL PER DIEM                                 | 100           | Reimbursement to board supervisors for travel to board meetings.                                                                                                                                       |
| MEETING ROOM RENTAL                             | 1,500         | Room rental in Pasco County for Board of Supervisor meetings                                                                                                                                           |
| BANK FEES                                       | 200           | Bank fees associated with maintaining the District's bank accounts                                                                                                                                     |
| AUDITING SERVICES                               | 4,500         | State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter                       |
| REGULATORY AND PERMIT FEES                      | 175           | The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity                                                                                                       |
| LEGAL ADVERTISEMENTS                            | 1,500         | The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.                                                      |
| ENGINEERING SERVICES                            | 40,500        | Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments                                               |
| LEGAL SERVICES                                  | 35,000        | Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager \$27,969 spent FY 24 - On pace to spend \$19,153 for FY 25 |
| ASSESSMENT COLLECTION FEE                       | 150           | Fee to county appraiser and tax collector.                                                                                                                                                             |
| WEBSITE DEVELOPMENT & HOSTING                   | 2,585         | ADA Compliance for District website supplied by Campus Suite for \$1,515. An additional \$500 (\$41.67 per month) for DPGF to maintain content and the upload of documents                             |
| MISCELLANEOUS                                   | 2,500         | Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items \$1,441 spent FY 24 - \$190.60 spent so far FY 25                                    |
| INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY) | 70,000        | Annual, for general liability, property and officer and director insurance.                                                                                                                            |
| <b>DEBT SERVICE ADMINISTRATION:</b>             |               |                                                                                                                                                                                                        |
| BOND DISSIMINATION FEES                         | 5,150         | Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017                                                                   |
| TRUSTEE FEES                                    | 9,105         | Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017                                                                                   |
| ARBITRAGE REPORTING                             | 1,300         | The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017                                             |
| <b>FIELD OPERATIONS:</b>                        |               |                                                                                                                                                                                                        |
| DISTRICT FIELD TECH                             | 25,000        | Schedule vendors as needed and inspect their work. Spend 20 hours a month working in or for the community. COL increase                                                                                |
| HANDYMAN HOURS                                  | 18,000        | Maximum of \$1,500 per month                                                                                                                                                                           |
| UTILITY-ELECTRICITY                             | 16,800        | Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr.                                                                                                   |
| UTILITY-STREETLIGHTS                            | 288,200       | Solar lights 371 Street lights at \$50 per light per month                                                                                                                                             |
| UTILITY-WATER                                   | 10,800        | Estimated based on current usage for six meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. Leave as is with anticipation of fountain working in FY26                   |

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

| FINANCIAL STATEMENT CATEGORY                          | ANNUAL AMOUNT  | COMMENTS (SCOPE OF SERVICE)                                                                                                                                                                                      |
|-------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PET WASTE REMOVAL                                     | 13,338         | Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District.                                                                                                 |
| LAKE/POND MAINTENANCE & INSPECTION                    | 31,500         | Waterway inspection and maintenance for thirty-two waterways, 48,580 linear foot perimeter).                                                                                                                     |
| MIDGE FLY ABATEMENT                                   | 51,000         |                                                                                                                                                                                                                  |
| LANDSCAPE MAINTENANCE -                               | 366,862        | Base Management Service including irrigation and pond mowing. New contract with LMP - 1st year through March 2025 is \$354,456, but subject to increase w/renewal, accommodating 3.5% for last 6 months of FY25. |
| LANDSCAPE REPLACEMENT                                 | 47,500         | Annuals and Bed mulch (\$23,000) plus any other replinshment/replacement that may come up in FY 26                                                                                                               |
| IRRIGATION & REPAIR                                   | 30,000         | \$29,653 spent FY 24 - \$11,005 spent so far FY 25                                                                                                                                                               |
| PLAYGROUND MULCH - ADA COMPLIANT                      | 8,500          |                                                                                                                                                                                                                  |
| BUTTERFLY GARDEN IMPROVEMENTS                         | -              |                                                                                                                                                                                                                  |
| HOLIDAY LIGHTING                                      | 35,000         | Holiday Lights                                                                                                                                                                                                   |
| WATER FEATURE CLEANING & MAINTENANCE                  | 15,000         | Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road                                                                                                        |
| GATE MAINTENANCE, FENCE & REPAIRS                     | 35,000         |                                                                                                                                                                                                                  |
| SIDEWALK MAINTENANCE & PRESSURE WASHING               | 55,000         | Sidewalk maintenance added - repair and replacement of sidewalk slabs                                                                                                                                            |
| PLAYGROUND                                            | 70,000         | shade structure, picnic tables, equipment                                                                                                                                                                        |
| INFRASTRUCTURE MAINTENANCE & REPAIRS                  | 121,900        |                                                                                                                                                                                                                  |
| TUNNEL MAINTENANCE                                    | 10,000         | Leak maintenance and lighting                                                                                                                                                                                    |
| DRAINAGE STRUCTURE INSPECTION & REPAIRS               | 40,000         | inspection and repair of deteriorating drainage structures                                                                                                                                                       |
| SECURITY PATROLS                                      | 5,000          |                                                                                                                                                                                                                  |
| CONTINGENCY                                           | 78,600         | Miscellaneous (Pond treatments, Sidewalk repairs, Security patrols, wildlife removal, etc.) as needed;                                                                                                           |
| <b>AMENITY OPERATIONS</b>                             |                |                                                                                                                                                                                                                  |
| MISCELLANEOUS AMENITY REPAIRS & MAIN.                 | 5,000          | Maintain all hardscape items including towers, walls, etc.                                                                                                                                                       |
| GATE CELL SERVICE                                     | 8,000          | Cell System                                                                                                                                                                                                      |
| GATE SECURITY CAMERAS                                 | 3,100          |                                                                                                                                                                                                                  |
| AMENITY - SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE | 1,500          | Gate clickers for replacements for Overpass Entrance and Curley Road Gate                                                                                                                                        |
| <b>RESERVE CONTRIBUTION</b>                           | <b>135,124</b> |                                                                                                                                                                                                                  |

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

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

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

|                                                          |                       |
|----------------------------------------------------------|-----------------------|
| <b>NET OPERATIONS &amp; MAINTENANCE (O&amp;M) BUDGET</b> | <b>\$1,780,653.37</b> |
| COUNTY COLLECTION COSTS                                  | \$37,886.24           |
| EARLY PAYMENT DISCOUNT                                   | \$75,772.48           |
| <b>GROSS O&amp;M ASSESSMENT</b>                          | <b>\$1,894,312.09</b> |

| UNIT SIZE & PHASE      | UNITS ASSESSED |                                                  |                                                  | ALLOCATION OF O&M ASSESSMENT |                |                  |                              |             |
|------------------------|----------------|--------------------------------------------------|--------------------------------------------------|------------------------------|----------------|------------------|------------------------------|-------------|
|                        | O&M            | SERIES<br>2015A-1 DEBT<br>SERVICE <sup>(1)</sup> | SERIES<br>2017A-1 DEBT<br>SERVICE <sup>(1)</sup> | ERU<br>FACTOR                | TOTAL<br>ERU's | % TOTAL<br>ERU's | TOTAL O&M                    | O&M PER LOT |
| <b>Phase 1</b>         |                |                                                  |                                                  |                              |                |                  |                              |             |
| SINGLE FAMILY 40'-45'  | 85             | 85                                               |                                                  | 0.82                         | 69.70          | 7.12%            | \$134,912.59                 | \$1,587.21  |
| SINGLE FAMILY 50'      | 86             | 86                                               |                                                  | 1.00                         | 86.00          | 8.79%            | \$166,463.16                 | \$1,935.62  |
| SINGLE FAMILY 55'      | 83             | 83                                               |                                                  | 1.00                         | 83.00          | 8.48%            | \$160,656.31                 | \$1,935.62  |
| SINGLE FAMILY 65'      | 76             | 75                                               |                                                  | 1.18                         | 89.68          | 9.16%            | \$173,586.24                 | \$2,284.03  |
| SINGLE FAMILY 75'      | 52             | 47                                               |                                                  | 1.36                         | 70.72          | 7.23%            | \$136,886.92                 | \$2,632.44  |
| <b>Phase 2 &amp; 3</b> |                |                                                  |                                                  |                              |                |                  |                              |             |
| SINGLE FAMILY 40-49'   | 164            |                                                  | 164                                              | 0.82                         | 134.48         | 13.74%           | \$260,301.93                 | \$1,587.21  |
| SINGLE FAMILY 50-59'   | 261            |                                                  | 261                                              | 1.00                         | 261.00         | 26.67%           | \$505,196.35                 | \$1,935.62  |
| SINGLE FAMILY 60-69'   | 156            |                                                  | 156                                              | 1.18                         | 184.08         | 18.81%           | \$356,308.60                 | \$2,284.03  |
|                        | <u>963</u>     | <u>376</u>                                       | <u>581</u>                                       | <u>978.66</u>                | <u>100.00%</u> |                  | <u><b>\$1,894,312.09</b></u> |             |

**VARIANCE IN O&M BUDGET**

|                 |                    |
|-----------------|--------------------|
| FY 2025-2026    | \$1,738,247.00     |
| FY 2026-2027    | \$1,780,653.37     |
| <b>VARIANCE</b> | <b>\$42,406.37</b> |

| UNIT SIZE & PHASE      | PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup> |                                   |                                   |                                              |                    |             |            |
|------------------------|-------------------------------------------|-----------------------------------|-----------------------------------|----------------------------------------------|--------------------|-------------|------------|
|                        | O&M &<br>CRF PER<br>LOT                   | SERIES<br>2015A-1 DEBT<br>SERVICE | SERIES<br>2017A-1 DEBT<br>SERVICE | FY 2027<br>ASSMT.<br>PER UNIT <sup>(3)</sup> | FY 2026<br>PER LOT | \$ VARIANCE | % VARIANCE |
| <b>Phase 1</b>         |                                           |                                   |                                   |                                              |                    |             |            |
| SINGLE FAMILY 45'      | \$1,587.21                                | \$970.55                          |                                   | <b>\$2,557.76</b>                            | \$2,519.96         | \$37.80     | 1.50%      |
| SINGLE FAMILY 50'      | \$1,935.62                                | \$1,078.39                        |                                   | <b>\$3,014.01</b>                            | \$2,967.92         | \$46.10     | 1.55%      |
| SINGLE FAMILY 55'      | \$1,935.62                                | \$1,186.23                        |                                   | <b>\$3,121.85</b>                            | \$3,075.75         | \$46.10     | 1.50%      |
| SINGLE FAMILY 65'      | \$2,284.03                                | \$1,401.91                        |                                   | <b>\$3,685.94</b>                            | \$3,631.55         | \$54.39     | 1.50%      |
| SINGLE FAMILY 75'      | \$2,632.44                                | \$1,617.59                        |                                   | <b>\$4,250.03</b>                            | \$4,187.34         | \$62.69     | 1.50%      |
| <b>Phase 2 &amp; 3</b> |                                           |                                   |                                   |                                              |                    |             |            |
| SINGLE FAMILY 40-49'   | \$1,587.21                                |                                   | \$940.26                          | <b>\$2,527.46</b>                            | \$2,489.66         | \$37.80     | 1.52%      |
| SINGLE FAMILY 50-59'   | \$1,935.62                                |                                   | \$1,146.65                        | <b>\$3,082.27</b>                            | \$3,036.17         | \$46.10     | 1.52%      |
| SINGLE FAMILY 60-69'   | \$2,284.03                                |                                   | \$1,353.05                        | <b>\$3,637.08</b>                            | \$3,582.69         | \$54.39     | 1.52%      |

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

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

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



**EPPERSON RANCH CDD**  
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**  
**DEBT SERVICE REQUIREMENTS**

|                                                   | Series 2015A-1  | Series 2017A-1 | Total Debt Service |
|---------------------------------------------------|-----------------|----------------|--------------------|
| <b>REVENUE</b>                                    |                 |                |                    |
| NET SPECIAL ASSESSMENTS - MADS                    | \$ 426,980      | \$ 624,431     | \$ 1,051,411       |
| <b>TOTAL REVENUE</b>                              | <b>426,980</b>  | <b>624,431</b> | <b>1,051,411</b>   |
| <b>EXPENDITURES</b>                               |                 |                |                    |
| INTEREST EXPENSE                                  |                 |                |                    |
| May 1, 2027                                       | 149,468         | 212,216        | 361,683            |
| November 1, 2027                                  | 149,468         | 212,216        | 361,683            |
| PRINCIPAL RETIREMENT                              |                 |                | -                  |
| November 1, 2027                                  | 125,000         | 200,000        | 325,000            |
| <b>TOTAL EXPENDITURES</b>                         | <b>423,935</b>  | <b>624,431</b> | <b>1,048,366</b>   |
|                                                   |                 |                | -                  |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE</b> | <b>\$ 3,045</b> | <b>\$ -</b>    | <b>\$ 3,045</b>    |

|                                                                            |                     |
|----------------------------------------------------------------------------|---------------------|
| Net Debt Service Assessments                                               | \$ 1,051,411        |
| Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%) | \$ 67,111           |
| <b>Gross Debt Service Assessments</b>                                      | <b>\$ 1,118,523</b> |

**EPPERSON RANCH CDD**  
**FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**  
**CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1**

| Period Ending | Principal           | Coupon | Interest            | Debt Service         | Annual Debt Service  | Bonds Outstanding |
|---------------|---------------------|--------|---------------------|----------------------|----------------------|-------------------|
| 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> |                   |

|                                     |         |
|-------------------------------------|---------|
| MAXIMUM ANNUAL DEBT SERVICE (MADS): | 426,980 |
|-------------------------------------|---------|

**EPPERSON RANCH CDD  
FISCAL YEAR 2026-2027 APPROVED 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): | 624,431 |
|-------------------------------------|---------|

# EXHIBIT 2

**RESOLUTION 2026-06**  
**[FY 2027 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Epperson Ranch Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website, <https://www.eppersonranchcdd.org/>, in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Epperson Ranch Community Development District for the Fiscal Year Ending September 30, 2027.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

## **SECTION 2.      APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3.      BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a.      A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b.      The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c.      Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4.      APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

**SECTION 5.      SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 3<sup>rd</sup> DAY OF August, 2026.**

ATTEST:

**EPPERSON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:**      FY 2027 Budget

**Exhibit A**  
FY 2027 Budget

# EXHIBIT 3



**RESOLUTION 2026-07**  
**[FY 2027 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING, BUT NOT LIMITED TO, PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Epperson Ranch Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 3<sup>rd</sup> DAY OF AUGUST, 2026.**

ATTEST:

**EPPERSON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
Adopted Budget

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**Exhibit B**  
Assessment Roll

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# EXHIBIT 4

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH  
COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND  
PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF  
SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE;  
AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Epperson Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** A Public Hearing will be held to adopt Rules of Procedure on **September 7, 2026**, at 6:15 p.m., at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of August, 2026.

ATTEST:

**EPPERSON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# EXHIBIT 5





## Epperson Ranch CDD Aquatics

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**Inspection Date:**

7/22/2026 1:04 PM

**Prepared by:**

Matt Goldrick

Account Manager

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STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940

# Inspection Report

**SITE:** 1/2

Condition:    Excellent    Great    Good    Poor    ✓ Mixed Condition    Improving



## Comments:

Pond 1 - Filamentous algae bloom present. The water level is notably higher; there was likely an influx of nutrients to feed algal growth. A technician will be on site tomorrow to treat.  
No nuisance grass observed.

Pond 2 - No nuisance growth in the retention areas. Minimal nuisance growth in the wetland buffer.

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

**SITE:** 3/4

Condition:    Excellent    ✓ Great    Good    Poor    Mixed Condition    Improving



## Comments:

Pond 3 - Mild nuisance grass growth on the banks, mostly on the residential side. I suspect these areas are getting a bit of a boost from irrigation runoff. Technicians will continue to treat until growth clears.  
No algae observed.

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

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

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# Inspection Report

**SITE:** 5/6

Condition:      Excellent      Great      ✓ Good      Poor      Mixed Condition      Improving



## Comments:

Pond 5 - Mild surface filamentous algae growth. Treatment tomorrow will begin clearing this quickly.  
No nuisance grass observed.

Pond 6 - Mixed algae growth. This will also be treated tomorrow.  
No nuisance grass observed.

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

**SITE:** 7/8

Condition:      Excellent      Great      Good      Poor      ✓ Mixed Condition      Improving



## Comments:

Pond 7 - New filamentous growth is forming behind decayed mats. A tech will be well prepared for algae treatments tomorrow and will re-treat here.  
No nuisance grass observed.

Pond 8 - Planktonic/cyanobacterial bloom present. This will also be treated tomorrow.  
No nuisance grass observed.

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

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# Inspection Report

**SITE:** 9/10

Condition:    Excellent    Great    Good    Poor    ✓ Mixed Condition    Improving



## Comments:

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

Pond 10 - The decaying algae could use another treatment. I'll ask the tech to treat here tomorrow.

No nuisance grass observed.

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

**SITE:** 11/12

Condition:    Excellent    Great    Good    Poor    ✓ Mixed Condition    Improving



## Comments:

Pond 11 - Filamentous algae has started growing amid exposed submersed vegetation. Technicians can address both simultaneously next service.

Pond 12 - Mild nuisance grasses have appeared on the shoreline. Technicians will begin treatment tomorrow.

No algae observed.

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

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# Inspection Report

**SITE:** 13/14

Condition: ☒Excellent    Great    Good    Poor    Mixed Condition    Improving



## Comments:

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

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

**SITE:** 15/16

Condition:    Excellent    Great    ☒Good    Poor    Mixed Condition    ☒Improving



## Comments:

Pond 15 - Previous nuisance grass growth is almost completely cleared. A few more rounds of treatment will finish it off.  
No algae observed.  
Mild residual turbidity present from pond 14.

Pond 16 - Any algae present is decayed. A tech will inspect tomorrow and retreat if needed.  
No nuisance grass observed.

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

# Inspection Report

**SITE:** 17/18

Condition: ☒Excellent    ☐Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



**Comments:**

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

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

**SITE:** 19/20

Condition: ☒Excellent    ☐Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



**Comments:**

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

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

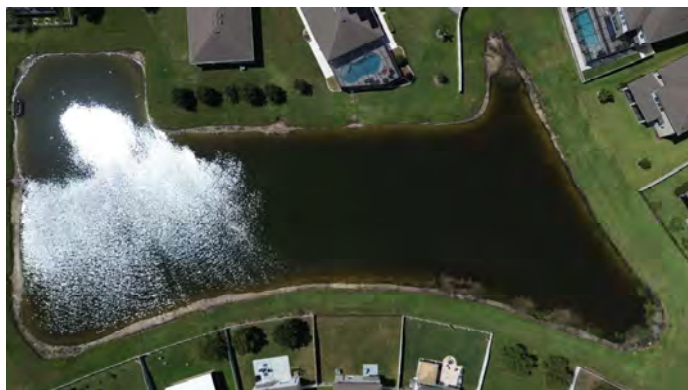
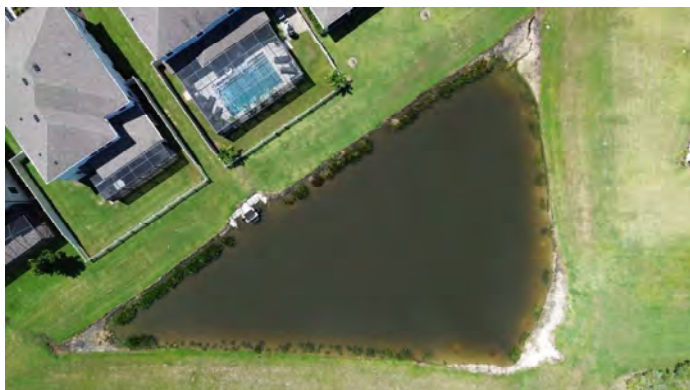
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# Inspection Report

**SITE:** 21/22

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



## Comments:

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

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

**SITE:** 23/24

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



## Comments:

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

Pond 24 - There appears to be early signs of a planktonic algae bloom starting in the center. I'll ask the tech to inspect tomorrow and treat if needed. Nuisance grasses on the banks will also be treated at that time.

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

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# Inspection Report

**SITE:** 25/26

Condition: ☒Excellent    ☐Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



## Comments:

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

|                                   |                                           |                                                 |                                              |                                      |
|-----------------------------------|-------------------------------------------|-------------------------------------------------|----------------------------------------------|--------------------------------------|
| <u>WATER:</u>                     | <input checked="" type="checkbox"/> Clear | <input type="checkbox"/> Turbid                 | <input type="checkbox"/> Tannic              |                                      |
| <u>ALGAE:</u>                     | <input checked="" type="checkbox"/> N/A   | <input type="checkbox"/> Subsurface Filamentous | <input type="checkbox"/> Surface Filamentous |                                      |
|                                   |                                           | <input type="checkbox"/> 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:** 27/28

Condition: ☐Excellent    ☒Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



## Comments:

Pond 27 - No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

Pond 28 - Planktonic/cyanobacterial bloom present in the corner. A technician will treat tomorrow.  
No nuisance grass observed.

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

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# Inspection Report

**SITE:** 29/30

Condition:    Excellent    Great    Good    Poor    ✓ Mixed Condition    Improving



## Comments:

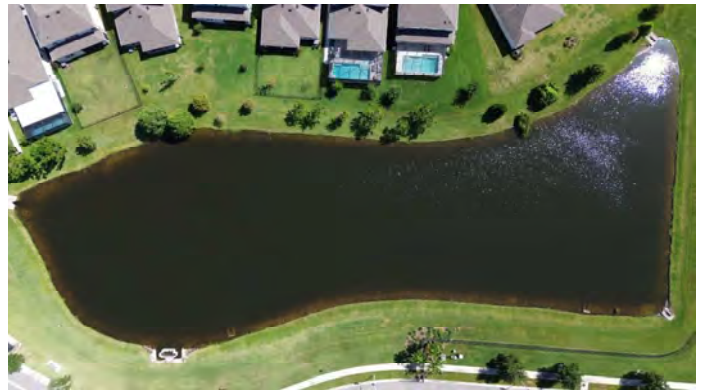
Pond 29 - Planktonic/cyanobacterial bloom present in the corners. A technician will treat tomorrow.  
No nuisance grass observed.

Pond 30 - Mild nuisance grass growth at the water's edge. A technician will address this tomorrow after treating 29.  
No algae observed.

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

**SITE:** 31/32

Condition:    ✓ Excellent    Great    Good    Poor    Mixed Condition    Improving



## Comments:

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

|                                   |                                           |                        |                         |
|-----------------------------------|-------------------------------------------|------------------------|-------------------------|
| <u>WATER:</u>                     | <input checked="" type="checkbox"/> Clear | 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:                  |

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## MANAGEMENT SUMMARY



Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds. We have altered every technician's schedule to give them more time at their properties and better combat current growth.

The conditions I've been expecting are finally here. They're not as bad as previous years, but seasonal algal blooms are present across the community. Most of them are contained to smaller, easily managed ponds which technicians can address quickly. Vegetative growth is following expectations as well. There are a few ponds with new growth that requires attention. It's all still fresh and can be cleared with proactive treatments.

## 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 CDD

Wesley Chapel, FL



# EXHIBIT 6





| Contractor    | Contact    | Proposal Amount | Notes |
|---------------|------------|-----------------|-------|
| Finn Outdoor  | Robb Brown |                 |       |
| Flume Cost    |            | \$90,650        |       |
| Sidewalk Cost |            | \$2,800         |       |
| Total         |            | \$93,450        |       |
| ADS           |            |                 |       |
| Flume Cost    |            | \$112,700       |       |
| Sidewalk Cost |            | \$3,450         |       |
| Total         |            | \$116,150       |       |

ESTIMATE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



Bill to  
Epperson Ranch CDD

Ship to  
Epperson Ranch CDD

Estimate details  
Estimate no.: 2559  
Estimate date: 07/15/2026

| #     | Date | Product or service | Description                                                                                                                                          | Qty | Rate     | Amount      |
|-------|------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|-------------|
| 1.    |      | Sidewalk Repair    | Install flume from low point in sidewalk to curb gutter with doweled rebar connections. Flumes 18" wide and 6" thick (length varies but average 8'). | 98  | \$925.00 | \$90,650.00 |
| 2.    |      | Sidewalk Repair    | Replace 4 sidewalk panels; size and depth to match existing.                                                                                         | 4   | \$700.00 | \$2,800.00  |
| Total |      |                    |                                                                                                                                                      |     |          | \$93,450.00 |

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

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# Proposal for Sidewalk Drainage Flume Installation & Sidewalk Panel Replacement

Prepared For: Epperson Ranch CDD

**Contractor:** Advanced Drainage Solutions (ADS)

**Date Created:** 07/27/2026

**Proposal No. :** 1297

**Project Location:** Epperson

## Project Overview

Proposal to furnish all labor, materials, equipment, supervision, and cleanup necessary to install concrete drainage flumes at the locations identified in the Stantec standing-water reports for Epperson Ranch CDD. The work is intended to restore positive drainage from the sidewalk to the roadway gutter where elevated turf and localized grade conditions are preventing runoff from discharging as designed. The proposed improvements are intended to reduce recurring standing water, minimize mildew and algae formation, improve pedestrian conditions, and restore the intended drainage path from the sidewalk to the roadway.

## Scope of Work

1. Coordinate access and sequence the work to minimize disruption to residents and pedestrian traffic.
2. Lay out each approved repair location and protect adjacent improvements before construction begins.
3. Remove the turf and soil necessary to establish a positive drainage path from the sidewalk to the roadway gutter.
4. Prepare and compact the subgrade, install forms as required, and place concrete drainage flumes with a smooth, durable finish.
5. Tie each flume into the existing sidewalk and curb/gutter elevations to promote positive drainage.
6. Remove and replace the depressed sidewalk panels specifically identified at Locations 44 and 77.
7. Backfill, fine-grade, and restore disturbed turf areas immediately adjacent to the work.
8. Remove construction debris and leave each work area broom-clean.



| Location | Address           | Side  | Flume Qty | Price Per Location | Panel Qty | Notes |
|----------|-------------------|-------|-----------|--------------------|-----------|-------|
| 1        | 7927 Largo Mist   | Left  | 1         | \$1,150.00         | 0         |       |
| 2        | 7999 Largo Mist   | Left  | 1         | \$1,150.00         | 0         |       |
| 3        | 8053 Largo Mist   | Left  | 1         | \$1,150.00         | 0         |       |
| 4        | 8096 Romadune     | Left  | 1         | \$1,150.00         | 0         |       |
| 5        | 8032 Romadune     | Left  | 1         | \$1,150.00         | 0         |       |
| 6        | 8000 Romadune     | Left  | 1         | \$1,150.00         | 0         |       |
| 7        | 7980 Romadune     | Right | 1         | \$1,150.00         | 0         |       |
| 8        | 8001 Romadune     | Left  | 1         | \$1,150.00         | 0         |       |
| 9        | 8083 Romadune     | Left  | 1         | \$1,150.00         | 0         |       |
| 10       | 8135 Romadune     | Right | 1         | \$1,150.00         | 0         |       |
| 11       | 7920 Largo Mist   | Left  | 1         | \$1,150.00         | 0         |       |
| 12       | 7906 Largo Mist   | Right | 1         | \$1,150.00         | 0         |       |
| 13       | 7862 Largo Mist   | Right | 1         | \$1,150.00         | 0         |       |
| 14       | 7927 Olivebrook   | Right | 1         | \$1,150.00         | 0         |       |
| 15       | 8163 Olivebrook   | Left  | 1         | \$1,150.00         | 0         |       |
| 16       | 8406 Olivebrook   | Right | 1         | \$1,150.00         | 0         |       |
| 17       | 8394 Olivebrook   | Right | 1         | \$1,150.00         | 0         |       |
| 18       | 8324 Olivebrook   | Right | 1         | \$1,150.00         | 0         |       |
| 19       | 8296 Olivebrook   | Right | 1         | \$1,150.00         | 0         |       |
| 20       | 7943 Pelican Reed | Right | 1         | \$1,150.00         | 0         |       |
| 21       | 7955 Olivebrook   | Right | 1         | \$1,150.00         | 0         |       |
| 22       | 7983 Pelican Reed | Right | 1         | \$1,150.00         | 0         |       |
| 23       | 8099 Pelican Reed | Left  | 1         | \$1,150.00         | 0         |       |
| 24       | 8099 Pelican Reed | Right | 1         | \$1,150.00         | 0         |       |
| 25       | 8115 Pelican Reed | Left  | 1         | \$1,150.00         | 0         |       |
| 26       | 8115 Pelican Reed | Right | 1         | \$1,150.00         | 0         |       |
| 27       | 8123 Pelican Reed | Right | 1         | \$1,150.00         | 0         |       |
| 28       | 8141 Pelican Reed | Right | 1         | \$1,150.00         | 0         |       |
| 29       | 8191 Pelican Reed | Left  | 1         | \$1,150.00         | 0         |       |
| 30       | 8205 Pelican Reed | Left  | 1         | \$1,150.00         | 0         |       |
| 31       | 8252 Pelican Reed | Left  | 1         | \$1,150.00         | 0         |       |
| 32       | 8252 Pelican Reed | Right | 1         | \$1,150.00         | 0         |       |

|    |                   |       |   |            |   |                                     |
|----|-------------------|-------|---|------------|---|-------------------------------------|
| 33 | 8246 Pelican Reed | Right | 1 | \$1,150.00 | 0 |                                     |
| 34 | 8228 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 35 | 8228 Pelican Reed | Right | 1 | \$1,150.00 | 0 |                                     |
| 36 | 8216 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 37 | 8186 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 38 | 8186 Pelican Reed | Right | 1 | \$1,150.00 | 0 |                                     |
| 39 | 8156 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 40 | 8140 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 41 | 8102 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 42 | 8102 Pelican Reed | Right | 1 | \$1,150.00 | 0 |                                     |
| 43 | 8086 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 44 | 8060 Pelican Reed | Left  | 1 | \$2,300.00 | 2 | Replace 2 depressed sidewalk panels |
| 45 | 8060 Pelican Reed | Right | 1 | \$1,150.00 | 0 |                                     |
| 46 | 8048 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 47 | 8036 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 48 | 7996 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 49 | 7976 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 50 | 7976 Pelican Reed | Right | 1 | \$1,150.00 | 0 |                                     |
| 51 | 7938 Pelican Reed | Left  | 1 | \$1,150.00 | 0 |                                     |
| 52 | 31056 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |
| 53 | 31056 Summersun   | Right | 1 | \$1,150.00 | 0 |                                     |
| 54 | 31012 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |
| 55 | 31000 Summersun   | Right | 1 | \$1,150.00 | 0 |                                     |
| 56 | 30950 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |
| 57 | 30812 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |
| 58 | 30812 Summersun   | Right | 1 | \$1,150.00 | 0 |                                     |
| 59 | 30772 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |
| 60 | 30772 Summersun   | Right | 1 | \$1,150.00 | 0 |                                     |
| 61 | 30710 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |
| 62 | 30672 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |
| 63 | 30610 Summersun   | Left  | 1 | \$1,150.00 | 0 |                                     |

|    |                 |       |   |            |   |                                     |
|----|-----------------|-------|---|------------|---|-------------------------------------|
| 64 | 30544 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 65 | 30544 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 66 | 30504 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 67 | 30502 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 68 | 30480 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 69 | 30479 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 70 | 30479 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 71 | 30503 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 72 | 30525 Summersun | Left  | 2 | \$2,300.00 | 0 | Two flumes at this location         |
| 73 | 30557 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 74 | 30557 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 75 | 30563 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 76 | 30611 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 77 | 30661 Summersun | Left  | 1 | \$3,450.00 | 4 | Replace 4 depressed sidewalk panels |
| 78 | 30677 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 79 | 30707 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 80 | 30747 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 81 | 30747 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 82 | 30771 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 83 | 30771 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 84 | 30793 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 85 | 30817 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 86 | 30817 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 87 | 30814 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 88 | 30877 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 89 | 30891 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 90 | 30891 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 91 | 30925 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 92 | 30977 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |
| 93 | 30977 Summersun | Right | 1 | \$1,150.00 | 0 |                                     |
| 94 | 30995 Summersun | Left  | 1 | \$1,150.00 | 0 |                                     |



|    |                 |       |   |                   |   |  |
|----|-----------------|-------|---|-------------------|---|--|
| 95 | 31027 Summersun | Left  | 1 | <b>\$1,150.00</b> | 0 |  |
| 96 | 31027 Summersun | Right | 1 | <b>\$1,150.00</b> | 0 |  |
| 97 | 31053 Summersun | Left  | 1 | <b>\$1,150.00</b> | 0 |  |

## Terms, Assumptions, and Exclusions

Pricing is based on the estimated quantities included in this proposal, and any changes to the scope or quantities will require written authorization. Unit prices assume reasonable site access for a standard construction crew and equipment during normal working hours. Concrete dimensions and alignment may be adjusted in the field as needed to achieve proper drainage and accommodate existing site conditions. ADS is not responsible for concealed utilities, irrigation, private wiring, tree roots, unsuitable subgrade, or other hidden conditions not visible prior to excavation; any repairs resulting from such conditions will be treated as additional work. Unless specifically included in writing, permits, engineering redesign, survey staking, testing, traffic control beyond standard cones and barricades, and after-hours work are excluded. Landscape restoration is limited to areas directly disturbed by the work and does not include replacement of specialty landscaping, decorative hardscape, or irrigation components unless authorized. Project scheduling is subject to weather conditions, material availability, site access, and CDD scheduling requirements. Progress billing will be based on completed work, with final payment due upon substantial completion unless otherwise agreed in writing. This proposal is valid for 30 days from the date of issuance.

### Project Pricing:

Concrete sidewalk-to-roadway drainage flume:

98 flumes (\$1,150 per): **\$112,700.00**

Remove and replace depressed sidewalk panel:

6 panels (\$575.00 per): **\$3,450.00**

**Total Project Cost: \$116,150.00**

### Workmanship Warranty

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



Stantec visited the Epperson Ranch CDD to review reports of standing water on the sidewalks. During our onsite review we noted areas of standing water or mildew starting to form due to standing water. The runoff from the sidewalk is designed to flow to the roadway. Over time the existing turf has grown higher than the sidewalk prohibiting the water from the sidewalk to discharge to the roadway as designed. Our recommended repair is to install a concrete flume from the sidewalk to the roadway to allow the standing water to discharge to the roadway. Below is a detail showing the flume for reference.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com



**Location 1:** The left side of 7927 Largo mist needs a flume to allow the standing water to discharge to the road as designed.



**Location 2:** The left side of 7999 Largo mist needs a flume to allow the standing water to discharge to the road as designed.





**Location 3:** The left side of 8053 Largo mist needs a flume to allow the standing water to discharge to the road as designed.



**Location 4:** The left side of 8096 Romadune needs a flume to allow the standing water to discharge to the road as designed.



**Location 5:** The left side of 8032 Romadune needs a flume to allow the standing water to discharge to the road as designed.



**Location 6:** The left side of 8000 Romadune needs a flume to allow the standing water to discharge to the road as designed.





**Location 7:** The Right side of 7980 Romadune needs a flume to allow the standing water to discharge to the road as designed.



**Location 8:** The left side of 8001 Romadune needs a flume to allow the standing water to discharge to the road as designed.



**Location 9:** The left side of 8083 Romadune needs a flume to allow the standing water to discharge to the road as designed.



**Location 10:** The Right side of 8135 Romadune needs a flume to allow the standing water to discharge to the road as designed.





**Location 11:** The left side of 7920 Largo mist needs a flume to allow the standing water to discharge to the road as designed.



**Location 12:** The Right side of 7906 Largo mist needs a flume to allow the standing water to discharge to the road as designed.



**Location 13:** The Right side of 7862 Largo mist needs a flume to allow the standing water to discharge to the road as designed.



**Location 14:** The Right side of 7927 Olivebrook needs a flume to allow the standing water to discharge to the road as designed.





**Location 15:** The left side of 8163 Olivebrook needs a flume to allow the standing water to discharge to the road as designed.



**Location 16:** The Right side of 8406 Olivebrook needs a flume to allow the standing water to discharge to the road as designed.



**Location 17:** The Right side of 8394 Olivebrook needs a flume to allow the standing water to discharge to the road as designed.



**Location 18:** The Right side of 8324 Olivebrook needs a flume to allow the standing water to discharge to the road as designed.





**Location 19:** The Right side of 8296 Olivebrook needs a flume to allow the standing water to discharge to the road as designed.



**Location 20:** The Right side of 7943 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 21:** The Right side of 7955 Olivebrook needs a flume to allow the standing water to discharge to the road as designed.



**Location 22:** The Right side of 7983 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.





**Location 23:** The Left side of 8099 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 24:** The Right side of 8099 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.





**Location 25:** The left side of 8115 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 26:** The Right side of 8115 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 27:** The Right side of 8123 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 28:** The Right side of 8141 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.





**Location 29:** The Left side of 8191 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 30:** The Left side of 8205 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 31:** The Left side of 8252 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 32:** The Right side of 8252 Pelican reed needs a flume to relief standing water from the sidewalk to the roadway curb.





**Location 33:** The Right side of 8246 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 34:** The Left side of 8228 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 35:** The Right side of 8228 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 36:** The Left side of 8216 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.





**Location 37:** The Left side of 8186 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 38:** The Right side of 8186 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 39:** The Left side of 8156 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.

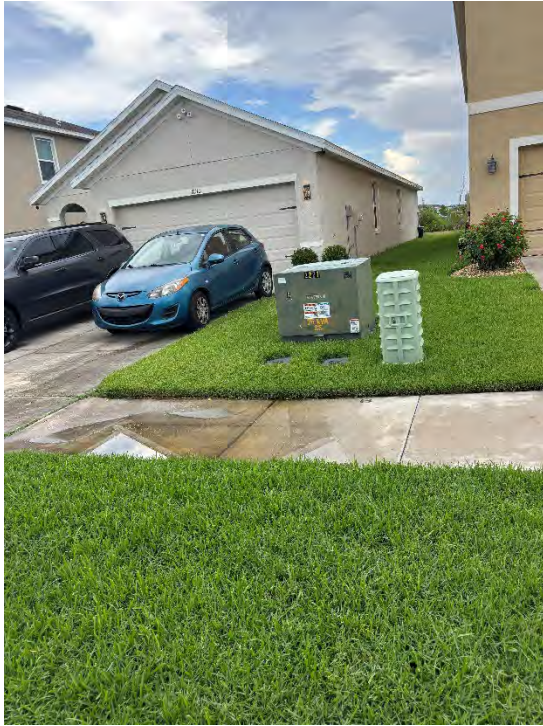


**Location 40:** The Left side of 8140 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.





**Location 41:** The Left side of 8102 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 42:** The Right side of 8102 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 43:** The Left side of 8086 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 44:** The Left side of 8060 Pelican reed needs a flume to allow the standing water to discharge to the road as designed. This location also needs 2 sidewalks replaced due to the elevation is lower than the curb.





**Location 45:** The Right side of 8060 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 46:** The left side of 8048 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 47:** The Left side of 8036 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 48:** The Left side of 7996 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.





**Location 49:** The Left side of 7976 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 50:** The Right side of 7976 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



**Location 51:** The Left side of 7938 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.





**Location 52:** The Left side of 31056 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 53:** The Right side of 31056 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 54:** The Left side of 31012 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 55:** The Right side of 31000 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 56:** The Left side of 30950 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 57:** The Left side of 30812 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 58:** The Right side of 30812 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 59:** The Left side of 30772 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 60:** The Right side of 30772 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 61:** The Left side of 30710 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 62:** The Left side of 30672 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 63:** The Left side of 30610 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 64:** The Left side of 30544 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 65:** The Right side of 30544 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 66:** The Left side of 30504 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 67:** The Right side of 30502 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 68:** The Right side of 30480 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 69:** The Left side of 30479 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 70:** The Right side of 30479 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 71:** The Left side of 30503 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 72:** The Left side of 30525 Summersun needs a flume to allow the standing water to discharge to the road as designed. (2 Flumes)



**Location 73:** The Left side of 30557 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 74:** The Right side of 30557 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 75:** The Right side of 30563 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 76:** The Left side of 30611 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 77:** The Left side of 30661 Summersun needs a flume to allow the standing water to discharge to the road as designed. Remove and replace 4 additional sidewalk panels due to the panels have depressed and are lower than the curb and cannot allow the runoff to discharge.





**Location 78:** The Left side of 30677 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 79:** The Left side of 30707 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 80:** The Left side of 30747 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 81:** The Right side of 30747 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 82:** The Left side of 30771 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 83:** The Right side of 30771 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 84:** The Left side of 30793 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 85:** The Left side of 30817 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 86:** The Right side of 30817 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 87:** The Left side of 30814 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 88:** The Left side of 30877 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 89:** The Left side of 30891 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 90:** The Right side of 30891 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 91:** The Left side of 30925 Summersun needs a flume to allow the standing water to discharge to the road as designed.





**Location 92:** The Left side of 30977 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 93:** The Right side of 30977 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 94:** The Left side of 30995 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 95:** The Left side of 31027 Summersun needs a flume to allow the standing water to discharge to the road as designed.





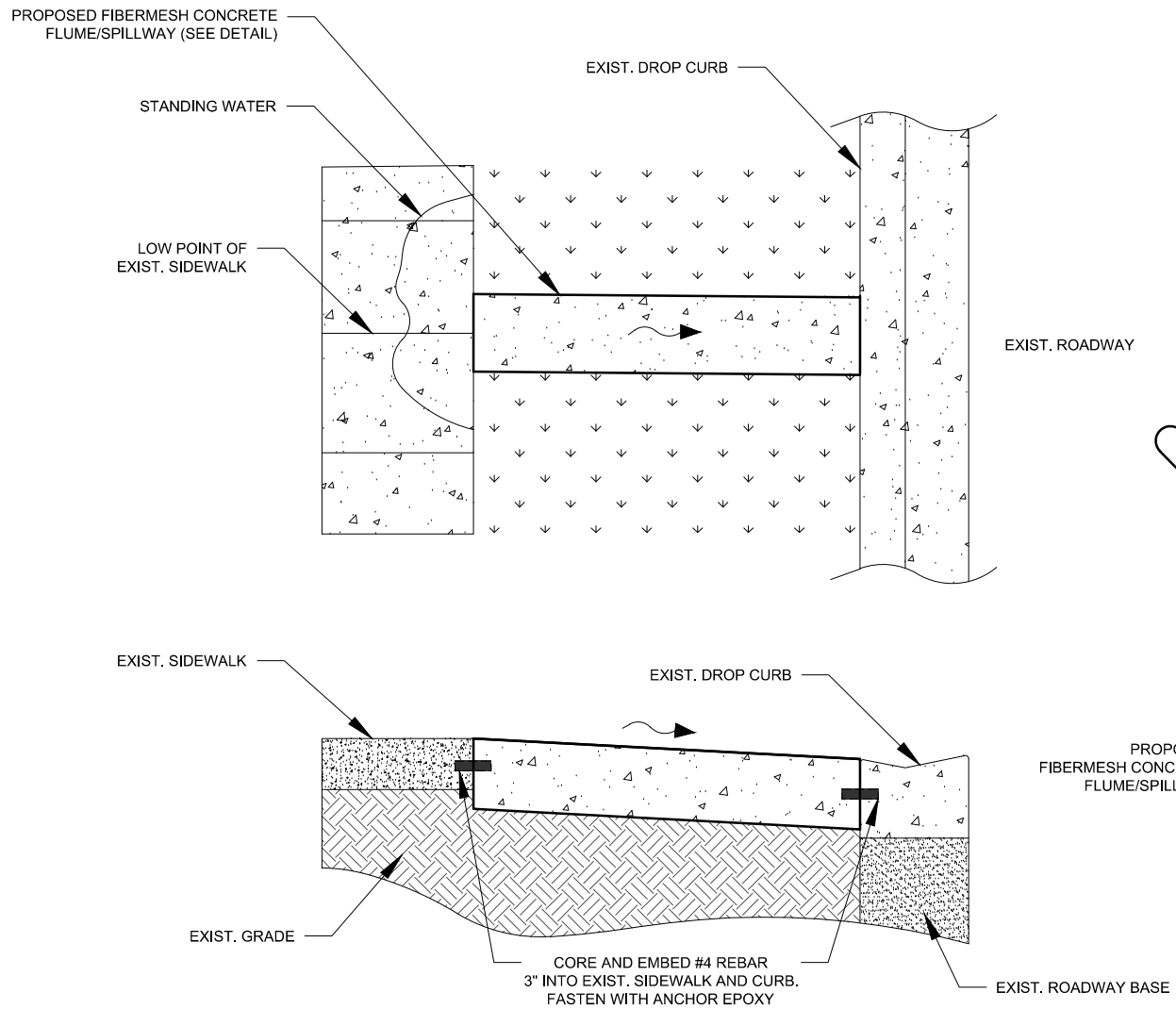
**Location 96:** The Right side of 31027 Summersun needs a flume to allow the standing water to discharge to the road as designed.



**Location 97:** The Left side of 31053 Summersun needs a flume to allow the standing water to discharge to the road as designed.







EXIST. ROADWAY

6" LONG #4 REBAR  
3" EMBEDMENT

VARIES

PROPOSED  
FIBERMESH CONCRETE  
FLUME/SPILLWAY

18"

6"

CONCRETE FLUME  
DETAIL  
N.T.S.

# EXHIBIT 7

*(to be distributed)*

# EXHIBIT 8



## Mach Form Comments (through 07-27)

| Date Reported | Type of Complaint        | Complaint                                                                                                                                                                                                                         | Board Direction                                                                | Action                                                         | Date Closed |
|---------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------|-------------|
| 20-Dec-24     | Sidewalks                | Crosswalk in front of main gate on Epperson Blvd near intersection at Overpass is frequently used by drivers as a u-turn space, presenting a danger to pedestrians and golf carts. Requests for concrete bollards to prevent this | Hold for now to see if new traffic light helps                                 | (10/06 meeting) Board opted to review next year                |             |
| 17-Apr-25     | Hardscape                | Street Sign at the stop sign on the corner of Windward Palm and Olive Brook Drive was never put back up                                                                                                                           |                                                                                | Sign is ordered                                                |             |
| 11-Jun-25     | Hardscape                | Concrete bollard on Yale Harbor golf cart path has been knocked down, reported to Bush and Todd who will remove and assess                                                                                                        |                                                                                | Heath/Bush work with Site Masters to get this Bollard replaced |             |
| 24-Dec-25     | Hardscape                | Street sign at corner of Yale Harbor Drive and Epperson Boulevard is still missing                                                                                                                                                |                                                                                | Bush is going to work with Tampa SWAP                          |             |
| 10-Jan-26     | Other                    | Parents appear to be taking up all the parking spots by mailboxes waiting for school bus dropoff, resident feels inconvenienced for attempting to check mail                                                                      | Discussed February designating specific spaces as mailbox only - 5 min parking | Monitor. Bush will be looking into cost of signs.              |             |
| 10-Mar-26     | Tot Lot                  | Several ant mounds along black plastic borders and fenceline of tot lot                                                                                                                                                           |                                                                                | Sent email to Anthony/LMP (June 2026)                          |             |
| 20-Mar-26     | Tot Lot                  | Two large and active ant mounds near drum kit and off the edge of the curved slide at Epperson Blvd playground                                                                                                                    |                                                                                | Sent email to Anthony/LMP (June 2026)                          |             |
| 25-Mar-26     | Tot Lot                  | Additional large ant hill found bordering bench on side closest to Summer Sun Loop, almost the full length of the concrete pad                                                                                                    |                                                                                | Sent email to Anthony/LMP (June 2026)                          |             |
| 20-Apr-26     | Tot Lot                  | Termites or similar-looking winged insects are getting piled up on the mulch behind the match-4 spinner board                                                                                                                     |                                                                                | Sent email to Anthony/LMP (June 2026)                          |             |
| 3-May-26      | Landscaping              | High landscaping around the pond between Tansy and Yale Harbor, resident has previously reported this and requested for mowing                                                                                                    |                                                                                | Sent email to Anthony/LMP (June 2026)                          |             |
| 4-May-26      | Water Feature (fountain) | Water levels are very low, would like for Cooper Pools to be contacted regarding the auto-fill. Suggests that this may be related to County water pressure                                                                        |                                                                                | District staff to follow up                                    |             |

## Mach Form Comments (through 07-27)

|           |                           |                                                                                                                                                                                                                                                     |                                                  |               |  |
|-----------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------|--|
| 5-May-26  | Pet Waste Removal Station | Pet waste station on Overpass near end of cart path by Palm Cove is overflowing                                                                                                                                                                     |                                                  | Bush to check |  |
| 29-May-26 | Sidewalks                 | New construction on back golf cart path already holding water in multiple areas                                                                                                                                                                     |                                                  |               |  |
| 30-May-26 | Landscaping               | Cart path behind homes on Tansy Bend needs grass trimming along fence lines. Pathway edging on cart path leading to Yale Harbor also needed. Suggests installing drainage to get rid of standing water that has been pooling following recent rains |                                                  |               |  |
| 30-May-26 | Landscaping               | Grass trimming not being performed on outside of back fences, abutting pond                                                                                                                                                                         |                                                  |               |  |
| 31-May-26 | Landscaping               | Golf cart path behind Tansy Bend has not been mowed, grass levels are high along pathway                                                                                                                                                            |                                                  |               |  |
| 1-Jun-26  | Landscaping               | Grass on Parrot Reef Ct pond has not been cut in weeks                                                                                                                                                                                              |                                                  |               |  |
| 1-Jun-26  | Landscaping               | Home is by conservation area and the CDD is responsible for mowing the grass there, has been overgrown over the past month                                                                                                                          |                                                  |               |  |
| 2-Jun-26  | Ponds                     | Pond behind property on Palm Song Place has unkempt grass, the pond shoreline has heavy erosion, requests aerators similar to those installed at a neighboring pond                                                                                 |                                                  |               |  |
| 3-Jun-26  | Landscaping               | Grass overgrown around pond behind property on Yale Harbor Drive, indicates that this is her third attempt at getting the grass trimmed and that this is beginning to interfere with pest control                                                   |                                                  |               |  |
| 9-Jun-26  | Landscaping               | Grass backing up to fence facing Yale Harbor pond is not being mowed, grass is now growing through fence                                                                                                                                            |                                                  |               |  |
| 10-Jun-26 | Landscaping               | Common area island needs to be mowed and maintained                                                                                                                                                                                                 | Can be done once vehicles stop parking in median |               |  |
| 11-Jun-26 | Dog park                  | Yellow poles at beginning of Palm Song Place golf cart path have been vandalized, covers removed                                                                                                                                                    |                                                  |               |  |
| 17-Jun-26 | Hardscape                 | New curb behind Tansy Bend has resulted in several puddles of standing water, expresses concerns about path not being properly graded for water flow and standing water leading to further issues if not repaired soon                              |                                                  |               |  |

## Mach Form Comments (through 07-27)

|           |                      |                                                                                                                                                      |                                                                                                                        |                                                                                              |           |
|-----------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------|
| 22-Jun-26 | Landscaping          | Asks when grasss will be cut on pond area on Olive Brook Drive, nearly a foot high and unsightly                                                     |                                                                                                                        |                                                                                              |           |
| 23-Jun-26 | Hardscape            | Golf cart path yellow cover over pole not bolted, one is still missing                                                                               |                                                                                                                        |                                                                                              |           |
| 26-Jun-26 | Hardscape            | New drainage is tilted and not working                                                                                                               |                                                                                                                        |                                                                                              |           |
| 28-Jun-26 | Ponds                | Resident of Pool Compass, asks if fishing is allowed in ponds inside the community                                                                   | Fishing is allowed on Epperson Ranch CDD ponds. Easements need to be kept in mind to avoid trespassing for pond access | Supervisor Epps-Gardner to draft specific fishing informational notice with District Manager |           |
| 29-Jun-26 | Hardscape            | Golf cart pole cover is still missing at Palm Song Place, other one is not bolted/secured properly                                                   |                                                                                                                        |                                                                                              |           |
| 29-Jun-26 | Streetlights         | Two poles are not working on Epperson Blvd and missing sticker to scan. Between Tot Lot and circle                                                   |                                                                                                                        | Reported                                                                                     |           |
| 3-Jul-26  | Sidewalks            | Safety mirrors on golf cart path from Palm Song to Yale Harbor have broken or missing mirrors                                                        |                                                                                                                        |                                                                                              |           |
| 5-Jul-26  | Tot Lot              | Nest of winged insects observed under match 4 spinning board, resident took video                                                                    |                                                                                                                        |                                                                                              |           |
| 7-Jul-26  | Hardscape            | Incorrect street sign mounted on intersection of Sweeter Tide and Palm Song, sign was intended for Palmero                                           |                                                                                                                        |                                                                                              |           |
| 7-Jul-26  | Other                | Flag pole not lit up                                                                                                                                 |                                                                                                                        |                                                                                              | Completed |
| 7-Jul-26  | Landscaping          | Grass clippings left on inground lights by flag pole, surrounding grasses overgrown                                                                  |                                                                                                                        |                                                                                              | Completed |
| 11-Jul-26 | Pet Waste Removal St | Overpass and Olive Brook entry gate waste station toppled over, needs to be remounted                                                                |                                                                                                                        |                                                                                              |           |
| 12-Jul-26 | Other                | Trash cans by mail lockers off Yale Harbor are overflowing, suggests more frequent pickups                                                           |                                                                                                                        |                                                                                              |           |
| 14-Jul-26 | Other                | Mail box trash can overflowing                                                                                                                       |                                                                                                                        |                                                                                              |           |
| 14-Jul-26 | Midgeflies           | Increased amount of midge flies observed outside Summer Sun Loop pond, asks if pond aerator is functioning correctly and when pond was last serviced |                                                                                                                        |                                                                                              |           |
| 18-Jul-26 | Landscaping          | Area behind property on Colada Drift Way has not been maintained for a month and is overgrowing into resident's yard                                 |                                                                                                                        |                                                                                              |           |



# EXHIBIT 9

# Policy and Procedure for Issuance and Management of RFID Gate Access Stickers

---

The main access to the community will be the CellGate App. Only current residents, home owners and approved CDD vendors will be allowed credentials to the app. App users will need to provide their guests with access through their app or gate prompted Access Assist.

## Purpose

To establish a standardized process for issuing, managing, replacing, and deactivating Radio Frequency Identification (RFID) stickers used to access the community's gated entrances. This policy is intended to maintain the security of the community while providing authorized residents with convenient access.

## Scope

This policy applies to homeowners, approved tenants/renters, property owners leasing their homes, and approved vendors.

## Policy

Only authorized residents may receive RFID gate access stickers. RFID stickers remain the property of the District and are issued solely for the purpose of accessing community gates.

Each RFID is uniquely assigned to a specific property and resident/home owner. The RFID sticker may not be transferred, loaned, sold, or shared with unauthorized individuals.

## Eligibility

Homeowners eligible to receive RFID stickers upon verification of ownership, completion of the RFID Access Request Form provided by Epperson Ranch CDD, and payment of applicable fees established by the board.

Renters/Tenants may receive RFID stickers upon verification of current lease agreement or proof of tenancy has been provided, completion of the RFID Access Request Form provided by the Epperson Ranch CDD, and payment of applicable fees established by the board.

## **Documentation Required**

Applicants shall provide government-issued photo identification, proof of residency or ownership, and current contact information.

### **Number of RFID Stickers**

Epperson Ranch CDD will issue 2 RFID stickers per owner household as a one-time courtesy during the 2026 technology upgrade, free of charge.

Additional stickers may be approved at the discretion of the Epperson Ranch CDD upon written request and payment of the applicable fees.

## **Fees**

The board may establish fees for additional RFID stickers, lost or stolen RFID replacement or damaged RFID replacement.

## **New Car Purchase**

Upon sale of a vehicle, residents must remove the RFID sticker and report to the District so it may be deactivated. If a new RFID sticker is needed, payment of any applicable fees may be required.

The Epperson Ranch CDD is not responsible for unauthorized use occurring before the vehicle change is reported.

## **Damaged RFID Stickers**

Damaged RFID stickers should be reported or returned to the Epperson Ranch CDD.

## **Property Sale or Change in Occupancy**

Upon the sale of the property, termination of tenancy, eviction or change in occupants, all RFID stickers associated with departing residents shall be deactivated.

New residents must complete the application process before CellGater or RFID access is granted.

## **Privacy and Record Keeping**

Information collected during the gate registration process shall be used by the Epperson Ranch CDD solely for administrative purposes. Resident information shall be accessed only by authorized District personnel.

The District shall maintain records including RFID serial number, resident name, resident



email address, property address, date issued, date returned or deactivated, or replacement history.

These records shall be retained in accordance with the applicable State of Florida established records retention policy. All or a portion of these records may be subject to public records requests.

## **Responsibility of Residents**

Residents are responsible for safeguarding RFID stickers, reporting changes in residency or ownership, and reporting lost or damaged RFID stickers immediately.

## **Effective Date**

This policy becomes effective upon adoption by the Board of Directors.

Adopted by the Board of Supervisors on: \_\_\_\_\_

Board President/Chair: \_\_\_\_\_

District Manager: \_\_\_\_\_

# EXHIBIT 10





there were no delays in executing the proposal and work. Comments were also made regarding certain beds throughout the community having thinner mulch, and the Board requested a quote to top up areas for consideration at the next meeting.

➤ Exhibit 2: Presentation of Hurricane Emergency Plan Response Letter and Rates

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved authorizing the District Manager to fill out, sign, and execute the Juniper Hurricane Emergency Response Plan, as presented, for the Epperson Ranch Community Development District.

➤ Exhibit 3: Presentation of Drought Conditions Letter Dated June 11, 2026

Mr. Vega noted that there had been more rain recently with the beginning of July, and that in response to anticipated turf yellowing and weeds, crews would be stocking up on herbicides for treatment as needed.

**FOURTH ORDER OF BUSINESS – Staff Reports – Questions from Board Members Only**

A. District Counsel

Mr. Haber stated that he had nothing specific to report unless the Board had any questions. Ms. Curran-Tubb noted that she had previously discussed with Counsel regarding a demand letter option for the landscaper, and that she was in favor of moving forward with issuing the letter and would provide the deadline date once Mr. Vega emailed her by close of business July 7. Ms. Curran-Tubb noted that if she did not receive a date then the demand letter should provide for a 10-day time frame for remediation. The Board expressed agreement with the demand letter process as outlined.

B. District Engineer

➤ Exhibit 4: Presentation of Signage Inventory Report – MUTCD Standards Compliance

Mr. Woodcock gave an overview of the sign analysis, noting a number of signs with height offsets, fading, and striping issues. Mr. Woodcock explained that each sign that failed to meet MUTCD standards had been included in the report with a picture, description of the sign, and proper designations to be met. Discussion ensued regarding sign remediation, with Mr. Woodcock noting that a number of the height offsets could be fixed with unscrewing, raising height, and rescrewing. Comments were made noting that the Field Services Manager was working on getting in touch with a new signs vendor.

➤ Exhibit 5: Consideration of ADS Proposal for Tansy Bend Cart Path Flume Installation and Erosion Control

Mr. Woodcock explained that the curbing had been completed, but an area remained that was retaining some water, and that the contractor had recommended installing a flume following a site visit. The Board and Mr. Woodcock discussed ADS's repairs that had been approved at a previous meeting, including a Summer Sun Loop curb reinstall that was being done at no additional cost to the CDD due to water currently pooling on the sidewalk, speed humps installations, and fixing the depression on Pelican Reed Circle, all of which Mr. Woodcock stated would be completed by the next day. Ms. Curran-Tubb also noted that a subcontractor on the Tansy Bend project appeared to have placed a lien notice on a house by where their truck was parked, and Mr. Woodcock requested for a copy of the notice, promising to follow up with the contractor and handle the situation after the meeting.

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board approved the ADS proposal for erosion control and the installation of a cart path flume for Tansy Bend, as presented, in the amount of \$4,500.00, for the Epperson Ranch Community Development District.

Following the motion, Ms. Curran-Tubb stated that she would reach out to the homeowner who had received the lien notice to confirm that this was being taken care of.

C. Field Services Manager

The Board requested for the Field Services Manager to perform a complete audit of issues throughout the neighborhood, as part of efforts towards a more proactive approach to community maintenance operations.

D. District Manager

➤ Exhibit 6: Presentation and Discussion of Mach Form Comments (*updated as of July 2*)

The Board discussed Mach form comments, including those related to common area median maintenance, the wildlife ramp for the fountains, and fishing inquiries. With regards to fishing, the Board discussed the use of easements to access ponds, and Ms. Epps-Gardner volunteered to draft a specific informational fishing notice with the District Manager for review and distribution.

**FIFTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 1, 2026

B. Exhibit 8: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

The Board requested for Tampa S.W.A.P.'s upcoming work with repainting over graffiti to be coded under the line item for Tunnel Maintenance.

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

**SIXTH ORDER OF BUSINESS – Business Matters**

A. Exhibit 9: Consideration & Adoption of **Resolution 2026-04**, Designating Officers

Mr. Beckett explained that this Resolution and Resolution 2026-05 were related to a staffing change with Vesta for who would be designated as Treasurer. The Board opted to retain the remaining slate of officers.

On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-04**, Designating Officers for the Epperson Ranch Community Development District.

B. Exhibit 10: Consideration & Adoption of **Resolution 2026-05**, Designating Signatories

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Bartels, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, Designating Signatories for the Epperson Ranch Community Development District.

C. Exhibit 11: Presentation & Acceptance of Final FY 2025 Audited Financial Report

On a MOTION by Ms. Curran-Tubb, SECONDED by Ms. Epps-Gardner, WITH ALL IN FAVOR, the Board accepted the final FY 2025 audited financial report, as presented, for the Epperson Ranch Community Development District.

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

### **A. Exhibit 12: Policy and Procedure for Issuance and Management of RFID Gate Access Stickers**

On the broader topic of RFID gate access, the Board discussed recent communications between Ms. Epps-Gardner and Envera, with it being noted that the existing stickers, clicker devices, and hang tags would not be able to be supported unless unique device numbers were provided. Ms. Epps-Gardner explained that access would be maintained for the RFID devices once registered in the new system, but that devices other than stickers could not be replaced going forward.

The Board discussed the draft policy and procedure, with Ms. Curran-Tubb remarking that parts of the text appeared to be written from an HOA standpoint. The following changes were suggested by Board members:

- Instances of “association” throughout will be corrected to “District”.
- Instances of “Epperson CDD” throughout will be corrected to “Epperson Ranch CDD”.
- The title of the policy may be simplified to be “for Issuance and Management of Gate Access”.
- Language will be written as a preamble to clarify that the main access to the community will be via the CellGate app, with only current residents and homeowners allowed credentials to the app, and that any guests would need to be registered in the app for access.
- Two lines in the “Scope” section for property management staff and designated management personnel can be consolidated into one line for approved vendors.
- Under the “Eligibility” section:
  - The “homeowners in good standing” terminology will be removed as this is an Association-specific designation.
  - The line “The homeowner has registered the tenant with the HOA” will be removed. The Board suggested retaining the subsequent proof of tenancy line.
- Under the “Documentation Required” section, vehicle information will be removed.
- Under the “Number of RFID Stickers” section, the wording will be rewritten to make it clear that 2 free RFID stickers will be distributed per household as a one-time courtesy during the technology upgrade, and that additional stickers may subsequently be approved at the discretion of the CDD.
- Under the “Fees” section, the line regarding initial RFID sticker issuance will be removed as it had been covered in the previous section.
- The “Misuse” section will be removed.
- Under the “Recordkeeping” section, “Associated vehicles” will be removed and “email addresses” will be added in.
  - During discussion of the section, Mr. Haber provided information on records retention laws, and that Mr. Eckert would be reviewing for specific language with regards to any information that may be subject to public records requests and security-related circumstances where any exemptions may lie.

The Board discussed the timing of the RFID sticker distribution event taking place before the revised policy could be voted on at the next meeting. The Board opted to continue to keep the gates open until the next meeting. Additional discussion ensued regarding distributing the revised policy to the community.

*(Mr. Page left the meeting at 9:07 p.m.)*



**EIGHTH ORDER OF BUSINESS – Supervisor Requests**

Supervisor requests were heard regarding following up with the Holiday Lights Committee and ensuring that the upcoming year's contract accounted for rain. Concerns were expressed regarding a previous incident where an extension cord was exposed to the weather and resulted in the breaker needing to be flipped. Additional comments were made regarding updating the map for where decorations could be put up as well as non-destructive methods of securing down decorative elements.

Ms. Bartels asked for a follow-up on removing the developer's name from the towers on Overpass Road. Comments were made noting that task was on Tampa S.W.A.P.'s list with the repainting. The Board requested to ensure that this was covered prior to decorations beginning.

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

There being none, the next item followed.

**TENTH ORDER OF BUSINESS – Action Items Summary**

The action items were read as follows:

- Steadfast Alliance will look into which ponds would most benefit from plantings.
- Steadfast Alliance will provide a proposal to address erosion on Pond 28 at the next meeting.
- Juniper will provide a proposal for annuals at the next meeting.
- Juniper will provide a proposal for mulch at the next meeting.
- The District Manager will send an email to the account manager at Juniper to apprise the contractor of the Board and community's concerns.
- District Management will distribute letters to residents on Surf Reed Way as a reminder to avoid parking on the center island.
- Ms. Epps-Gardner will draft a fishing policy for easements not being used to get to the ponds.
- The District Manager will provide information on contractors to the Chair.
- District Management will internally discuss regarding potential staffing to facilitate the gates, with a focus on the first three months of operation.

**ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check – August 3, 2026 at 6:15 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545**

Ms. Curran-Tubb, Ms. Bartels, and Ms. Epps-Gardner stated that they would be present at the next meeting in person, which would constitute a quorum. No response was recorded from Mr. Page for the quorum check.

**TWELFTH ORDER OF BUSINESS – Adjournment**

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

On a MOTION by Ms. Bartels, SECONDED by Ms. Curran-Tubb, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:13 p.m. for the Epperson Ranch Community Development District.

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

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

207

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

208 Title:   ☐ Secretary   ☐ Assistant Secretary

Title:   ☐ Chairman   ☐ Vice Chairman

# EXHIBIT 11



# *Epperson Ranch Community Development District*

*Financial Statements  
(Unaudited)*

*June 30, 2026*



# Epperson Ranch CDD

## Balance Sheet

### June 30, 2026

|                                                       | General<br>Fund            | Capital<br>Reserve Fund | Debt Service<br>2015     | Debt Service<br>2017       | TOTAL                      |
|-------------------------------------------------------|----------------------------|-------------------------|--------------------------|----------------------------|----------------------------|
| 1 <b><u>ASSETS</u></b>                                |                            |                         |                          |                            |                            |
| 2 OPERATING ACCOUNT                                   | \$ 227,253                 | \$ -                    | \$ -                     | \$ -                       | \$ 227,253                 |
| 3 MM ACCOUNT                                          | 2,073,409                  | -                       | -                        | -                          | 2,073,409                  |
| 4 TRUST ACCOUNTS:                                     |                            |                         |                          |                            |                            |
| 5 REVENUE FUND                                        | -                          | -                       | 485,440                  | 708,345                    | 1,193,784                  |
| 6 INTEREST FUND                                       | -                          | -                       | -                        | -                          | -                          |
| 7 PREPAYMENT FUND                                     | -                          | -                       | 633                      | -                          | 633                        |
| 8 RESERVE FUND                                        | -                          | -                       | 426,980                  | 624,681                    | 1,051,661                  |
| 9 ACQ & CONS                                          | -                          | -                       | 33                       | 568                        | 601                        |
| 10 ACCOUNTS RECEIVABLE                                | -                          | -                       | -                        | -                          | -                          |
| 11 ASSESSMENTS RECEIVABLE ON-ROLL                     | -                          | -                       | -                        | -                          | -                          |
| 12 DUE FROM OTHER FUNDS                               | -                          | -                       | 8,582                    | 12,550                     | 21,132                     |
| 13 UNDEPOSITED FUNDS                                  | -                          | -                       | -                        | -                          | -                          |
| 14 PREPAID ITEMS                                      | 4,682                      | -                       | -                        | -                          | 4,682                      |
| 15 UTILITY DEPOSITS                                   | 10,919                     | -                       | -                        | -                          | 10,919                     |
| 16 SOLAR LIGHTING SECURITY DEPOSIT                    | 37,100                     | -                       | -                        | -                          | 37,100                     |
| 17 <b><u>TOTAL ASSETS</u></b>                         | <b><u>\$ 2,353,363</u></b> | <b><u>\$ -</u></b>      | <b><u>\$ 921,668</u></b> | <b><u>\$ 1,346,144</u></b> | <b><u>\$ 4,621,174</u></b> |
| 18 <b><u>LIABILITIES</u></b>                          |                            |                         |                          |                            |                            |
| 19 ACCOUNTS PAYABLE                                   | \$ 148,821                 | \$ -                    | \$ -                     | \$ -                       | \$ 148,821                 |
| 20 DEFERRED ASSESSMENTS ON-ROLL                       | -                          | -                       | -                        | -                          | -                          |
| 21 DUE TO OTHER FUNDS                                 | 21,132                     | -                       | -                        | -                          | 21,132                     |
| 22 <b><u>TOTAL LIABILITIES</u></b>                    | <b><u>169,952</u></b>      | <b><u>-</u></b>         | <b><u>-</u></b>          | <b><u>-</u></b>            | <b><u>169,952</u></b>      |
| 23 <b><u>FUND BALANCE</u></b>                         |                            |                         |                          |                            |                            |
| 24 NONSPENDABLE                                       |                            |                         |                          |                            |                            |
| 25 PREPAID & DEPOSITS                                 | 52,701                     | -                       | -                        | -                          | 52,701                     |
| 26 CAPITAL RESERVES                                   | -                          | -                       | -                        | -                          | -                          |
| 27 RESERVED - OPERATING CAPITAL                       | 289,708                    | -                       | -                        | -                          | 289,708                    |
| 28 UNASSIGNED                                         | 1,841,002                  | -                       | 921,668                  | 1,346,144                  | 4,108,813                  |
| 29 <b><u>TOTAL FUND BALANCE</u></b>                   | <b><u>2,183,410</u></b>    | <b><u>-</u></b>         | <b><u>921,667.54</u></b> | <b><u>1,346,144</u></b>    | <b><u>4,451,222</u></b>    |
| 29 <b><u>TOTAL LIABILITIES &amp; FUND BALANCE</u></b> | <b><u>\$ 2,353,363</u></b> | <b><u>\$ -</u></b>      | <b><u>\$ 921,668</u></b> | <b><u>\$ 1,346,144</u></b> | <b><u>\$ 4,621,174</u></b> |

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Epperson Ranch CDD

General Fund

Statement of Revenues, Expenses, and Changes in Fund Balance

For the period from October 1, 2025 to June 30, 2026

|                                              | FY 2026<br>Amended<br>Budget | FY 2026<br>Month of<br>June | FY 2026<br>Total Actual<br>Year-to-Date | VARIANCE<br>Over (Under)<br>to Budget | % Actual<br>YTD /<br>FY Budget |
|----------------------------------------------|------------------------------|-----------------------------|-----------------------------------------|---------------------------------------|--------------------------------|
| 1 <b>REVENUES</b>                            |                              |                             |                                         |                                       |                                |
| 2   General Fund Revenue                     | \$   1,738,247               | \$     15,445               | \$   1,744,211                          | \$       5,964                        | 100%                           |
| 3   Interest Revenue                         | -                            | 5,473                       | 60,512                                  | 60,512                                |                                |
| 4   Miscellaneous (Gate Access, Fobs, Etc.)  | -                            | -                           | 3,857                                   | 3,857                                 |                                |
| 5 <b>TOTAL REVENUES</b>                      | <b>1,738,247</b>             | <b>20,918</b>               | <b>1,808,580</b>                        | <b>70,333</b>                         | <b>104%</b>                    |
| 6 <b>EXPENDITURES</b>                        |                              |                             |                                         |                                       |                                |
| 7 <b>ADMINISTRATIVE</b>                      |                              |                             |                                         |                                       |                                |
| 8   Supervisors Compensation                 | 12,000                       | 700                         | 5,300                                   | (6,700)                               | 44%                            |
| 9   Payroll Taxes                            | 918                          | 161                         | 1,159                                   | 241                                   | 126%                           |
| 10   Payroll Service Fees                    | 673                          | 50                          | 400                                     | (273)                                 | 59%                            |
| 11   Management Consulting Services          | 46,575                       | 3,881                       | 34,931                                  | (11,644)                              | 75%                            |
| 12   Travel Per Diem                         | 100                          | -                           | -                                       | (100)                                 | 0%                             |
| 13   Meeting Room Rental                     | 2,400                        | 250                         | 1,125                                   | (1,275)                               | 47%                            |
| 14   Bank Fees                               | 200                          | -                           | -                                       | (200)                                 | 0%                             |
| 15   Auditing Services                       | 4,500                        | 4,000                       | 4,000                                   | (500)                                 | 89%                            |
| 16   Regulatory and Permit Fees              | 175                          | -                           | 175                                     | -                                     | 100%                           |
| 17   Legal Advertisements                    | 1,500                        | 271                         | 337                                     | (1,163)                               | 22%                            |
| 18   Engineering Services                    | 40,500                       | 13,761                      | 28,681                                  | (11,819)                              | 71%                            |
| 19   Legal Services                          | 35,000                       | 2,913                       | 18,160                                  | (16,840)                              | 52%                            |
| 20   Assessment Collection Fee               | 150                          | -                           | 150                                     | -                                     | 100%                           |
| 21   Website Development & Hosting           | 2,015                        | 247                         | 3,120                                   | 1,105                                 | 155%                           |
| 22   Miscellaneous                           | 2,500                        | -                           | 24                                      | (2,476)                               | 1%                             |
| 23 <b>TOTAL ADMINISTRATIVE</b>               | <b>149,206</b>               | <b>26,234</b>               | <b>97,562</b>                           | <b>(51,644)</b>                       | <b>65%</b>                     |
| 24 <b>INSURANCE</b>                          |                              |                             |                                         |                                       |                                |
| 25   Insurance                               | 69,936                       | -                           | 64,443                                  | (5,493)                               | 92%                            |
| 26 <b>TOTAL INSURANCE</b>                    | <b>69,936</b>                | <b>-</b>                    | <b>64,443</b>                           | <b>(5,493)</b>                        | <b>92%</b>                     |
| 27 <b>DEBT SERVICE ADMINISTRATION</b>        |                              |                             |                                         |                                       |                                |
| 28   Bond Dissemination                      | 5,000                        | -                           | 5,000                                   | -                                     | 100%                           |
| 29   Trustee Fees                            | 9,105                        | -                           | 7,657                                   | (1,448)                               | 84%                            |
| 30   Arbitrage Reporting                     | 1,300                        | -                           | 1,300                                   | -                                     | 100%                           |
| 31 <b>TOTAL DEBT SERVICE ADMINISTRATION</b>  | <b>15,405</b>                | <b>-</b>                    | <b>13,957</b>                           | <b>(1,448)</b>                        | <b>91%</b>                     |
| 32 <b>FIELD OPERATIONS</b>                   |                              |                             |                                         |                                       |                                |
| 33   District Field Tech                     | 25,000                       | 2,083                       | 18,750                                  | (6,250)                               | 75%                            |
| 34   Handyman Services                       | 18,000                       | 785                         | 7,847                                   | (10,153)                              | 44%                            |
| 35   Utility - Electricity                   | 16,800                       | 545                         | 4,531                                   | (12,269)                              | 27%                            |
| 36   Utility - Streetlights                  | 270,600                      | 24,102                      | 194,071                                 | (76,529)                              | 72%                            |
| 37   Utility - Water                         | 20,000                       | 1,524                       | 8,539                                   | (11,461)                              | 43%                            |
| 38   Pet Waste Removal                       | 13,338                       | 1,112                       | 10,004                                  | (3,335)                               | 75%                            |
| 39   Lake/Pond Maintenance                   | 50,000                       | 2,575                       | 29,337                                  | (20,663)                              | 59%                            |
| 40   Midge Fly Abatement                     | 50,000                       | 4,040                       | 32,320                                  | (17,680)                              | 65%                            |
| 41   Landscape Maintenance - Phase 1, 2 & 3  | 366,862                      | 29,538                      | 265,842                                 | (101,020)                             | 72%                            |
| 42   Landscape Replacement                   | 47,500                       | -                           | 27,090                                  | (20,410)                              | 57%                            |
| 43   Irrigation and Repair                   | 30,000                       | 558                         | 7,053                                   | (22,947)                              | 24%                            |
| 44   Playground Mulch - Ada Compliant        | 7,500                        | -                           | 3,692                                   | (3,808)                               | 49%                            |
| 45   Holiday Lighting                        | 35,000                       | -                           | 35,024                                  | 24                                    | 100%                           |
| 46   Water Feature Cleaning & Maintenance    | 15,000                       | 3,036                       | 8,104                                   | (6,896)                               | 54%                            |
| 47   Gate Maintenance & Repairs              | 30,000                       | -                           | 25,299                                  | (4,701)                               | 84%                            |
| 48   Sidewalk Maintenance & Pressure Washing | 55,000                       | -                           | -                                       | (55,000)                              | 0%                             |
| 49   Playground                              | 70,000                       | -                           | 450                                     | (69,550)                              | 1%                             |
| 50   Infrastructure Maintenance & Repairs    | 121,900                      | 125,053                     | 133,573                                 | 11,673                                | 110%                           |



|    |                                                 | <b>FY 2026<br/>Amended<br/>Budget</b> | <b>FY 2026<br/>Month of<br/>June</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> | <b>% Actual<br/>YTD /<br/>FY Budget</b> |
|----|-------------------------------------------------|---------------------------------------|--------------------------------------|--------------------------------------------------|------------------------------------------------|-----------------------------------------|
| 51 | Tunnel Maintenance                              | 10,000                                | 175                                  | 175                                              | (9,825)                                        | 2%                                      |
| 52 | Drainage Structure Inspection & Repairs         | 40,000                                | -                                    | -                                                | (40,000)                                       | 0%                                      |
| 53 | Security Patrols                                | 5,000                                 | -                                    | -                                                | (5,000)                                        | 0%                                      |
| 54 | Contingency                                     | 78,600                                | -                                    | 1,289                                            | (77,311)                                       | 2%                                      |
| 55 | <b>TOTAL FIELD OPERATIONS</b>                   | <b>1,376,100</b>                      | <b>195,126</b>                       | <b>812,991</b>                                   | <b>(563,109)</b>                               | <b>59%</b>                              |
| 56 | <b>AMENITY OPERATIONS</b>                       |                                       |                                      |                                                  |                                                |                                         |
| 57 | Miscellaneous Amenity Repairs & Main.           | 5,000                                 | -                                    | -                                                | (5,000)                                        | 0%                                      |
| 58 | Gate Cell Service                               | 8,000                                 | 241                                  | 5,128                                            | (2,872)                                        | 64%                                     |
| 59 | Gate Security Cameras                           | 3,100                                 | 569                                  | 4,243                                            | 1,143                                          | 137%                                    |
| 60 | Security Fobs, Clickers and Pedestrian Gate     | 1,500                                 | 125                                  | 205                                              | (1,295)                                        | 14%                                     |
| 61 | <b>TOTAL AMENITY OPERATIONS</b>                 | <b>17,600</b>                         | <b>935</b>                           | <b>9,576</b>                                     | <b>(8,024)</b>                                 | <b>54%</b>                              |
| 62 | <b>CAPITAL RESERVES</b>                         |                                       |                                      |                                                  |                                                |                                         |
| 63 | Reserve Contribution                            | 110,000                               | 425                                  | 85,912                                           | (24,089)                                       | 78%                                     |
| 64 | <b>TOTAL CAPITAL RESERVES</b>                   | <b>110,000</b>                        | <b>425</b>                           | <b>85,912</b>                                    | <b>(24,089)</b>                                | <b>78%</b>                              |
| 65 | <b>TOTAL EXPENDITURES</b>                       | <b>1,738,247</b>                      | <b>222,720</b>                       | <b>1,084,440</b>                                 | <b>(653,807)</b>                               | <b>62%</b>                              |
| 66 | <b>REVENUES OVER (UNDER) EXPENDITURES</b>       | <b>-</b>                              | <b>(201,802)</b>                     | <b>724,139</b>                                   | <b>724,139</b>                                 |                                         |
| 67 | <b>OTHER FINANCING SOURCES &amp; USES</b>       |                                       |                                      |                                                  |                                                |                                         |
| 68 | Transfers In                                    | -                                     | -                                    | 454,567                                          | 454,567                                        |                                         |
| 69 | Transfers Out                                   | -                                     | -                                    | -                                                | -                                              |                                         |
| 70 | <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>-</b>                              | <b>-</b>                             | <b>454,567</b>                                   | <b>454,567</b>                                 |                                         |
| 71 | <b>NET CHANGE IN FUND BALANCE</b>               | <b>-</b>                              | <b>(201,802)</b>                     | <b>1,178,707</b>                                 | <b>1,178,707</b>                               |                                         |
| 72 | Fund Balance - Beginning                        | 611,314                               |                                      | 1,004,704                                        | 393,390                                        |                                         |
| 73 | Transfer In From Reserve to GF                  | 427,458                               |                                      |                                                  | (427,458)                                      |                                         |
| 74 | <b>FUND BALANCE - ENDING - PROJECTED</b>        | <b>1,038,772</b>                      | <b>(201,802)</b>                     | <b>2,183,410</b>                                 | <b>1,144,638</b>                               |                                         |
| 75 | <b>ANALYSIS OF FUND BALANCE</b>                 |                                       |                                      |                                                  |                                                |                                         |
| 76 | NON SPENDABLE DEPOSITS                          |                                       |                                      |                                                  |                                                |                                         |
| 77 | PREPAID & DEPOSITS                              | -                                     |                                      | 52,701                                           |                                                |                                         |
| 78 | CAPITAL RESERVES                                | -                                     |                                      | -                                                |                                                |                                         |
| 79 | 3-MONTH OPERATING CAPITAL                       | -                                     |                                      | 289,708                                          |                                                |                                         |
| 80 | UNASSIGNED                                      | 1,038,772                             |                                      | 1,841,002                                        |                                                |                                         |
| 81 | <b>TOTAL FUND BALANCE</b>                       | <b>\$ 1,038,772</b>                   |                                      | <b>\$ 2,183,410</b>                              |                                                |                                         |

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**Epperson Ranch CDD**  
**Capital Reserve Fund (CRF)**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2025 to June 30, 2026**

|                                                    | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Total Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|----------------------------------------------------|---------------------------------------|--------------------------------------------------|------------------------------------------------|
| <b>1 REVENUES</b>                                  |                                       |                                                  |                                                |
| 2 Special Assessments - On Roll (Net)              | \$ -                                  | \$ -                                             | \$ -                                           |
| 3 Interest & Miscellaneous                         | -                                     | -                                                | -                                              |
| <b>4 TOTAL REVENUES</b>                            | <b>-</b>                              | <b>-</b>                                         | <b>-</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 REVENUES OVER (UNDER) EXPENDITURES</b>        | <b>-</b>                              | <b>-</b>                                         | <b>-</b>                                       |
| <b>10 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |                                                  |                                                |
| 11 Transfers In                                    | -                                     | -                                                | -                                              |
| 12 Transfers Out                                   | 427,458                               | (454,567)                                        | (882,025)                                      |
| <b>13 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>427,458</b>                        | <b>(454,567)</b>                                 | <b>(882,025)</b>                               |
| <b>14 NET CHANGE IN FUND BALANCE</b>               | <b>427,458</b>                        | <b>(454,567)</b>                                 | <b>(882,025)</b>                               |
| 15 Fund Balance - Beginning                        | 427,458                               | 454,567                                          | 27,109                                         |
| <b>16 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 854,916</b>                     | <b>\$ -</b>                                      | <b>\$ (854,916)</b>                            |

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**Epperson Ranch CDD**  
**Debt Service Fund- Series 2015 A-1**  
**Statement of Revenues, Expenses, and Changes in Fund Balance**  
**For the period from October 1, 2025 to June 30, 2026**

|                                                    | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|----------------------------------------------------|---------------------------------------|--------------------------------------------|------------------------------------------------|
| <b>1 REVENUES</b>                                  |                                       |                                            |                                                |
| 2 Special Assessments - On Roll (Net)              | \$ 426,980                            | \$ 428,451                                 | \$ 1,471                                       |
| 3 Interest Revenue                                 | -                                     | 19,351                                     | 19,351                                         |
| 4 Misc. Revenue                                    | -                                     | -                                          | -                                              |
| <b>5 TOTAL REVENUES</b>                            | <b>426,980</b>                        | <b>447,802</b>                             | <b>20,822</b>                                  |
| <b>6 EXPENDITURES</b>                              |                                       |                                            |                                                |
| 7 Interest Expense                                 |                                       |                                            |                                                |
| 8 * November 1, 2025                               | 156,713                               | 156,713                                    | -                                              |
| 9 May 1, 2026                                      | 153,248                               | 153,248                                    | -                                              |
| 10 November 1, 2026                                | 153,248                               | -                                          | (153,248)                                      |
| 11 Principal Retirement                            |                                       |                                            |                                                |
| 12 November 1, 2026                                | 120,000                               | 110,000                                    | (10,000)                                       |
| <b>13 TOTAL EXPENDITURES</b>                       | <b>426,495</b>                        | <b>419,960</b>                             | <b>(6,535)</b>                                 |
| <b>14 REVENUES OVER (UNDER) EXPENDITURES</b>       | <b>485</b>                            | <b>27,842</b>                              | <b>27,357</b>                                  |
| <b>15 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |                                            |                                                |
| 16 Transfers In                                    | -                                     | -                                          | -                                              |
| 17 Transfers Out                                   | -                                     | -                                          | -                                              |
| <b>18 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>-</b>                              | <b>-</b>                                   | <b>-</b>                                       |
| <b>19 NET CHANGE IN FUND BALANCE</b>               | <b>485</b>                            | <b>27,842</b>                              | <b>27,357</b>                                  |
| 20 Fund Balance - Beginning                        | 761,311                               | 893,793                                    | 132,482                                        |
| <b>21 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 761,796</b>                     | <b>\$ 921,635</b>                          | <b>\$ 159,839</b>                              |
| <i>* financed by prior year revenues</i>           |                                       |                                            |                                                |

**Epperson Ranch CDD**  
**Debt Service Fund- Series 2017 A-1**  
**Statement of Revenues, Expenses, and Changes in Fund Balance**  
**For the period from October 1, 2025 to June 30, 2026**

|                                                    | <b>FY 2026<br/>Adopted<br/>Budget</b> | <b>FY 2026<br/>Actual<br/>Year-to-Date</b> | <b>VARIANCE<br/>Over (Under)<br/>to Budget</b> |
|----------------------------------------------------|---------------------------------------|--------------------------------------------|------------------------------------------------|
| <b>1 REVENUES</b>                                  |                                       |                                            |                                                |
| 2 Special Assessments - On Roll (Net)              | \$ 624,431                            | \$ 626,582                                 | \$ 2,151                                       |
| 3 Interest Revenue                                 | -                                     | 28,154                                     | 28,154                                         |
| 4 Misc. Revenue                                    | -                                     | -                                          | -                                              |
| <b>5 TOTAL REVENUES</b>                            | <b>624,431</b>                        | <b>654,736</b>                             | <b>30,305</b>                                  |
| <b>6 EXPENDITURES</b>                              |                                       |                                            |                                                |
| 7 Interest Expense                                 |                                       |                                            |                                                |
| 8 * November 1, 2025                               | 221,466                               | 221,466                                    | 0                                              |
| 9 May 1, 2026                                      | 216,966                               | 216,966                                    | -                                              |
| 10 November 1, 2026                                | 216,966                               | -                                          | (216,966)                                      |
| 11 Principal Retirement                            |                                       |                                            |                                                |
| 12 November 1, 2026                                | 190,000                               | 180,000                                    | (10,000)                                       |
| <b>13 TOTAL EXPENDITURES</b>                       | <b>623,931</b>                        | <b>618,431</b>                             | <b>(5,500)</b>                                 |
| <b>14 REVENUES OVER (UNDER) EXPENDITURES</b>       | <b>500</b>                            | <b>36,305</b>                              | <b>35,805</b>                                  |
| <b>15 OTHER FINANCING SOURCES &amp; USES</b>       |                                       |                                            |                                                |
| 16 Transfers In                                    | -                                     | -                                          | -                                              |
| 17 Transfers Out                                   | -                                     | -                                          | -                                              |
| <b>18 TOTAL OTHER FINANCING SOURCES &amp; USES</b> | <b>-</b>                              | <b>-</b>                                   | <b>-</b>                                       |
| <b>19 NET CHANGE IN FUND BALANCE</b>               | <b>500</b>                            | <b>36,305</b>                              | <b>35,805</b>                                  |
| 20 Fund Balance - Beginning                        | 1,127,063                             | 1,309,271                                  | 182,208                                        |
| <b>21 FUND BALANCE - ENDING - PROJECTED</b>        | <b>\$ 1,127,563</b>                   | <b>\$ 1,345,576</b>                        | <b>\$ 218,013</b>                              |
| <i>* financed by prior year revenues</i>           |                                       |                                            |                                                |



**Epperson Ranch CDD  
Check Register - FY2026**

| Date              | Number      | Name                                   | Memo                                                                                                | Deposits          | Payments          | Balance           |
|-------------------|-------------|----------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------|
| <b>09/30/2025</b> |             | <b>Beginning of Year</b>               |                                                                                                     |                   |                   | <b>185,974.01</b> |
| 10/01/2025        | 100601      | Steadfast Contractors Alliance, LLC    | Invoice: SA-15039 (Reference: Routine Aquatic Maintenance. )                                        |                   | 2,575.00          | 183,399.01        |
| 10/01/2025        | 100602      | Landscape Maintenance Professionals    | Invoice: 356126 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract Septembe... |                   | 29,538.00         | 153,861.01        |
| 10/02/2025        | 100603      | SchoolNow                              | Invoice: INV-SN-985 (Reference: Website Hosting. )                                                  |                   | 1,515.00          | 152,346.01        |
| 10/02/2025        | 100604      | ECS Integrations LLC                   | Invoice: 103082 (Reference: Camera Management for Main-Yale-Olive. ) Invoice: 103083 (Referenc...   |                   | 2,415.00          | 149,931.01        |
| 10/02/2025        | 100605      | Tampa Bay Poo Patrol, LLC              | Invoice: 4339 (Reference: Pet Waste Station. )                                                      |                   | 1,111.50          | 148,819.51        |
| 10/06/2025        | 100606      | Steadfast Contractors Alliance, LLC    | Invoice: SA-16005 (Reference: 2025 TREATMENT Oct25. )                                               |                   | 4,040.00          | 144,779.51        |
| 10/06/2025        | 100607      | Landscape Maintenance Professionals    | Invoice: 360560 (Reference: #360976 - Repair Controller Alarms at dog park. ) Invoice: 360561 ...   |                   | 1,211.90          | 143,567.61        |
| 10/07/2025        | 100608      | Vesta District Services                | Invoice: 428930 (Reference: Oct25 Management fees. )                                                |                   | 6,006.25          | 137,561.36        |
| 10/07/2025        | 100609      | Gig Fiber, LLC                         | Invoice: 5299 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge_Oct 2025. ) Invo...   |                   | 463.50            | 137,097.86        |
| 10/07/2025        | 01ACH100725 | DOORKING, INC.                         | Reference: Gate cell service 08.02.25- 09.01.25                                                     |                   | 165.80            | 136,932.06        |
| 10/08/2025        | 3692        | Egis Insurance & Risk Advisors         | Insurance FY Policy # 100125245 10/01/25-10/01/26                                                   |                   | 64,443.00         | 72,489.06         |
| 10/14/2025        | 01ACH101425 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31077 Epperson Blvd 08.07.25- 09.08.25                                                              |                   | 362.07            | 72,126.99         |
| 10/14/2025        | 02ACH101425 | PASCO COUNTY UTILITIES SERVICES BRANCH | 7315 Yale Harbor Dr 08.07.25- 09.08.25                                                              |                   | 165.24            | 71,961.75         |
| 10/14/2025        | 03ACH101425 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31756 Overpass Reclaim Rd 08.07.25- 09.08.25                                                        |                   | 34.02             | 71,927.73         |
| 10/14/2025        | 100610      | Vesta District Services                | Invoice: 428977 (Reference: FY?2026 Dissmination Agent Fee. ) Invoice: 429047 (Reference: Bill...   |                   | 5,382.59          | 66,545.14         |
| 10/14/2025        | 100611      | ECS Integrations LLC                   | Invoice: 103183 (Reference: Tech replaced the tag camera with a new one under warranty. The came... |                   | 157.00            | 66,388.14         |
| 10/14/2025        | 100612      | Watergrass CDD II                      | Invoice: 03681 (Reference: October Meeting Room Rental 10/06/2025. )                                |                   | 125.00            | 66,263.14         |
| 10/14/2025        |             |                                        | Deposit                                                                                             | 1,182.50          |                   | 67,445.64         |
| 10/16/2025        | 100613      | Stantec Consulting Services, Inc       | Invoice: 2466261 (Reference: Engineering service. )                                                 |                   | 126.39            | 67,319.25         |
| 10/16/2025        | 100614      | Spinelli Electric, Inc.                | Invoice: SPG-ES-1002 (Reference: South Gate Door Repair (Epperson Ranch South), includes gear-bo... |                   | 3,500.00          | 63,819.25         |
| 10/17/2025        | 01ACH101725 | Withlacoochee River Electric           | 7851 Curley Rd 09.04.25- 10.03.25                                                                   |                   | 4,449.79          | 59,369.46         |
| 10/17/2025        | 02ACH101725 | Withlacoochee River Electric           | 31263 Palm Song Pl (Pond) 09.04.25- 10.03.25                                                        |                   | 73.09             | 59,296.37         |
| 10/17/2025        | 03ACH101725 | Withlacoochee River Electric           | 31650 Epperson Blvd (Fountain) 09.04.25- 10.03.25                                                   |                   | 65.66             | 59,230.71         |
| 10/17/2025        | 04ACH101725 | Withlacoochee River Electric           | 7315 Yale Harbor Dr 09.04.25- 10.03.25                                                              |                   | 53.61             | 59,177.10         |
| 10/17/2025        | 05ACH101725 | Withlacoochee River Electric           | 8109 Sandbay Ridge Dr (gate) 09.04.25- 10.03.25                                                     |                   | 52.32             | 59,124.78         |
| 10/17/2025        | 06ACH101725 | Withlacoochee River Electric           | 30498 Summer Sun Loop (Pond) 09.04.25- 10.03.25                                                     |                   | 45.65             | 59,079.13         |
| 10/17/2025        | 07ACH101725 | Withlacoochee River Electric           | 31077 Epperson Blvd 09.04.25- 10.03.25                                                              |                   | 41.56             | 59,037.57         |
| 10/17/2025        | 08ACH101725 | Withlacoochee River Electric           | 31425 Epperson Blvd 09.04.25- 10.03.25                                                              |                   | 40.16             | 58,997.41         |
| 10/17/2025        | 101725BOS1  | Christy M Bartels                      | BOS MTG 10/6/25                                                                                     |                   | 184.70            | 58,812.71         |
| 10/17/2025        | 101725BOS2  | Dawn Curran Tubb                       | BOS MTG 10/6/25                                                                                     |                   | 184.70            | 58,628.01         |
| 10/17/2025        | 101725BOS3  | Engage PEO                             | BOS MTG 10/6/25                                                                                     |                   | 141.80            | 58,486.21         |
| 10/17/2025        | 101725BOS4  | Harl D. Page                           | BOS MTG 10/6/25                                                                                     |                   | 184.70            | 58,301.51         |
| 10/20/2025        |             |                                        | Funds Transfer                                                                                      | 100,000.00        |                   | 158,301.51        |
| 10/22/2025        | 100615      | Contact One                            | Invoice: 251001164101 (Reference: Monthly services and Thanksgiving. )                              |                   | 59.00             | 158,242.51        |
| 10/23/2025        | 100616      | Straley Robin Vericker                 | Invoice: 27361 (Reference: Legal services. )                                                        |                   | 274.50            | 157,968.01        |
| 10/30/2025        | 3691        | American Mulch & Soil                  | EWf Playground Mulch                                                                                |                   | 3,692.00          | 154,276.01        |
| <b>10/31/2025</b> |             | <b>End of Month</b>                    |                                                                                                     | <b>101,182.50</b> | <b>132,880.50</b> | <b>154,276.01</b> |
| 11/01/2025        | 3693        | Decorative Holiday Lighting            | 25' Christmas Tree Rental                                                                           |                   | 1,115.00          | 153,161.01        |
| 11/03/2025        | 100617      | Steadfast Contractors Alliance, LLC    | Invoice: SA-16038 (Reference: Routine Aquatic Maintenance. )                                        |                   | 2,575.00          | 150,586.01        |
| 11/03/2025        | 100618      | Landscape Maintenance Professionals    | Invoice: 361534 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract October ... |                   | 29,538.00         | 121,048.01        |
| 11/05/2025        | 01ACH110525 | DOORKING, INC.                         | Reference: Gate cell service 10.02.25- 11.01.25                                                     |                   | 165.80            | 120,882.21        |
| 11/06/2025        | 100619      | ECS Integrations LLC                   | Invoice: 103266 (Reference: Camera Management for Main-Yale-Olive. )                                |                   | 150.00            | 120,732.21        |
| 11/06/2025        | 100620      | Steadfast Contractors Alliance, LLC    | Invoice: SA-16920 (Reference: 2025 TREATMENT. )                                                     |                   | 4,040.00          | 116,692.21        |
| 11/06/2025        | 100621      | Landscape Maintenance Professionals    | Invoice: 363951 (Reference: #365976 - Controller C Decoder alarm. )                                 |                   | 1,013.50          | 115,678.71        |
| 11/06/2025        | 100622      | Tampa Bay Poo Patrol, LLC              | Invoice: 4564 (Reference: Pet waste station maintenance. )                                          |                   | 1,111.50          | 114,567.21        |
| 11/06/2025        | 100623      | Kutak Rock LLP                         | Invoice: 3642924 (Reference: Professional legal services rendered. )                                |                   | 1,326.00          | 113,241.21        |
| 11/06/2025        |             |                                        | Deposit                                                                                             | 187.89            |                   | 113,429.10        |
| 11/06/2025        |             |                                        | Deposit                                                                                             | 19,979.98         |                   | 133,409.08        |
| 11/10/2025        | 100624      | Vesta District Services                | Invoice: 429498 (Reference: Monthly Management fees. )                                              |                   | 6,006.25          | 127,402.83        |
| 11/10/2025        | 100625      | Landscape Maintenance Professionals    | Invoice: 367226 (Reference: #371413 - Middle Island overpass road. )                                |                   | 452.77            | 126,950.06        |
| 11/10/2025        | 100626      | Gig Fiber, LLC                         | Invoice: 5543 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge_Nov 2025. ) Invo...   |                   | 19,055.00         | 107,895.06        |
| 11/10/2025        | 100627      | Juniper Landscaping of Florida, LLC    | Invoice: 367227 (Reference: #371415 - Controller A Overpass rd. )                                   |                   | 912.58            | 106,982.48        |
| 11/10/2025        |             |                                        | Deposit                                                                                             | 0.08              |                   | 106,982.56        |
| 11/12/2025        | 100628      | Spinelli Electric, Inc.                | Invoice: ES-1025 - OCT 30, 25 (Reference: property maintenance 9/29/25- 10/22/25. )                 |                   | 2,105.00          | 104,877.56        |

| Date              | Number      | Name                                   | Memo                                                                                               | Deposits          | Payments         | Balance           |
|-------------------|-------------|----------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|------------------|-------------------|
| 11/13/2025        | 01ACH111325 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31756 Overpass Reclaim Rd 09.08.25- 10.08.25                                                       |                   | 84.84            | 104,792.72        |
| 11/13/2025        | 02ACH111325 | PASCO COUNTY UTILITIES SERVICES BRANCH | 7315 Yale Harbor Dr 9.8.25- 10.8.25                                                                |                   | 176.75           | 104,615.97        |
| 11/13/2025        | 03ACH111325 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31077 Epperson Blvd 9.8.25- 10.8.25                                                                |                   | 293.91           | 104,322.06        |
| 11/14/2025        | 111425BOS1  | Cherdonna Epps-Gardner                 | BOS MTG 11/3/25                                                                                    |                   | 184.70           | 104,137.36        |
| 11/14/2025        | 111425BOS2  | Christy M Bartels                      | BOS MTG 11/3/25                                                                                    |                   | 184.70           | 103,952.66        |
| 11/14/2025        | 111425BOS3  | Dawn Curran Tubb                       | BOS MTG 11/3/25                                                                                    |                   | 184.70           | 103,767.96        |
| 11/14/2025        | 111425BOS4  | Engage PEO                             | BOS MTG 11/3/25                                                                                    |                   | 172.40           | 103,595.56        |
| 11/14/2025        | 111425BOS5  | Harl D. Page                           | BOS MTG 11/3/25                                                                                    |                   | 184.70           | 103,410.86        |
| 11/14/2025        |             |                                        | Deposit                                                                                            | 84,090.50         |                  | 187,501.36        |
| 11/19/2025        |             |                                        | Deposit                                                                                            | 12,634.00         |                  | 200,135.36        |
| 11/19/2025        |             |                                        | Deposit                                                                                            | 2,900.00          |                  | 203,035.36        |
| 11/20/2025        |             |                                        | Deposit                                                                                            | 67,410.87         |                  | 270,446.23        |
| 11/21/2025        | 01ACH112125 | Withlacoochee River Electric           | 7851 Curley Rd 10.03.25- 11.03.25                                                                  |                   | 4,439.00         | 266,007.23        |
| 11/21/2025        | 02ACH112125 | Withlacoochee River Electric           | 31650 Epperson Blvd (Fountain) 10.03.25- 11.03.25                                                  |                   | 59.79            | 265,947.44        |
| 11/21/2025        | 03ACH112125 | Withlacoochee River Electric           | 7315 Yale Harbor Dr 10.03.25- 11.03.25                                                             |                   | 52.30            | 265,895.14        |
| 11/21/2025        | 04ACH112125 | Withlacoochee River Electric           | 31077 Epperson Blvd 10.03.25- 11.03.25                                                             |                   | 41.64            | 265,853.50        |
| 11/21/2025        | 05ACH112125 | Withlacoochee River Electric           | 8109 Sandbay Ridge Dr (gate) 10.03.25- 11.03.25                                                    |                   | 51.35            | 265,802.15        |
| 11/21/2025        | 06ACH112125 | Withlacoochee River Electric           | 31263 Palm Song PI (Pond) 10.03.25- 11.03.25                                                       |                   | 54.73            | 265,747.42        |
| 11/21/2025        | 07ACH112125 | Withlacoochee River Electric           | 30498 Summer Sun Loop (Pond) 10.03.25- 11.03.25                                                    |                   | 50.51            | 265,696.91        |
| 11/21/2025        | 08ACH112125 | Withlacoochee River Electric           | 31425 Epperson Blvd 10.03.25- 11.03.25                                                             |                   | 40.16            | 265,656.75        |
| 11/21/2025        | 3694        | FLORIDA DEPT OF ECONOMIC OPPORTUNIT    | FY 2025/2026 Special District Fee Invoice/Update Form                                              |                   | 175.00           | 265,481.75        |
| 11/25/2025        | 100629      | Straley Robin Vericker                 | Invoice: 27529 (Reference: legal services. )                                                       |                   | 122.00           | 265,359.75        |
| 11/25/2025        | 100630      | Stantec Consulting Services, Inc       | Invoice: 2481858 (Reference: Engineering services. )                                               |                   | 1,786.00         | 263,573.75        |
| 11/25/2025        | 100631      | Vesta District Services                | Invoice: 429436 (Reference: billable Expenses Oct25. )                                             |                   | 1,110.90         | 262,462.85        |
| 11/25/2025        | 100632      | Contact One                            | Invoice: 251101164101 (Reference: monthly service and holiday charge. )                            |                   | 59.00            | 262,403.85        |
| 11/25/2025        | 100633      | Spinelli Electric, Inc.                | Invoice: ERS-FNT-20251115-NOV (Reference: Fountain repair ? vandalism incident (flat rate). )      |                   | 500.00           | 261,903.85        |
| 11/25/2025        | 100634      | Kutak Rock LLP                         | Invoice: 3657133 (Reference: legal services. )                                                     |                   | 4,122.26         | 257,781.59        |
| 11/26/2025        |             |                                        | Deposit                                                                                            | 1,777.09          |                  | 259,558.68        |
| 11/26/2025        |             |                                        | Deposit                                                                                            | 48,381.33         |                  | 307,940.01        |
| <b>11/30/2025</b> |             | <b>End of Month</b>                    |                                                                                                    | <b>237,361.74</b> | <b>83,697.74</b> | <b>307,940.01</b> |
| 12/02/2025        | 100635      | Steadfast Contractors Alliance, LLC    | Invoice: SA-16962 (Reference: Routine Aquatic Maintenance. )                                       |                   | 2,575.00         | 305,365.01        |
| 12/02/2025        | 100636      | Juniper Landscaping of Florida, LLC    | Invoice: 365794 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract November.. |                   | 29,538.00        | 275,827.01        |
| 12/02/2025        | 100638      | Holiday Outdoor Decor                  | Invoice: INV22702 (Reference: Holiday lighting. )                                                  |                   | 13,459.00        | 262,368.01        |
| 12/02/2025        | 100639      | Steadfast Contractors Alliance, LLC    | Invoice: SA-17804 (Reference: 2025 TREATMENT. )                                                    |                   | 4,040.00         | 258,328.01        |
| 12/02/2025        | 100640      | Juniper Landscaping of Florida, LLC    | Invoice: 370582 (Reference: #372445 - Epperson Ranch Winter flower installation. )                 |                   | 2,320.00         | 256,008.01        |
| 12/02/2025        | 100641      | ECS Integrations LLC                   | Invoice: 103343 (Reference: Camera Management for Main-Yale-Olive. )                               |                   | 150.00           | 255,858.01        |
| 12/03/2025        | 100642      | Gig Fiber, LLC                         | Invoice: 5753 (Reference: Epperson Ranch CDD - Amendment #2 - Entrance Bridge_Dec 2025. ) Invo...  |                   | 19,055.00        | 236,803.01        |
| 12/03/2025        | 100643      | Steadfast Contractors Alliance, LLC    | Invoice: SA-17843 (Reference: Routine Aquatic Maintenance. )                                       |                   | 2,695.00         | 234,108.01        |
| 12/03/2025        | 100644      | Tampa Bay Poo Patrol, LLC              | Invoice: 4768 (Reference: pet waste station maintenance. )                                         |                   | 1,111.50         | 232,996.51        |
| 12/05/2025        |             |                                        | Deposit                                                                                            | 2,234,536.07      |                  | 2,467,532.58      |
| 12/05/2025        | 01ACH120525 | DOORKING, INC.                         | Reference: Gate cell service 11.2.25- 12.01.25                                                     |                   | 165.80           | 2,467,366.78      |
| 12/10/2025        | 100646      | Steadfast Contractors Alliance, LLC    | Invoice: SA-18045 (Reference: Replacement of Faulty Compressor. )                                  |                   | 1,001.00         | 2,466,365.78      |
| 12/10/2025        | 100647      | Spinelli Electric, Inc.                | Invoice: SPG-251211-ERS (Reference: Property Maintenance. )                                        |                   | 2,257.20         | 2,464,108.58      |
| 12/10/2025        | 100649      | Juniper Landscaping of Florida, LLC    | Invoice: 372425 (Reference: Tree Removal. )                                                        |                   | 866.40           | 2,463,242.18      |
| 12/10/2025        | 100650      | Romaner Graphics                       | Invoice: 22926 (Reference: Left curve sign. )                                                      |                   | 120.00           | 2,463,122.18      |
| 12/10/2025        | 01ACH121025 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31756 Overpass Reclaim Rd 10.08.25- 11.07.25                                                       |                   | 521.16           | 2,462,601.02      |
| 12/10/2025        | 02ACH121025 | PASCO COUNTY UTILITIES SERVICES BRANCH | 7315 Yale Harbor Dr 10.09.25- 11.07.25                                                             |                   | 212.10           | 2,462,388.92      |
| 12/10/2025        | 03ACH121025 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31077 Epperson Blvd 10.08.25- 11.07.25                                                             |                   | 343.40           | 2,462,045.52      |
| 12/11/2025        |             |                                        | Funds Transfer - Earn Interest on Tax Deposits                                                     |                   | 2,320,000.00     | 142,045.52        |
| 12/11/2025        | 100651      | LLS Tax Solutions Inc.                 | Invoice: 003955 (Reference: Arbitrage Services. )                                                  |                   | 650.00           | 141,395.52        |
| 12/11/2025        |             |                                        | Deposit                                                                                            | 184,052.45        |                  | 325,447.97        |
| 12/11/2025        |             |                                        | Deposit                                                                                            | 3,920.11          |                  | 329,368.08        |
| 12/12/2025        | 121225BOS1  | Cherdonna Epps-Gardner                 | BOS MTG 12/12/25                                                                                   |                   | 84.70            | 329,283.38        |
| 12/12/2025        | 121225BOS2  | Christy M Bartels                      | BOS MTG 12/12/25                                                                                   |                   | 184.70           | 329,098.68        |
| 12/12/2025        | 121225BOS3  | Dawn Curran Tubb                       | BOS MTG 12/12/25                                                                                   |                   | 184.70           | 328,913.98        |
| 12/12/2025        | 121225BOS4  | Engage PEO                             | BOS MTG 12/12/25                                                                                   |                   | 272.40           | 328,641.58        |
| 12/12/2025        | 121225BOS5  | Harl D. Page                           | BOS MTG 12/12/25                                                                                   |                   | 184.70           | 328,456.88        |
| 12/15/2025        | 100652      | Vesta District Services                | Invoice: 429986 (Reference: Management Fees Dec 25. )                                              |                   | 6,006.25         | 322,450.63        |

| Date              | Number      | Name                                   | Memo                                                                                                | Deposits            | Payments            | Balance           |
|-------------------|-------------|----------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------|---------------------|-------------------|
| 12/18/2025        | 100653      | Kutak Rock LLP                         | Invoice: 3673116 (Reference: General Counsel Nov 25. )                                              |                     | 4,083.36            | 318,367.27        |
| 12/18/2025        |             |                                        | Deposit                                                                                             | 2,153.98            |                     | 320,521.25        |
| 12/18/2025        |             |                                        | Deposit                                                                                             | 19,847.53           |                     | 340,368.78        |
| 12/19/2025        | 01ACH121925 | Withlacoochee River Electric           | 31425 Epperson Blvd 11.03.25- 12.03.25                                                              |                     | 41.01               | 340,327.77        |
| 12/19/2025        | 02ACH121925 | Withlacoochee River Electric           | 30498 Summer Sun Loop (Pond) 11.03.25- 12.03.25                                                     |                     | 50.30               | 340,277.47        |
| 12/19/2025        | 03ACH121925 | Withlacoochee River Electric           | 31263 Palm Song PI (Pond) 11.03.25- 12.03.25                                                        |                     | 45.12               | 340,232.35        |
| 12/19/2025        | 04ACH121925 | Withlacoochee River Electric           | 8109 Sandbay Ridge Dr (gate) 11.03.25- 12.03.25                                                     |                     | 49.76               | 340,182.59        |
| 12/19/2025        | 05ACH121925 | Withlacoochee River Electric           | 31077 Epperson Blvd 11.03.25- 12.03.25                                                              |                     | 41.54               | 340,141.05        |
| 12/19/2025        | 06ACH121925 | Withlacoochee River Electric           | 7315 Yale Harbor Dr 11.03.25- 12.03.25                                                              |                     | 52.63               | 340,088.42        |
| 12/19/2025        | 07ACH121925 | Withlacoochee River Electric           | 31650 Epperson Blvd (Fountain) 11.03.25- 12.03.25                                                   |                     | 123.54              | 339,964.88        |
| 12/19/2025        | 08ACH121925 | Withlacoochee River Electric           | 7851 Curley Rd 11.03.25- 12.03.25                                                                   |                     | 4,440.27            | 335,524.61        |
| 12/23/2025        | 100654      | Cooper Pools Inc.                      | Invoice: 2025-1568 (Reference: STENNER PUMP 45 SERIES INCLUDES INSTALLATION 1 YEAR WARRA            |                     | 688.00              | 334,836.61        |
| 12/26/2025        |             |                                        | Deposit                                                                                             | 956.54              |                     | 335,793.15        |
| 12/29/2025        | 100655      | Stantec Consulting Services, Inc       | Invoice: 2498806 (Reference: Engineering Services Nov 25. )                                         |                     | 3,223.38            | 332,569.77        |
| 12/30/2025        | 3696        | Watergrass CDD II                      |                                                                                                     |                     | 250.00              | 332,319.77        |
| 12/30/2025        | 100656      | ECS Integrations LLC                   | Invoice: 103416 (Reference: Gate Remotes. )                                                         |                     | 80.00               | 332,239.77        |
| 12/30/2025        | 100657      | Juniper Landscaping of Florida, LLC    | Invoice: 370286 (Reference: Landscape Maintenance Dec 25. )                                         |                     | 29,538.00           | 302,701.77        |
| <b>12/31/2025</b> |             | <b>End of Month</b>                    |                                                                                                     | <b>2,445,466.68</b> | <b>2,450,704.92</b> | <b>302,701.77</b> |
| 01/06/2026        | 01ACH010626 | DOORKING, INC.                         | Reference: Gate cell service 12.2.25- 1.1.26                                                        |                     | 165.80              | 302,535.97        |
| 01/06/2026        | 100658      | Cooper Pools Inc.                      | Invoice: 2026-1068 (Reference: Commercial Monthly Fountain Service January 2026. )                  |                     | 650.00              | 301,885.97        |
| 01/06/2026        | 100660      | Steadfast Contractors Alliance, LLC    | Invoice: SA-18628 (Reference: Erosion repair on pond 11 at Epperson Ranch CDD. )                    |                     | 4,988.00            | 296,897.97        |
| 01/06/2026        | 100661      | Gig Fiber, LLC                         | Invoice: 5955 (Reference: Solar Equipment Lease Jan 26. ) Invoice: 5953 (Reference: Solar Equi...   |                     | 19,055.00           | 277,842.97        |
| 01/06/2026        | 100662      | ECS Integrations LLC                   | Invoice: 103443 (Reference: Camera Management. ) Invoice: 103445 (Reference: Wireless Internet...   |                     | 2,415.00            | 275,427.97        |
| 01/06/2026        | 100663      | Tampa Bay Poo Patrol, LLC              | Invoice: 4983 (Reference: Pet waste station maintenance Jan 26. )                                   |                     | 1,111.50            | 274,316.47        |
| 01/06/2026        | 100664      | Lane's Outdoor Services LLC            | Invoice: 120825 (Reference: Installation and take down of Christmas lights/leasing of materials. )  |                     | 20,450.00           | 253,866.47        |
| 01/07/2026        | 01ACH010726 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31756 Overpass Reclaim Rd 11.07.25- 12.09.25                                                        |                     | 527.22              | 253,339.25        |
| 01/07/2026        | 02ACH010726 | PASCO COUNTY UTILITIES SERVICES BRANCH | 7315 Yale Harbor Dr 11.07.25- 12.09.25                                                              |                     | 256.54              | 253,082.71        |
| 01/07/2026        | 03ACH010726 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31077 Epperson Blvd 11.07.25- 12.09.25                                                              |                     | 573.68              | 252,509.03        |
| 01/07/2026        | 3697        | US Bank CM-9690                        | Trustee fees Series 2017 11/01/25-10/31/26                                                          |                     | 4,256.13            | 248,252.90        |
| 01/07/2026        | 3698        | US Bank CM-9690                        | Trustee fees 2015A-1/A-2/A-3 11/01/25-10/31/26                                                      |                     | 3,448.00            | 244,804.90        |
| 01/09/2026        |             |                                        | Deposit                                                                                             | 32,204.20           |                     | 277,009.10        |
| 01/09/2026        |             |                                        | Deposit                                                                                             | 2,776.67            |                     | 279,785.77        |
| 01/09/2026        |             |                                        | Deposit                                                                                             | 2,000.11            |                     | 281,785.88        |
| 01/12/2026        | 100665      | Steadfast Contractors Alliance, LLC    | Invoice: SA-19027 (Reference: JAN26 Midge fly treatment. )                                          |                     | 4,040.00            | 277,745.88        |
| 01/12/2026        | 100666      | Watergrass CDD II                      | Invoice: 04119 (Reference: January Meeting Room Rental 01/05/2026. )                                |                     | 125.00              | 277,620.88        |
| 01/12/2026        | 100667      | Vesta District Services                | Invoice: 430303 (Reference: JAN26 District Management services. )                                   |                     | 6,006.25            | 271,614.63        |
| 01/15/2026        | 100668      | Vesta District Services                | Invoice: 430386 (Reference: Billable Expenses - Dec 2025. )                                         |                     | 793.99              | 270,820.64        |
| 01/15/2026        | 100669      | Kutak Rock LLP                         | Invoice: 3687106 (Reference: legal services Dec25. )                                                |                     | 2,734.50            | 268,086.14        |
| 01/15/2026        | 100670      | Spinelli Electric, Inc.                | Invoice: SPG-20251223-ERS-015 (Reference: Labor ? property maintenance. )                           |                     | 600.00              | 267,486.14        |
| 01/16/2026        | 011626PR1   | Cherdonna Epps-Gardner                 | BOS MTG 1/5/26                                                                                      |                     | 84.70               | 267,401.44        |
| 01/16/2026        | 011626PR2   | Dawn Curran Tubb                       | BOS MTG 1/5/26                                                                                      |                     | 184.70              | 267,216.74        |
| 01/16/2026        | 011626PR3   | Engage PEO                             | BOS MTG 1/5/26                                                                                      |                     | 241.80              | 266,974.94        |
| 01/16/2026        | 011626PR4   | Harl D. Page                           | BOS MTG 1/5/26                                                                                      |                     | 184.70              | 266,790.24        |
| 01/23/2026        | 01ACH012326 | Withlacoochee River Electric           | 7851 Curley Rd 12.03.25-01.06.26                                                                    |                     | 4,449.13            | 262,341.11        |
| 01/23/2026        | 02ACH012326 | Withlacoochee River Electric           | 31650 Epperson Blvd (Fountain) 12.03.25- 01.06.26                                                   |                     | 298.00              | 262,043.11        |
| 01/23/2026        | 03ACH012326 | Withlacoochee River Electric           | 31263 Palm Song PI (Pond) 12.03.25- 01.06.26                                                        |                     | 89.14               | 261,953.97        |
| 01/23/2026        | 04ACH012326 | Withlacoochee River Electric           | 7315 Yale Harbor Dr 12.03.25- 01.06.26                                                              |                     | 59.59               | 261,894.38        |
| 01/23/2026        | 05ACH012326 | Withlacoochee River Electric           | 8109 Sandbay Ridge Dr (gate) 12.03.25- 01.06.26                                                     |                     | 55.57               | 261,838.81        |
| 01/23/2026        | 06ACH012326 | Withlacoochee River Electric           | 30498 Summer Sun Loop (Pond) 12.03.25- 01.06.26                                                     |                     | 51.14               | 261,787.67        |
| 01/23/2026        | 07ACH012326 | Withlacoochee River Electric           | 31425 Epperson Blvd ( Butterfly garden/ Holiday Lights) 12.03.25- 01.06.26                          |                     | 42.28               | 261,745.39        |
| 01/23/2026        | 08ACH012326 | Withlacoochee River Electric           | 31077 Epperson Blvd 12.03.25- 01.06.26                                                              |                     | 42.17               | 261,703.22        |
| 01/28/2026        | 100671      | Steadfast Contractors Alliance, LLC    | Invoice: SA-19329 (Reference: Jan26 Routine Aquatic Maintenance. )                                  |                     | 2,575.00            | 259,128.22        |
| 01/28/2026        | 100672      | Contact One                            | Invoice: 260101164101 (Reference: Monthly gate service Jan26. )                                     |                     | 51.07               | 259,077.15        |
| 01/29/2026        | 100673      | Rosco's Security LLC                   | Invoice: INV/2026/00002 (Reference: Service on Timesheet On-site evaluation/assessment for Epper... |                     | 545.00              | 258,532.15        |
| 01/29/2026        | 100674      | Envera Systems                         | Invoice: IN00004970 (Reference: Passive Video System Installation (50% Deposit). ) Invoice: IN...   |                     | 44,244.83           | 214,287.32        |
| 01/30/2026        | 100675      | Juniper Landscaping of Florida, LLC    | Invoice: 375590 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract January ... |                     | 51,121.20           | 163,166.12        |
| <b>1/31/2026</b>  |             | <b>End of Month</b>                    |                                                                                                     | <b>36,980.98</b>    | <b>176,516.63</b>   | <b>163,166.12</b> |
| 02/04/2026        | 100676      | Steadfast Contractors Alliance, LLC    | Invoice: SA-19644 (Reference: Once A month treatments of surface adulticide to the ponds of Eppe... |                     | 4,040.00            | 159,126.12        |



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



| Date       | Number       | Name                                   | Memo                                                                                                | Deposits     | Payments     | Balance      |
|------------|--------------|----------------------------------------|-----------------------------------------------------------------------------------------------------|--------------|--------------|--------------|
| 03/20/2026 | 02ACH032026  | Withlacoochee River Electric           | 31650 Epperson Blvd (Fountain) 02.04.26- 03.04.26                                                   |              | 209.98       | 169,357.32   |
| 03/20/2026 | 03ACH032026  | Withlacoochee River Electric           | 31263 Palm Song PI (Pond) 02.04.26- 03.04.26                                                        |              | 79.74        | 169,277.58   |
| 03/20/2026 | 04ACH032026  | Withlacoochee River Electric           | 7315 Yale Harbor Dr 02.04.26- 03.04.26                                                              |              | 51.04        | 169,226.54   |
| 03/20/2026 | 05ACH032026  | Withlacoochee River Electric           | 30498 Summer Sun Loop (Pond) 02.04.26- 03.04.26                                                     |              | 49.04        | 169,177.50   |
| 03/20/2026 | 06ACH032026  | Withlacoochee River Electric           | 8109 Sandbay Ridge Dr (gate) 02.04.26- 03.04.26                                                     |              | 48.29        | 169,129.21   |
| 03/20/2026 | 07ACH032026  | Withlacoochee River Electric           | 31077 Epperson Blvd 02.04.26- 03.04.26                                                              |              | 41.54        | 169,087.67   |
| 03/20/2026 | 08ACH032026  | Withlacoochee River Electric           | 31425 Epperson Blvd 02.04.26- 03.04.26                                                              |              | 40.16        | 169,047.51   |
| 03/20/2026 | 032026BOS1   | Cherdonna Epps-Gardner                 | BOS MTG 3/2/26                                                                                      |              | 84.70        | 168,962.81   |
| 03/20/2026 | 032026BOS2   | Christy M Bartels                      | BOS MTG 3/2/26                                                                                      |              | 184.70       | 168,778.11   |
| 03/20/2026 | 032026BOS3   | Dawn Curran Tubb                       | BOS MTG 3/2/26                                                                                      |              | 184.70       | 168,593.41   |
| 03/20/2026 | 032026BOS4   | Engage PEO                             | BOS MTG 3/2/26                                                                                      |              | 272.40       | 168,321.01   |
| 03/20/2026 | 032026BOS5   | Harl D. Page                           | BOS MTG 3/2/26                                                                                      |              | 184.70       | 168,136.31   |
| 03/23/2026 | 100703       | Kutak Rock LLP                         | Invoice: 3715914 (Reference: Legal Services Feb 26. )                                               |              | 3,187.74     | 164,948.57   |
| 03/23/2026 | 100704       | Contact One                            | Invoice: 260301164101 (Reference: Monthly service. )                                                |              | 49.00        | 164,899.57   |
| 03/24/2026 | 100705       | Tampa Swap LLC                         | Invoice: 007 (Reference: General Maintenance services. )                                            |              | 875.00       | 164,024.57   |
| 03/26/2026 | 100706       | Cooper Pools Inc.                      | Invoice: 2026-1205 (Reference: Commercial Monthly Fountain Service March 2026. )                    |              | 650.00       | 163,374.57   |
| 03/26/2026 | 100707       | Steadfast Contractors Alliance, LLC    | Invoice: SA-20637 (Reference: Routine Aquatic Maintenance. )                                        |              | 2,575.00     | 160,799.57   |
| 03/26/2026 | 100708       | Juniper Landscaping of Florida, LLC    | Invoice: 385422 (Reference: - Epperson Ranch CDD 2025/2026 Maintenance Contract March 2026. )       |              | 29,538.00    | 131,261.57   |
| 03/27/2026 | 100709       | Steadfast Contractors Alliance, LLC    | Invoice: SA-21806 (Reference: SE1366 Epperson Ranch Adulticide 2024. )                              |              | 4,040.00     | 127,221.57   |
| 03/30/2026 | 3704         | Venturesin.com, Inc.                   |                                                                                                     |              | 615.00       | 126,606.57   |
| 3/31/2026  | End of Month |                                        |                                                                                                     | 131,351.47   | 119,829.34   | 126,606.57   |
| 04/01/2026 | 100710       | Steadfast Contractors Alliance, LLC    | Invoice: SA-21700 (Reference: Quarterly Aeration Filter Changes. )                                  |              | 40.00        | 126,566.57   |
| 04/06/2026 |              |                                        | Funds Transfer                                                                                      | 1,040,000.00 |              | 1,166,566.57 |
| 04/06/2026 | 3705         | US Bank Tax distribution               |                                                                                                     |              | 1,038,752.44 | 127,814.13   |
| 04/06/2026 | 100711       | Gig Fiber, LLC                         | Invoice: 6620 (Reference: Solar Equipment Lease Income - Amendment #1 - Entrance Bridge_April 20... |              | 19,055.00    | 108,759.13   |
| 04/06/2026 | 100712       | Stantec Consulting Services, Inc       | Invoice: 2541963 (Reference: Engineering services. )                                                |              | 1,074.22     | 107,684.91   |
| 04/06/2026 | 100713       | Steadfast Contractors Alliance, LLC    | Invoice: SA-22072 (Reference: Routine Aquatic Maintenance - March Quarterly Prorated. )             |              | 13.33        | 107,671.58   |
| 04/06/2026 | 100714       | Vesta District Services                | Invoice: 431775 (Reference: Apr26 Management fees. )                                                |              | 6,006.25     | 101,665.33   |
| 04/06/2026 | 100715       | Tampa Bay Poo Patrol, LLC              | Invoice: 5674 (Reference: Apr26 Pet Waste station maintenance. )                                    |              | 1,111.50     | 100,553.83   |
| 04/07/2026 | 01ACH040726  | DOORKING, INC.                         | Reference: Gate cell service 03.02.26- 04.01.26                                                     |              | 171.80       | 100,382.03   |
| 04/08/2026 | 100716       | Tampa Swap LLC                         | Invoice: 011 (Reference: Wednesday - Asphalt Repair (Entrance Area) (\$200). )                      |              | 200.00       | 100,182.03   |
| 04/09/2026 |              |                                        | Deposit                                                                                             | 113.64       |              | 100,295.67   |
| 04/09/2026 |              |                                        | Deposit                                                                                             | 17,669.68    |              | 117,965.35   |
| 04/09/2026 |              |                                        | Deposit                                                                                             | 9,237.65     |              | 127,203.00   |
| 04/10/2026 | 100717       | Steadfast Contractors Alliance, LLC    | Invoice: SA-20686 (Reference: Midget Fly Abatement. )                                               |              | 4,040.00     | 123,163.00   |
| 04/10/2026 | 100718       | ECS Integrations LLC                   | Invoice: 103823 (Reference: Camera Management for Main-Yale-Olive. ) Invoice: 103825 (Referenc...   |              | 675.00       | 122,488.00   |
| 04/10/2026 | 100719       | Rosco's Security LLC                   | Invoice: INV/2026/00009 (Reference: Epperson Boulevard Gate- gate repair. ) Invoice: INV/2026/...   |              | 10,042.76    | 112,445.24   |
| 04/10/2026 | 100720       | Envera Systems                         | Invoice: IN00005285 (Reference: Permit Park/Playground. )                                           |              | 433.75       | 112,011.49   |
| 04/13/2026 | 01ACH041326  | PASCO COUNTY UTILITIES SERVICES BRANCH | 31077 Epperson Blvd 02.06.26- 03.10.26                                                              |              | 357.54       | 111,653.95   |
| 04/13/2026 | 02ACH041326  | PASCO COUNTY UTILITIES SERVICES BRANCH | 7315 Yale Harbor Dr 02.06.26- 03.10.26                                                              |              | 223.21       | 111,430.74   |
| 04/13/2026 | 03ACH041326  | PASCO COUNTY UTILITIES SERVICES BRANCH | 31756 Overpass Reclaim Rd 02.06.26- 03.10.26                                                        |              | 410.06       | 111,020.68   |
| 04/16/2026 | 100721       | Cooper Pools Inc.                      | Invoice: 2026-1349 (Reference: Commercial Monthly Fountain Service April 2026. )                    |              | 650.00       | 110,370.68   |
| 04/16/2026 | 100722       | ECS Integrations LLC                   | Invoice: 103828 (Reference: Wireless Internet Solution VZ (billed quarterly). ) Invoice: 10382...   |              | 1,740.00     | 108,630.68   |
| 04/16/2026 | 100723       | Tampa Swap LLC                         | Invoice: 014 (Reference: Installed Street Signs. )                                                  |              | 75.00        | 108,555.68   |
| 04/16/2026 | 100724       | Vesta District Services                | Invoice: 431912 (Reference: Billable Expenses - Mar 2026. )                                         |              | 1,125.54     | 107,430.14   |
| 04/16/2026 | 100725       | Brick By the Mile Inc.                 | Invoice: 575016 (Reference: Entry Tower Repair. )                                                   |              | 2,250.00     | 105,180.14   |
| 04/20/2026 | 100726       | Tampa Swap LLC                         | Invoice: 020 (Reference: Post Removal. )                                                            |              | 75.00        | 105,105.14   |
| 04/22/2026 | 100727       | Contact One                            | Invoice: 260401164101 (Reference: gate service and holiday charge (Memorial Day). )                 |              | 72.50        | 105,032.64   |
| 04/24/2026 | 01ACH042426  | Withlacoochee River Electric           | 7851 Curley Rd 03.04.26- 04.06.26                                                                   |              | 4,448.21     | 100,584.43   |
| 04/24/2026 | 02ACH042426  | Withlacoochee River Electric           | 31650 Epperson Blvd (Fountain) 03.04.26- 04.06.26                                                   |              | 247.96       | 100,336.47   |
| 04/24/2026 | 03ACH042426  | Withlacoochee River Electric           | 31263 Palm Song PI (Pond) 03.04.26- 04.06.26                                                        |              | 87.29        | 100,249.18   |
| 04/24/2026 | 04ACH042426  | Withlacoochee River Electric           | 7315 Yale Harbor Dr 03.04.26- 04.06.26                                                              |              | 56.80        | 100,192.38   |
| 04/24/2026 | 05ACH042426  | Withlacoochee River Electric           | 8109 Sandbay Ridge Dr (gate) 03.04.26- 04.06.26                                                     |              | 55.84        | 100,136.54   |
| 04/24/2026 | 06ACH042426  | Withlacoochee River Electric           | 30498 Summer Sun Loop (Pond) 03.04.26- 04.06.26                                                     |              | 50.79        | 100,085.75   |
| 04/24/2026 | 07ACH042426  | Withlacoochee River Electric           | 31077 Epperson Blvd 03.04.26- 04.06.26                                                              |              | 47.04        | 100,038.71   |
| 04/24/2026 | 08ACH042426  | Withlacoochee River Electric           | 31425 Epperson Blvd 03.04.26- 04.06.26                                                              |              | 40.16        | 99,998.55    |
| 04/27/2026 | 100728       | Juniper Landscaping of Florida, LLC    | Invoice: 392690 (Reference: #393426 - March 2026 Completed Wet Check Repairs-Controller E. ) I...   |              | 593.85       | 99,404.70    |
| 04/27/2026 | 100729       | BUSINESS OBSERVER                      | Invoice: 26-00878P (Reference: Legal Advertising - Supervisors Workshop Meeting. )                  |              | 65.63        | 99,339.07    |

| Date       | Number      | Name                                   | Memo                                                                                                | Deposits     | Payments     | Balance    |
|------------|-------------|----------------------------------------|-----------------------------------------------------------------------------------------------------|--------------|--------------|------------|
| 04/29/2026 | 100730      | Steadfast Contractors Alliance, LLC    | Invoice: SA-21769 (Reference: Routine Aquatic Maintenance Apr26. )                                  |              | 2,575.00     | 96,764.07  |
| 04/29/2026 | 100731      | Juniper Landscaping of Florida, LLC    | Invoice: 390357 (Reference: 383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contra... |              | 29,538.00    | 67,226.07  |
| 4/30/2026  |             | End of Month                           |                                                                                                     | 1,067,020.97 | 1,126,401.47 | 67,226.07  |
| 05/01/2026 | 100732      | Steadfast Contractors Alliance, LLC    | Invoice: SA-22917 (Reference: Midget Fly treatment. )                                               |              | 4,040.00     | 63,186.07  |
| 05/05/2026 | 01ACH050526 | DOORKING, INC.                         | Reference: Gate cell service 04.02.26- 05.01.26                                                     |              | 171.80       | 63,014.27  |
| 05/05/2026 | 100733      | Tampa Bay Poo Patrol, LLC              | Invoice: 5908 (Reference: Pet Waste Station Maintenance May26. )                                    |              | 1,111.50     | 61,902.77  |
| 05/05/2026 | 100734      | Venturesin.com, Inc.                   | Invoice: 48207 (Reference: Website hosting. )                                                       |              | 205.00       | 61,697.77  |
| 05/05/2026 | 100735      | Cooper Pools Inc.                      | Invoice: 2026-1403 (Reference: Commercial Monthly Fountain Service May 2026. )                      |              | 650.00       | 61,047.77  |
| 05/05/2026 | 100736      | ECS Integrations LLC                   | Invoice: 104009 (Reference: Camera Management for Main-Yale-Olive. )                                |              | 150.00       | 60,897.77  |
| 05/12/2026 | 100737      | Cooper Pools Inc.                      | Invoice: 1638 (Reference: Technician Ken advised turned auto fill on fully, filled pH barrel, te... |              | 250.00       | 60,647.77  |
| 05/12/2026 | 100738      | Vesta District Services                | Invoice: 432467 (Reference: Management fee services May26. )                                        |              | 6,006.25     | 54,641.52  |
| 05/12/2026 |             |                                        | Deposit                                                                                             | 2,995.82     |              | 57,637.34  |
| 05/12/2026 |             |                                        | Deposit                                                                                             | 1,263.80     |              | 58,901.14  |
| 05/13/2026 | 01ACH051326 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31077 Epperson Blvd 03.10.26- 04.09.26                                                              |              | 356.53       | 58,544.61  |
| 05/13/2026 | 02ACH051326 | PASCO COUNTY UTILITIES SERVICES BRANCH | 7315 Yale Harbor Dr 03.10.26- 04.09.26                                                              |              | 200.99       | 58,343.62  |
| 05/13/2026 | 03ACH051326 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31756 Overpass Reclaim Rd 03.10.26- 04.09.26                                                        |              | 383.80       | 57,959.82  |
| 05/13/2026 |             |                                        | Funds Transfer                                                                                      | 300,000.00   |              | 357,959.82 |
| 05/13/2026 | 100739      | Gig Fiber, LLC                         | Invoice: 6862 (Reference: Solar Equipment Lease Income - Amendment #1 - Entrance Bridge_May 2026... |              | 19,624.80    | 338,335.02 |
| 05/15/2026 | 100740      | Watergrass CDD II                      | Invoice: 04426 (Reference: May Meeting Room Rental 05/04/2026. )                                    |              | 125.00       | 338,210.02 |
| 05/15/2026 | 100741      | Envera Systems                         | Invoice: IN00005365 (Reference: Epperson Ranch-Gate Solutions. ) Invoice: 768646 (Reference: M...   |              | 7,396.26     | 330,813.76 |
| 05/15/2026 | 100742      | Kutak Rock LLP                         | Invoice: 3745816 (Reference: Professional Legal Services Rendered. )                                |              | 107.50       | 330,706.26 |
| 05/15/2026 | 100743      | SDV Electric LLC                       | Invoice: 5/4/2026 - 1 (Reference: Power to Hoffman box. )                                           |              | 4,642.00     | 326,064.26 |
| 05/15/2026 | 051526BOS1  | Cherdonna Epps-Gardner                 | BOS MTG 5/4/26                                                                                      |              | 84.70        | 325,979.56 |
| 05/15/2026 | 051526BOS2  | Christy M Bartels                      | BOS MTG 5/4/26                                                                                      |              | 184.70       | 325,794.86 |
| 05/15/2026 | 051526BOS3  | Dawn Curran Tubb                       | BOS MTG 5/4/26                                                                                      |              | 184.70       | 325,610.16 |
| 05/15/2026 | 051526BOS4  | Engage PEO                             | BOS MTG 5/4/26                                                                                      |              | 272.40       | 325,337.76 |
| 05/15/2026 | 051526BOS5  | Harl D. Page                           | BOS MTG 5/4/26                                                                                      |              | 184.70       | 325,153.06 |
| 05/19/2026 | 100744      | Vesta District Services                | Invoice: 432423 (Reference: Billable Expenses - Apr 2026. )                                         |              | 1,014.10     | 324,138.96 |
| 05/19/2026 | 01ACH051926 | Spectrum- Charter Communications       |                                                                                                     |              | 288.85       | 323,850.11 |
| 05/19/2026 | 02ACH051926 | Spectrum- Charter Communications       |                                                                                                     |              | 391.02       | 323,459.09 |
| 05/19/2026 | 03ACH051926 | Spectrum- Charter Communications       |                                                                                                     |              | 65.16        | 323,393.93 |
| 05/19/2026 | 04ACH051926 | Spectrum- Charter Communications       |                                                                                                     |              | 288.79       | 323,105.14 |
| 05/21/2026 | 100745      | Contact One                            | Invoice: 260501164101 (Reference: Gate Cell service. )                                              |              | 67.25        | 323,037.89 |
| 05/21/2026 | 100746      | Juniper Landscaping of Florida, LLC    | Invoice: 397299 (Reference: Irrigation Repair from Inspection (May, 2026). )                        |              | 2,320.00     | 320,717.89 |
| 05/22/2026 | 01ACH052226 | Withlacoochee River Electric           | 7851 Curley Rd 04.06.26- 05.05.26                                                                   |              | 4,448.11     | 316,269.78 |
| 05/22/2026 | 02ACH052226 | Withlacoochee River Electric           | 31650 Epperson Blvd (Fountain) 04.06.26- 05.05.26                                                   |              | 228.75       | 316,041.03 |
| 05/22/2026 | 03ACH052226 | Withlacoochee River Electric           | 31263 Palm Song PI (Pond) 04.06.26- 05.05.26                                                        |              | 81.49        | 315,959.54 |
| 05/22/2026 | 04ACH052226 | Withlacoochee River Electric           | 7315 Yale Harbor Dr 04.06.26-05.05.26                                                               |              | 64.10        | 315,895.44 |
| 05/22/2026 | 05ACH052226 | Withlacoochee River Electric           | 8109 Sandbay Ridge Dr (gate) 04.06.26- 05.05.26                                                     |              | 63.99        | 315,831.45 |
| 05/22/2026 | 06ACH052226 | Withlacoochee River Electric           | 31077 Epperson Blvd 04.06.26- 05.05.26                                                              |              | 52.40        | 315,779.05 |
| 05/22/2026 | 07ACH052226 | Withlacoochee River Electric           | 30498 Summer Sun Loop (Pond) 04.06.26- 05.05.26                                                     |              | 49.39        | 315,729.66 |
| 05/22/2026 | 08ACH052226 | Withlacoochee River Electric           | 31425 Epperson Blvd 04.06.26- 05.05.26                                                              |              | 40.16        | 315,689.50 |
| 05/29/2026 | 100747      | Steadfast Contractors Alliance, LLC    | Invoice: SA-22880 (Reference: Routine Aquatic Maintenance May26. )                                  |              | 2,575.00     | 313,114.50 |
| 05/29/2026 | 100748      | Juniper Landscaping of Florida, LLC    | Invoice: 394395 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr... |              | 29,538.00    | 283,576.50 |
| 5/31/2026  |             | End of Month                           |                                                                                                     | 304,259.62   | 87,909.19    | 283,576.50 |
| 06/03/2026 | 100749      | Cooper Pools Inc.                      | Invoice: 2026-1486 (Reference: Fountain Service June 26. )                                          |              | 650.00       | 282,926.50 |
| 06/03/2026 | 100750      | Venturesin.com, Inc.                   | Invoice: 48257 (Reference: CommunityXS Application Hosting. )                                       |              | 205.00       | 282,721.50 |
| 06/03/2026 | 100751      | Steadfast Contractors Alliance, LLC    | Invoice: SA-24063 (Reference: Epperson Ranch Adulticide 2024. )                                     |              | 4,040.00     | 278,681.50 |
| 06/03/2026 | 100752      | Tampa Bay Poo Patrol, LLC              | Invoice: 6134 (Reference: Service and maintain 27 waste stations. )                                 |              | 1,111.50     | 277,570.00 |
| 06/04/2026 | 100753      | Cooper Pools Inc.                      | Invoice: 822 (Reference: Fountain Remodeling Deposit. )                                             |              | 2,100.00     | 275,470.00 |
| 06/05/2026 | 100754      | Watergrass CDD II                      | Invoice: 04477 (Reference: June Meeting Room Rental 06/01/2026. )                                   |              | 125.00       | 275,345.00 |
| 06/05/2026 | 1ACH060526  | DOORKING, INC.                         | Reference: Gate cell service 05.02.26- 06.01.26                                                     |              | 171.80       | 275,173.20 |
| 06/08/2026 |             |                                        | Deposit                                                                                             | 5,262.81     |              | 280,436.01 |
| 06/10/2026 | 01ACH061026 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31077 Epperson Blvd 04.09.26- 05.11.26                                                              |              | 365.62       | 280,070.39 |
| 06/10/2026 | 02ACH061026 | PASCO COUNTY UTILITIES SERVICES BRANCH | 7315 Yale Harbor Dr 04.09.26- 05.11.26                                                              |              | 185.84       | 279,884.55 |
| 06/10/2026 | 03ACH061026 | PASCO COUNTY UTILITIES SERVICES BRANCH | 31756 Overpass Reclaim Rd 04.09.26- 05.11.26                                                        |              | 235.33       | 279,649.22 |
| 06/11/2026 | 100755      | Vesta District Services                | Invoice: 433035 (Reference: Management Fees June 26. )                                              |              | 6,006.25     | 273,642.97 |
| 06/11/2026 | 100756      | Tampa Swap LLC                         | Invoice: INV-0004 (Reference: Vinyl Fence Repair. )                                                 |              | 110.00       | 273,532.97 |

| Date       | Number       | Name                                      | Memo                                                                                                | Deposits  | Payments  | Balance    |
|------------|--------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------|-----------|------------|
| 06/11/2026 | 100757       | Advanced Drainage Solutions               | Invoice: 1156 (Reference: Manhole Depression Investigation. )                                       |           | 2,375.00  | 271,157.97 |
| 06/12/2026 | 061226BOS1   | Cherdonna Epps-Gardner                    | BOS MTG 6/1/26                                                                                      |           | 84.70     | 271,073.27 |
| 06/12/2026 | 061226BOS2   | Christy M Bartels                         | BOS MTG 6/1/26                                                                                      |           | 184.70    | 270,888.57 |
| 06/12/2026 | 061226BOS3   | Dawn Curran Tubb                          | BOS MTG 6/1/26                                                                                      |           | 184.70    | 270,703.87 |
| 06/12/2026 | 061226BOS4   | Engage PEO                                | BOS MTG 6/1/26                                                                                      |           | 272.40    | 270,431.47 |
| 06/12/2026 | 061226BOS5   | Harl D. Page                              | BOS MTG 6/1/26                                                                                      |           | 184.70    | 270,246.77 |
| 06/15/2026 |              |                                           | Deposit                                                                                             | 19,524.65 |           | 289,771.42 |
| 06/18/2026 | 100758       | Juniper Landscaping of Florida, LLC       | Invoice: 401618 (Reference: 400410 - May 2026 Completed Wet Check Repairs-Controller B. )           |           | 407.36    | 289,364.06 |
| 06/18/2026 | 100759       | Tampa Swap LLC                            | Invoice: INV-0011 (Reference: Sign repair and relocation. ) Invoice: INV-0010 (Reference: Graf...   |           | 300.00    | 289,064.06 |
| 06/18/2026 | 100760       | Gig Fiber, LLC                            | Invoice: 7133 (Reference: Solar Equipment Lease Income- Amendment #2 - Entrance Bridge_June 2026... |           | 19,635.90 | 269,428.16 |
| 06/22/2026 | 01ACH062226  | Withlacoochee River Electric              | 31425 Epperson Blvd 05.05.26- 06.02.26                                                              |           | 40.16     | 269,388.00 |
| 06/22/2026 | 02ACH062226  | Withlacoochee River Electric              | 30498 Summer Sun Loop (Pond) 05.05.26- 06.02.26                                                     |           | 49.23     | 269,338.77 |
| 06/22/2026 | 03ACH062226  | Withlacoochee River Electric              | 31077 Epperson Blvd 05.05.26- 06.02.26                                                              |           | 52.23     | 269,286.54 |
| 06/22/2026 | 04ACH062226  | Withlacoochee River Electric              | 8109 Sandbay Ridge Dr (gate) 05.05.26- 06.02.26                                                     |           | 64.51     | 269,222.03 |
| 06/22/2026 | 05ACH062226  | Withlacoochee River Electric              | 7315 Yale Harbor Dr 05.05.26- 06.02.26                                                              |           | 66.17     | 269,155.86 |
| 06/22/2026 | 06ACH062226  | Withlacoochee River Electric              | 31263 Palm Song PI (Pond) 05.05.26- 06.02.26                                                        |           | 80.89     | 269,074.97 |
| 06/22/2026 | 07ACH062226  | Withlacoochee River Electric              | 31650 Epperson Blvd (Fountain) 05.05.26- 06.02.26                                                   |           | 191.56    | 268,883.41 |
| 06/22/2026 | 08ACH062226  | Withlacoochee River Electric              | 7851 Curley Rd 05.05.26- 06.02.26                                                                   |           | 4,465.86  | 264,417.55 |
| 06/26/2026 | 100761       | DIBARTOLOMEO, McBEE, HARTLEY & BARNES, PA | Invoice: 90119525 (Reference: Audit FYE 09/30/2025. )                                               |           | 4,000.00  | 260,417.55 |
| 06/26/2026 | 100762       | Envera Systems                            | Invoice: IN00005527 (Reference: Permit (Section 4.1.8) of Contract -Epperson Blvd Gate. ) Invo...   |           | 425.00    | 259,992.55 |
| 06/29/2026 | 100763       | Steadfast Contractors Alliance, LLC       | Invoice: SA-24023 (Reference: Routine Aquatic Maintenance Jun26. )                                  |           | 2,575.00  | 257,417.55 |
| 06/29/2026 | 100764       | Juniper Landscaping of Florida, LLC       | Invoice: 399383 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr... |           | 29,538.00 | 227,879.55 |
| 06/29/2026 | 100765       | Cooper Pools Inc.                         | Invoice: 1838 (Reference: 3/8" MPT Brass Autofill Float Valve. )                                    |           | 286.22    | 227,593.33 |
| 06/29/2026 | 100766       | BUSINESS OBSERVER                         | Invoice: 26-01483P (Reference: Legal Advertising - Board Meeting. )                                 |           | 271.25    | 227,322.08 |
| 06/29/2026 | 100767       | Contact One                               | Invoice: 260601164101 (Reference: monthly service and holiday charge. )                             |           | 69.00     | 227,253.08 |
| 6/30/2026  | End of Month |                                           |                                                                                                     | 24,787.46 | 81,110.88 | 227,253.08 |

# EXHIBIT 12





Steadfast Alliance  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE DUE ESTIMATE #  
7/13/2026 8/12/2026

## BILL TO

Epperson Ranch South CDD  
Vesta Property Services  
250 International Pkwy, Suite  
208  
Lake Mary FL 32746

## SHIP TO

31885 Overpass Road  
Wesley Chapel Florida 33545  
United States

| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                    | QTY  | RATE     | AMOUNT   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|----------|
| Installation of bare-root Pickerelweed plants at 18" OC along the perimeter of ponds to uptake nutrients and compete against nuisance vegetation & algae within the pond. Plants offer aesthetic enhancement and provide foraging area/habitat for wildlife, and some protection against erosion. Plants to be planted 2' on average from the high water mark. | 0.00 |          | 0.00     |
| Pond 6 - 715 Plants                                                                                                                                                                                                                                                                                                                                            | 1.00 | 1,215.50 | 1,215.50 |
| Pond 8 - 1030 Plants                                                                                                                                                                                                                                                                                                                                           | 1.00 | 1,751.00 | 1,751.00 |
| Pond 11 - 520 Plants                                                                                                                                                                                                                                                                                                                                           | 1.00 | 884.00   | 884.00   |

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL 3,850.50**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

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# EXHIBIT 13

# EPPERSON RANCH CDD

## Tower Repaint Proposal

**Vendor:** Tampa S.W.A.P LLC

### Scope of Work

- Pressure wash tower, adjacent walls, and railing areas along the entrance.
- Repair cracks in stucco.
- Repaint tower including elevated upper tower areas.
- Repaint adjacent walls and related painted surfaces.
- Materials and labor included.

**Proposal Amount: \$7,200.00**



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# EXHIBIT 14



**PROJECT MANUAL  
FOR  
LANDSCAPE AND IRRIGATION  
MAINTENANCE SERVICES**

**EPPERSON RANCH COMMUNITY DEVELOPMENT  
DISTRICT  
Pasco County, Florida**

August 1, 2026

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**REQUEST FOR PROPOSALS  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR  
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**

**Notice of Special Meeting to Open Proposals  
Pasco County, Florida**

Notice is hereby given that the **Epperson Ranch Community Development District** ("District") will accept proposals from qualified firms interested in providing landscape and irrigation maintenance services, as more specifically set forth in the Project Manual. To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state, and federal licenses in good standing and be authorized to do business in Pasco County and the State of Florida.

The Project Manual, including contract documents, project scope, and any technical specifications, will be available for public inspection and may be obtained beginning Monday, August 17, 2026, at 9:00 a.m. (EST), by emailing the District Manager Heath Beckett, at [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com), AND District Administrator Christian Dimaculangan at [cdimaculangan@vestapropertyservices.com](mailto:cdimaculangan@vestapropertyservices.com).

A mandatory pre-proposal conference will be held on Tuesday, September 1, 2026, at 4:30 p.m. (EST) at the Hilton Garden Inn Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida. Failure to attend may preclude a Proposer from responding to this Request for Proposals. **The District reserves the right, in its sole discretion, to make changes to the Project Manual up and until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal conference (described herein) and registering at that meeting.**

Firms desiring to provide services for this project must submit one (1) original and one (1) digital PDF copy of the proposal forms no later than 12:00 p.m. (EST), on Monday, September 21, 2026, to the Epperson Ranch Community Development District, c/o Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746, Attn: Heath Beckett. Additionally, each Proposer shall supply a bid bond, or cashier's check, made payable to the District and in the sum equal to five percent (5%) of the total amount of the bid with its proposal. Proposals shall be submitted in an opaque sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Ranking of proposals will be made on the basis of qualifications according to the Evaluation Criteria contained within the Project Manual. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines, in its discretion, it is in its best interest to do so. Any and all questions relative to this project shall be directed in writing to [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com) AND [cdimaculangan@vestapropertyservices.com](mailto:cdimaculangan@vestapropertyservices.com), and carbon copy Michael Eckert at [Michael.Eckert@kutakrock.com](mailto:Michael.Eckert@kutakrock.com).

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All proposals will be publicly opened at a meeting of the District to be held on **Wednesday, September 23, 2026, at 3:00 p.m. (EST)**, at the WaterGrass Club, located at 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District will be made at that time. A copy of the agenda for the meeting can be obtained from the District Office located at 250 International Parkway, Suite 208, Lake Mary, FL 32746 or by phone at (321) 263-0132.

Any protest of the Project Manual, including, but not limited to, the terms and specifications, must be filed with the District within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after, 2026 at .m. (EST), together with a protest bond in a form acceptable to the District and in the amount of \$20,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, *Florida Statutes*, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place, either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office located at 250 International Parkway, Suite 208, Lake Mary, FL 32746, Attn: Heath Beckett, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Epperson Ranch Community Development District  
Heath Beckett, District Manager



# **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS**

## **Landscape and Irrigation Maintenance Pasco County, Florida**

### **Instructions to Proposers**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **12:00 p.m.** (EST) on **Monday, September 21, 2026**, at the office of the Epperson Ranch Community Development District, c/o Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746, Attn: Heath Beckett. Proposals will be publicly opened at **3:00 p.m.** (EST) on **Wednesday, September 23, 2026**, at the WaterGrass Club, located at 32711 Windelstraw Drive, Wesley Chapel, Florida.

**SECTION 2. SIGNATURE ON PROPOSAL.** In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the Proposer must correctly sign the Acknowledgment of Receipt of Documents and Proposal Signature Form attached hereto. If an individual makes the proposal, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his or her authority to do so.

**SECTION 3. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

**SECTION 4. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

**SECTION 5. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 6. INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing only to Heath Beckett, Epperson Ranch Community Development District, c/o Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746 and carbon copy to Michael Eckert at Michael.Eckert@kutakrock.com. Interpretations or clarifications considered necessary in response

to such questions will be issued by Addenda, faxed, mailed, or otherwise delivered to all parties recorded as having received the Project Manual. Questions received less than seven (7) days prior to the date of opening of proposals may not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

**SECTION 7. SUBMISSION OF PROPOSAL.** Submit one (1) original and one (1) digital PDF copy of the proposal forms, along with other requested attachments, at the time and place indicated above, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT – LANDSCAPE AND IRRIGATION MAINTENANCE) ENCLOSED” on the face of it.

**SECTION 8. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 9. PROJECT MANUAL.** The Project Manual will be available beginning **Monday, August 17, 2026, at 9:00 a.m. (EST)**, by emailing [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com), and [cdimaculangan@vestapropertyservices.com](mailto:cdimaculangan@vestapropertyservices.com).

**SECTION 10. PRE-PROPOSAL CONFERENCE.** A mandatory pre-proposal conference will be held on Tuesday, September 1, 2026, at 4:30 p.m. (EST) at the Hilton Garden Inn Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida. Proposers are encouraged to make on-site visits to the area for which services are required in order to gain an understanding of the scope of the area to be served. The Proposer is assumed to be familiar with the area and any natural features that will in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

**SECTION 11. PROPOSAL FORMS.** All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Acknowledgement of Receipt of Documents and Proposal Signature Form). In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping and irrigation plans and technical specifications. The Proposer, in accordance with the Project Manual, shall provide the quantities and unit costs for landscaping materials.

**SECTION 12. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, request clarifications, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 13. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, or within such approved extended time as the District may grant, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual. As part of the Contract negotiations with the District, the Proposer may be asked to provide a safety plan or its best practices policy regarding safety protocols for heavy traffic, school zones, and others.

**SECTION 14. INSURANCE.** All Proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff, agents, and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

**SECTION 15. INDEMNIFICATION.** The successful Proposer shall fully indemnify, defend, and hold harmless the District from and against all claims, damages, costs, and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

**SECTION 16. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

**SECTION 17. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. A narrative description of the Proposer's approach to providing the services as described in the Detailed Specifications provided herein.
- B. Completed price proposal (form attached).
- C. List position or title and corporate responsibilities of key management or supervisory personnel. For each person listed include a resume, list years of experience in current position, and list years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance, and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.
- E. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.

- F. A copy of its insurance certificate indicating the types of coverage and limits for general and automobile liability insurance, and worker's compensation insurance, including employer liability.
- G. Completed copies of all other forms included within the Project Manual.

**SECTION 18. PROTESTS.** Any protest regarding the Project Manual, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents at the offices of the Epperson Ranch Community Development District, c/o Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, FL 32746, Attention: Heath Beckett. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 19. EVALUATION OF PROPOSALS.** The proposals shall be ranked based on District's evaluation of the responsive and responsible Proposer that is most advantageous to the District. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within this Project Manual.



## **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**

### **REQUEST FOR PROPOSAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

#### **EVALUATION CRITERIA**

**1. Personnel (25 points)**

(E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

**2. Experience (25 points)**

(E.g., past record and experience of the respondent in similar projects; volume of work, area of coverage, previously awarded to the firm; past performance for other community development districts in other contracts; character, integrity, and reputation of respondent, etc.)

**3. Understanding of Scope of Work (20 points)**

Does the proposal demonstrate an understanding of the District's needs for the services requested?

**4. Price (30 total points)**

Points available for price will be allocated as follows:

20 points will be awarded to the Proposer submitting the lowest total cost for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's price and the low price.

10 points are allocated for the reasonableness of unit prices and quantities.

**EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**

**ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS  
AND PROPOSAL SIGNATURE FORM**

This Proposal for landscape and irrigation maintenance services has been submitted on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ [company] whose business address is \_\_\_\_\_, telephone number is \_\_\_\_\_, fax number is \_\_\_\_\_, and electronic mail address is \_\_\_\_\_.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information ninety (90) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal, to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive, or fraudulent statements on this proposal constitutes fraud; and, that Epperson Ranch Community Development District (the "District") considers such action on the part of the Proposer to constitute good cause for denial, suspension, or revocation of a proposal for work for the District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ dated \_\_\_\_\_

The undersigned hereby authorize(s) and request(s) any person, firm, or corporation to furnish any pertinent information requested by the District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing, and general reputation of the Proposer.

\_\_\_\_\_  
Name of Organization

This \_\_\_\_ day of \_\_\_\_\_, 2026

By: \_\_\_\_\_

By: \_\_\_\_\_  
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: \_\_\_\_\_

State of \_\_\_\_\_)

County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me \_\_\_\_ by means of physical presence or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, of the \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT  
PRICE PROPOSAL FORM FOR  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

Epperson Ranch Community Development District  
Attention: Heath Beckett  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746  
on or before 12:00 p.m. (EST), September 21, 2026

TO: Epperson Ranch Community Development District

FROM:

\_\_\_\_\_  
(Contractor)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance Services for Epperson Ranch Community Development District, the undersigned proposes to conduct all Work necessary to provide complete Maintenance Operations as described in the Detailed Specifications and Maintenance Map.

All Proposals shall be in accordance with the project manual.



**EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
PROPOSAL SUMMARY**

**Proposer Name:** \_\_\_\_\_

**Basic Services**

Total lump sum for all services covered in Request for Proposal:

| <b>Proposed Lump Sum:</b> | <b>Monthly</b> | <b>Annual Total</b> |
|---------------------------|----------------|---------------------|
| Year 1                    | _____          | _____               |
| Year 2                    | _____          | _____               |
| Year 3                    | _____          | _____               |

The fee amount shall be based on the following schedule of values and other reasonable costs.

**Additional Services**

Additional services that may be required will be based on the scope of work provided by the District Representative.

Fee(s) for additional service(s) shall be an amount agreed upon by the District Representative and the Contractor.

**EPPERSON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**CONTRACTOR'S QUALIFICATION STATEMENT  
Landscape and Irrigation Maintenance Services**

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**Contractor**

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SERVICE AREA/MAINTENANCE MAP

DATE SUBMITTED: \_\_\_\_\_, 2026

- Return to Agenda**



1st Contract Name\_\_\_\_\_ Title\_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

6. Is the Proposer incorporated in the State of Florida? yes ( ) no ( )

6.1 If yes, provide the following:

- o Is the Company in good standing with the Florida Department of State, Division of Corporations? yes ( ) no ( )

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- o Date incorporated \_\_\_\_\_ FEI/EIN No. \_\_\_\_\_

6.2 If no, provide the following:

- o The State with whom the Proposer company is incorporated? \_\_\_\_\_

- o Is the company in good standing with the State? yes ( ) no ( )

In no, please explain \_\_\_\_\_  
\_\_\_\_\_

- o Date incorporated \_\_\_\_\_ FEI/EIN No. \_\_\_\_\_

- o Is the Proposer company authorized to do business in the State of Florida? yes ( ) no ( )

7. Is the Proposer company a registered or licensed contractor with the State of Florida?  
yes ( ) no ( )

7.1 If yes, provide the following:

- o Type of registration (i.e. certified general contractor, certified electrical contractor, etc.) \_\_\_\_\_

- o License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

- o Qualifying individual \_\_\_\_\_ Title \_\_\_\_\_

- o List company(s) currently qualified under this license \_\_\_\_\_  
\_\_\_\_\_

7.2 Is the Proposer company a registered or licensed Contractor with Pasco County?  
yes ( ) no ( )

7.3 Has the Proposer company performed work for a community development district previously? yes ( ) no ( )

7.4 Does the Proposer have current plans to change its corporate structure or anticipate a change in ownership in the next three (3) months? yes ( ) no ( )

8. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year (2025\*)\_\_\_\_\_, (2024)\_\_\_\_\_, (2023)\_\_\_\_\_.

\*estimate acceptable

9. What are the Proposer's current insurance limits?

General Liability \$ \_\_\_\_\_  
Automobile Liability \$ \_\_\_\_\_  
Workers Compensation \$ \_\_\_\_\_  
Expiration Date \_\_\_\_\_

10. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no ( )

If yes, please describe each violation, fine, and resolution \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes \_\_\_\_\_ No \_\_\_\_\_ If so, state the name(s) of the company(ies) \_\_\_\_\_

the state(s) where barred or suspended \_\_\_\_\_  
state the period(s) of debarment or suspension \_\_\_\_\_  
\_\_\_\_\_

12. What is the landscape maintenance experience of the proposed superintendent and project manager?

| INDIVIDUAL'S<br>NAME | PRESENT<br>POSITION<br>OR OFFICE | MAGNITUDE<br>AND TYPE OF<br>WORK | YEARS OF<br>LANDSCAPE<br>MAINTENANCE<br>EXPERIENCE | YEARS<br>WITH<br>FIRM | IN WHAT<br>CAPACITY? |
|----------------------|----------------------------------|----------------------------------|----------------------------------------------------|-----------------------|----------------------|
|                      |                                  |                                  |                                                    |                       |                      |
|                      |                                  |                                  |                                                    |                       |                      |
|                      |                                  |                                  |                                                    |                       |                      |

13. Has the Proposer ever failed to complete any work awarded to it or for which it was under contract to perform? Yes \_\_\_\_\_ No \_\_\_\_\_ If so, where and why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
14. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to complete a landscape maintenance contract?  
Yes \_\_\_\_\_ No \_\_\_\_\_ If so, state name of individual, other organization and reason therefore. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
15. List the case caption, case number, and court for any and all litigation to which the Proposer has been a party in the last five (5) years. If none, please indicate by writing "none." \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
16. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? \_\_\_\_\_  
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
17. Within the past five (5) years, has the Proposer failed to complete a project within the scheduled contract time? \_\_\_\_\_  
If so, discuss the circumstances surrounding such failure to complete a project on time as well as the date thereof. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
18. Please state whether or not the Proposer has completed background checks on all of its employees who will or may be providing services at the Epperson Ranch Community Development District? Yes \_\_\_\_\_ No \_\_\_\_\_ If no, please state the date by which the Proposer will assure to the District the completion of such background check.

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Epperson Ranch Community Development District or its authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Epperson Ranch Community Development District should qualify the Proposer for proposing on its landscape and irrigation maintenance project, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation

\_\_\_\_\_  
Name of Proposer

By: \_\_\_\_\_

\_\_\_\_\_  
[Type Name and Title of Person Signing]

This \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(Corporate Seal)

STATE OF \_\_\_\_\_)  
COUNTY OF \_\_\_\_\_)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_  
\_\_\_\_\_ of the \_\_\_\_\_.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_



## CORPORATE OFFICERS

Company Name \_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_

Provide the following information for Officers of the Proposer and parent company, if any.

| NAME FOR PROPOSER                  | POSITION<br>OR TITLE | CORPORATE<br>RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE<br>CITY, STATE |
|------------------------------------|----------------------|-------------------------------|---------------------------------------|
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
| FOR PARENT COMPANY (if applicable) |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |

### SUPERVISORY PERSONNEL

Company Name\_\_\_\_\_

Date\_\_\_\_\_

What is the experience of the key management and supervisory personnel of the Proposer for both administration as well as operations?  
(Attach resumes of key personnel here)

| INDIVIDUAL'S NAME | PRESENT TITLE | DESCRIPTION OF DIRECT<br>JOB RESPONSIBILITIES | YEARS OF<br>EXPERIENCE IN<br>PRESENT<br>POSITION | TOTAL YEARS<br>OF RELATED<br>EXPERIENCE |
|-------------------|---------------|-----------------------------------------------|--------------------------------------------------|-----------------------------------------|
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |
|                   |               |                                               |                                                  |                                         |

**COMPANY OWNED MAJOR EQUIPMENT**  
**(Attach additional sheets if necessary)**

Company Name\_\_\_\_\_

Date\_\_\_\_\_

| QUANTITY | DESCRIPTION | CAPACITY | NO. LOCATED IN |       |
|----------|-------------|----------|----------------|-------|
|          |             |          | FLORIDA        | OTHER |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |
|          |             |          |                |       |

**STATUS OF CONTRACTS ON HAND**  
(Attach additional sheets if necessary)

Company Name\_\_\_\_\_

Date\_\_\_\_\_

Furnish requested information about all of Proposer's active contracts, whether as prime or subcontracts; whether in progress or awarded but not yet started; and regardless of with whom contracted. All amounts to be shown to nearest \$1,000. Contractor may consolidate and list as a single item all contracts which individually do not exceed 3% of total active contracts and in total do not exceed 20% of the active total contracts.

|                                            |                                           |                                                   |                                       | Proposer's Uncompleted Amount<br>as of this Date |                     | Completion Date              |                             |                             |
|--------------------------------------------|-------------------------------------------|---------------------------------------------------|---------------------------------------|--------------------------------------------------|---------------------|------------------------------|-----------------------------|-----------------------------|
| Owner, Location and Description of Project | Current<br>Contract<br>Amount as<br>Prime | Current<br>Contract<br>Amount as<br>Subcontractor | Current<br>Amount Sublet<br>to Others | As Prime<br>Contractor                           | As<br>Subcontractor | Original<br>Contract<br>Date | Approved<br>Revised<br>Date | Current<br>Estimate<br>Date |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
|                                            | \$                                        | \$                                                | \$                                    | \$                                               | \$                  |                              |                             |                             |
| Subtotal Uncompleted Work                  |                                           |                                                   |                                       | \$                                               | \$                  |                              |                             |                             |
| Total Uncompleted Work on Hand             |                                           |                                                   |                                       | \$                                               |                     |                              |                             |                             |



## PROJECTS PROPOSER COMPLETED IN THE LAST TWO YEARS

Company Name \_\_\_\_\_

Date \_\_\_\_\_

List all projects completed in the last two years for which the contract value individually exceeded 3% of the Proposer's annual total work completed for the year the project was started. Include in the list projects that were started earlier than two years but were completed within the last two years.

| Project Name/Location | Final Contract Amount | Prime or Sub <sup>1</sup> | Classification of Work Performed | Year Started/ Completed | Owner Name/Location <sup>2</sup> | Name & Phone Number of Owner's Representative on this Project <sup>3</sup> |
|-----------------------|-----------------------|---------------------------|----------------------------------|-------------------------|----------------------------------|----------------------------------------------------------------------------|
|                       |                       |                           |                                  |                         |                                  |                                                                            |
|                       |                       |                           |                                  |                         |                                  |                                                                            |
|                       |                       |                           |                                  |                         |                                  |                                                                            |
|                       |                       |                           |                                  |                         |                                  |                                                                            |
|                       |                       |                           |                                  |                         |                                  |                                                                            |
|                       |                       |                           |                                  |                         |                                  |                                                                            |
|                       |                       |                           |                                  |                         |                                  |                                                                            |

<sup>1</sup> 'Prime or Sub' should indicate whether Proposer performed the work as a prime contractor or as a subcontractor.

<sup>2</sup> 'Owner Name/Location' should indicate the Owner of the project if the Proposer performed the work as a prime contractor or the general contractor if the Proposer performed the work as a subcontractor.

<sup>3</sup> 'Name & Phone Number of Owner's Representative on this Project' should list a reference from the business entity listed in the previous column familiar with Proposer's contract performance.

## AFFIDAVIT FOR INDIVIDUAL

State of \_\_\_\_\_ ss:

County of \_\_\_\_\_

\_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning experience contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Proposer must also sign here)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

## AFFIDAVIT FOR PARTNERSHIP

State of \_\_\_\_\_ SS:

County of \_\_\_\_\_

\_\_\_\_\_, is a member of the firm of \_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions of the foregoing experience questionnaire are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Signature of a General Partner is Required)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## AFFIDAVIT FOR CORPORATION

State of \_\_\_\_\_ SS:

County of \_\_\_\_\_

\_\_\_\_\_  
(title) \_\_\_\_\_  
of the \_\_\_\_\_

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning experience are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements in this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejection of Proposer's proposal.

(CORPORATE SEAL)

\_\_\_\_\_  
(Officer must also sign here)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_  
\_\_\_\_\_ of the \_\_\_\_\_.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_



SWORN STATEMENT UNDER SECTION 287.133(3)(a),  
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Epperson Ranch Community Development District.
2. This sworn statement is submitted by \_\_\_\_\_  
[Print Name of Entity Submitting Sworn Statement]  
whose business address is \_\_\_\_\_  
and (if applicable) its Federal Employer Identification Number (FEIN) is \_\_\_\_\_  
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)
3. My name is \_\_\_\_\_ and my relationship to the  
entity named above is \_\_\_\_\_.
4. I understand that a "public entity crime" as defined in section 287.133(1)(g), Florida Statutes, means a violation of any State or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in section 287.133(1)(a), Florida Statutes, means:
  1. A predecessor or successor of a person convicted of a public entity crime; or,
  2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another

person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in section 287.133(1)(e), Florida Statutes, means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

\_\_\_\_\_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

\_\_\_\_\_ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate has not been placed on the convicted vendor list.

(Please describe any action taken by or pending with the Florida Department of Management Services.)

\_\_\_\_\_  
(Name of individual signing)

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

STATE OF \_\_\_\_\_)  
COUNTY OF \_\_\_\_\_)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, \_\_\_\_\_  
\_\_\_\_\_ who, after first being sworn by me, affixed his/her signature in the  
(Name of individual signing)  
space provided above on this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## **FORM OF AGREEMENT**

### **LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT BY AND BETWEEN EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT AND \_\_\_\_\_**

**THIS AGREEMENT** (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, with an effective date of \_\_\_\_\_, 2026, by and between:

**EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“District”), and

\_\_\_\_\_, whose address is \_\_\_\_\_  
 (“Contractor” and, together with the District, the “Parties”).

### **RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

**WHEREAS**, Contractor submitted a Price Proposal Form, attached hereto as **Exhibit A** and incorporated herein by reference (“Price Quotation”), and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

**NOW, THEREFORE**, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

**2. DESCRIPTION OF WORK AND SERVICES.**

- A.** The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties executing this Agreement, the Contractor shall provide the District with the specific services as set forth in this Agreement and attached Exhibits.
- B.** While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible



for coordinating, expediting, and controlling all aspects to assure completion of the services.

- C. The Contractor shall provide the specific professional services as shown in Section 3 of this Agreement.

**3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES.** The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit B** in the designated areas as shown in the maintenance map attached hereto as **Exhibit C**. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. Attached Exhibits are intended to clarify the Price Quotation and Scope of Services to be provided herein; to the extent that any other provisions of the Exhibits conflict with the provisions of this Agreement, this Agreement shall control.

**4. MANNER OF CONTRACTOR'S PERFORMANCE.** Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, and interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, Field Operations Manager, and the General Manager to act as its representatives.

(2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**D.** In the event that time is lost due to heavy rains (“Rain Days”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services within one (1) week of any such Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays. Contractor shall coordinate with the District representatives to timely complete all such services.

**E.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours. Contractor further understands and acknowledges that there are school children who may be traversing to and from school during regular school hours. Contractor shall use all due care to protect the safety of school children who may be traversing to and from school, while Contractor is still on-site and performing the services herein, by being cognizant of their presence and prioritizing their safety.

**5. COMPENSATION; TERM.**

**A.** As compensation for services described in this Agreement, the District agrees to pay Contractor the following amounts:

**i.** twelve (12) monthly payments of \_\_\_\_\_ Dollars and \_\_\_\_\_ Cents (\$\_\_\_\_\_) for a total of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for Fiscal Year 2026-2027;

**ii.** twelve (12) monthly payments of \_\_\_\_\_ Dollars and \_\_\_\_\_ Cents (\$\_\_\_\_\_) for an annual total of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for Fiscal Year 2027-2028; and

**iii.** twelve (12) monthly payments of \_\_\_\_\_ Dollars and \_\_\_\_\_ Cents (\$\_\_\_\_\_) for an annual total of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for Fiscal Year 2028-2029.

**B.** Work shall commence on \_\_\_\_\_, 2026, and end \_\_\_\_\_, 2029, unless terminated earlier in accordance with Section 14 below.

**C.** If the District should desire additional work or services, or to add additional lands to be maintained, or Contractor has recommended repairs or additional work not within the scope of this Agreement, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall not provide such additional services until such agreement is evidenced in writing. Fees for any additional services shall be calculated based on the attached Price Quotation, or, if not identified, as negotiated between the District and the Contractor and agreed upon in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers, or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District or otherwise in accordance with Florida Prompt Payment Act. Each monthly invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

## **6. INSURANCE.**

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- 1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- 2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- 3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- 4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

**B.** The District, its staff, consultants, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right, but not the obligation, to secure such required insurance, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

## **7. INDEMNIFICATION.**

**A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees, and its agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

**B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**8. BACKGROUND CHECKS.** The Contractor shall conduct background checks on any and all of its employees who will or may be providing landscape and irrigation maintenance services at the District. Contractor shall provide proof of same, if requested by the District.

**9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an



alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**10. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

**11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**12. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**13. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**14. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered

up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

**15. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**16. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

**17. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**19. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**20. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

**21. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

**22. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

**23. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to the District:** Epperson Ranch Community Development District  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746  
Attn: Heath Beckett

**with a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: Michael C. Eckert

**B. If to the Contractor:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**24. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

**25. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in and for Pasco County, Florida.

**26. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling

such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Heath Beckett (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, HBECKETT@VESTAPROPERTYSERVICES.COM, OR 250 INTERNATIONAL PKWY, SUITE 208, LAKE MARY, FLORIDA 32746.**

**27. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**28. ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**29. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**30. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of



Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**32. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

**33. ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[Signatures on next page]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**EPPERSON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

\_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Price Quotation  
**Exhibit B:** Scope of Services  
**Exhibit C:** Maintenance Map

**Exhibit A**  
Price Quotation

**Exhibit B**  
Scope of Services  
for Landscape and Irrigation Maintenance

**1. TURF MAINTENANCE**

**A. Mowing**

All turf areas shall be mowed as needed so that no more than one-third (1/3) of the leaf blades are removed per mowing. Mowing shall be with a reel, rotary, or mulching mower, whichever is appropriate for turf species. Mowing speed will be set at manufacturer recommended pace, not at full throttle speed. Mower blades will be sharp at all times to provide a quality cut. Mowing height will be according to grass type and variety. Recommended turf heights after mowing is three-quarter (3/4) inches to one and one-half (1-1/2") inches for Bermuda turf, and three (3") to four (4") inches for St. Augustine Floratam or 'Bitter Blue'. Bahia turf shall be three (3") to three and one-half (3 1/2") inches after mowing. Clippings will be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six (36) hours after mowing. Otherwise, large clumps of clippings will be collected and removed by the Contractor. In the case of fungal disease outbreaks, clippings will be collected until the disease is controlled.

After each mowing operation, the Contractor shall use a weed-eater or similar machine to trim grass that cannot be mowed with large machinery.

**Frequency:** St. Augustine grass will be mowed weekly March 1 through October 31 and every other week November 1 through February 28. Bahia turf grass will be mowed weekly May through September and every other week October through April.

- i. All walkways, porches, parking areas, and curbs will be blown clean of any debris created from service following each mowing.
- ii. Mowing speed will be set at manufacturer recommended pace, not at full throttle speed.

**B. Edging**

Contractor shall be responsible for edging all curbs, walkways and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hard surfaces, and turf and bed lines. An angled or beveled appearance of hard surfaces or bed lines is unacceptable. Weed eaters are not to be used in edging. Tree rings and plant beds and all buildings, sidewalks, fences, walls, driveways, parking courts, and other surfaced areas bordered by turf will be edged at every mowing. Turf around irrigation heads will be trimmed so as to not interfere with or intercept water output. Isolated trees and shrubs growing in lawn areas will require mulched areas around them (three feet minimum diameter) to avoid bark injury from mowers and to reduce root competition from grass. Contractor will clean all clippings from sidewalks, curbs, and roadways immediately after mowing and/or edging. Clippings will not be swept, blown or otherwise disposed of in storm sewer drains. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging.

**Frequency:** Weekly during growing season and as needed to keep within growing heights during off-season.

- i. All curbs, parking areas and sidewalks will be edged in conjunction with mowing schedule. Planting areas will be edged on a bi-weekly basis in growing season and at least once per month November through March.
- ii. Walls, posts, signs, valve boxes, transformers, utility boxes and other above-ground appurtenances shall be line trimmed in conjunction with mowing schedule even with mowed grass. Line trimming and edging will be accomplished without damaging any trees, shrubs or sprinklers.

#### **C. Fertilization/pH Adjustment**

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. The Contractor shall take soil samples in at least three turf areas and one landscaped bed throughout the property to determine the pH level and any nutritional deficiency within thirty (30) days of the commencement of the landscape maintenance contract, and then at least once per year in January prior to springtime fertilization. Larger properties or properties with variable soil types may require additional soil samples. Soil samples shall be analyzed by a soil fertility laboratory to evaluate soil conditions for "soil fertility", including but not limited to pH, lime requirement, phosphorus (P), potassium (K), calcium (Ca), magnesium (Mg) and micro-nutrients. The testing laboratory shall be instructed to provide comments for improving soil fertility/pH for the turf crop. The procedure and cost of all soil or other testing analyses shall be the responsibility of the Contractor. Soil testing analysis results and comments shall be submitted to the District within a report comparing the results to prior year's results for comparison purposes.

The pH level should be between 6.5 and 7.0 for optimum growing conditions in turf. Add necessary soil amendments of sulfur to lower the pH or lime to raise the pH according to the soil testing laboratory recommendations.

Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Turf shall be fertilized **four (4) times** per year in February, May, August, and November. Fertilizers shall be granular in composition and contain 30% to 50% of the nitrogen in slow or controlled release form. Fertilizer shall also contain magnesium and micro-nutrients (i.e. manganese, iron, zinc, copper, etc.). The amount of each nutrient to be applied to the turf at each frequency is to be determined by the recommendations of the soil testing laboratory.

Fertilizer will be swept off of walks and drives onto lawns and landscape beds. After fertilization, a minimum of one-fourth (1/4) inch of water will be applied by the Contractor.

**Frequency:** minimum of four times a year with additional applications as required based on field conditions or recommendation from soil fertility laboratory.

#### **D. Fire Ant Control**

During each maintenance visit, the Contractor shall monitor and treat ant mounds and nesting yellow jackets or other stinging insects throughout the property as required using a granular or drench method. Fire Ant mounds are to be removed and soil mounds leveled to



previous grade after Fire Ants have been killed. The Contractor shall remove and dispose of wasps, bees and other subterranean insects in plant materials, on the ground or on site structures/furnishings.

**Frequency:** As needed

**E. Insect and Disease Control**

Contractor shall be responsible for inspections of the entire property and treatment of any insect or disease related problems during each maintenance visit. Turf areas destroyed by insects and/or fungus shall be repaired with sod at Contractor's expense. The Contractor will inspect lawn areas at each visit for indication of pest problems. Upon confirmation of a specific problem requiring treatment, pesticides will be applied as needed on a spot treatment basis using the least toxic, effective pesticide. All spraying of pesticides will be performed when temperatures are below those recommended by the manufacturer and wind drift is negligible. Records shall be kept on locations where pests were identified and treatment(s) rendered for control.

All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Manufacturer's Safety Data Sheets) signs shall be placed in visible locations prior to spray applications.

**Frequency:** As needed

**F. Turf Weed Control**

All turf is to be maintained to control and strive to eliminate weeds. The program will include pre-emergent, post emergent, and physical (hand pulling) weed control methods. Contractor shall provide to the District a report on the existing turf condition within thirty (30) days of beginning the maintenance contract. The report will assess the amount of weeds in the turf and provide a management plan to remove the weed species found. The management plan shall include a level of acceptable weed growth and a schedule of herbicide treatment required to reach the level of acceptable weed growth.

**Frequency:** As needed

**G. Water**

Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for the hand watering of any turf area unless plant material is under additional warranty.

**Frequency:** As needed

## **H. Retention/Detention Ponds and Pond Banks**

Bahia turf areas are to be mowed at a height of three to three- and one-half inches. Contractor shall notify the District of erosion along pond banks and provide written proposals for the repair of erosion.

**Frequency:** Bahia turf grass will be mowed 36 times a year, weekly May through September and every other week October through April.

## **2. SHRUB AND GROUND COVER MAINTENANCE**

### **A. Pruning**

All shrubs shall be hand pruned to remove dead and/or damaged wood to allow for natural development of plant material, and to create the effect intended by the District. Shrubs designated by the District to be shaped as a hedge will be pruned with mechanical or hand shears as needed to provide an informal shape, fullness, and bloom. Trim shrubs and hedges as necessary to maintain all appropriate safety indexes and to keep them looking neat and level as directed by the District. Pruning shall not create vertical sides to plants. Lower branches of shrubs shall be allowed contact with enough sun light for healthy growth. All branches, dead wood, cuttings shall be removed from the job site as the time of pruning and disposed at an approved brush site. All shrub areas damaged by pruning equipment shall be restored. Ground cover plants may need some cutting back to encourage lateral growth. The work area shall be left neat and clean after all trimming and pruning operations. All clippings and debris from pruning will be carted away at the time pruning takes place.

#### **Pruning shall include the following items:**

- i. Dead dying or unsightly parts of trees/shrub/ground cover
- ii. Sprouts growing at or near the base of a tree trunk
- iii. Branches that grow toward the center of the tree trunk
- iv. Crossed branches that may rub together
- v. Nuisance growth that interfere with view, traffic and signage. Nuisance growth includes the removal of all dangerous thorns spikes or appendages which may have potential conflict with people
- vi. Removal of browned foliage on ornamental grasses in early Spring

Deep hand pruning and/or structure pruning should be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, hand saws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, promote interior growth, and an aesthetically pleasing appearance. Removal of up to 20% of the height and foliage of plants shall take place during these pruning tasks, which will occur no more than once per year and only as required.

**Frequency:** Monthly

### **B. Fertilization/ pH Adjustment**

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Soil fertility shall be checked once per year as described in Section 1-C above. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Nutrient deficiencies shall be treated with supplemental application of the specific lacking nutrient according to soil testing laboratory recommendations.

**Frequency:** Once yearly for testing – applications as required by soil testing laboratory recommendations

**C. Insect and Disease Control**

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. The Contractor shall practice Integrated Pest Management (I.P.M.) to control insects, diseases, and weeds on and around perennials, ground covers, shrubs, vines and trees. This will include monitoring at each scheduled maintenance visit and spot treatment as necessary using the least toxic methods. All spraying will be performed when temperatures are within the recommended range of the product to be applied and when wind drift is negligible. First choice will be insecticidal soaps, horticultural oils and biological controls such as *Bacillus thuringiensis* (Bt) formulations. To eradicate more serious infestations by chewing or sucking insects, leaf miners and other pests, spray affected plants with special sprays and combinations of insecticide sprays suitable for the particular insect when the infection becomes evident and as often thereafter as necessary. Contractor shall be fully licensed to spray insecticides.

All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Manufacturer's Safety Data Sheets) signs shall be placed in visible locations prior to spray applications.

**Frequency:** As needed

**D. Water**

Contractor shall be responsible for monitoring the moisture levels in shrub and groundcover beds and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for the hand watering of any plants unless plant material is under additional warranty.

**Frequency:** As needed

**E. Bed Weed Control**

Weeds shall be controlled in bed areas by physical (hand pulling) and chemical methods. Bed areas shall be maintained to control weeds and strive to eliminate weeds. All shrub

bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy.

**Frequency:** As needed

### 3. **TREE MAINTENANCE**

#### A. **Tree Pruning**

Tree pruning will be done once per year or as requested by the District. Prune, thin and trim trees as required to keep the trees healthy, to maintain the natural character of the variety, to control their shape and to maintain all appropriate safety indexes. Pruning in general shall consist of the removal of dead, broken, fungus infected, insect infected, and intertwining branches, vines and all other undesirable growth. Care shall be taken when pruning trees in landscape beds to create as little damage as possible to the plant materials below. Contractor shall be responsible for maintaining all trees such that no branches/limbs will overhang on sidewalks and parking areas lower than eight feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Trees located in natural areas shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance. This includes the following areas, fishing piers, bridges and sheds. This is to include maintaining at all times a minimum of six to fifteen (6-15) feet of clearance under all limbs depending on location and species of tree. All clippings and debris from pruning will be carted away at the time pruning takes place.

Regardless of height, the Contractor shall be responsible for overall pruning of all ornamental trees such as Wax Myrtles, Crape Myrtles, American Hollies, Nellie R. Stevens Hollies, Ligustrums, East Palatka Hollies, Dahoon Hollies, Silver Buttonwoods, Treeform Oleanders, Sea Grapes, and other ornamental or flowering trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth.

Cuts should be made with sharp and proper tools. When cutting parts of branches, leave a living bud at the end of the stub. Make cuts sufficiently close to parent stem, but leaving a one-half (1/2") inch to a one (1") inch nub, so that healing can readily start under normal conditions. On trees known to be diseased, disinfect tools with alcohol after each cut and between trees.

Dead tree removal is not the responsibility of the Contractor. Removal of dead limbs larger than six (6") inches in diameter is not the responsibility of the Contractor. Contractor is responsible to notify the District of dead trees and limbs that require removal by others.

#### **Palm Pruning:**

Palm pruning will be done weekly with smaller palms (less than 20' in height) and three times per year for larger palms and is limited to dead and /or brown fronds and seed pods. No green fronds will be removed. Palms should not be severely pruned. The practice of

leaving the old fronds as skirts on these Palms is not acceptable. Contractor shall never climb Palms with spikes or any other equipment that can damage trunks of trees.

**Frequency:** As needed for smaller palms and 3 times/year for larger palms.

- i. *Ornamental Plants:* Will be pruned as needed to maintain a one (1) foot clearance from all building sides and other structures. A two (2) foot clearance from all roof eaves, and to maintain a neat uniform appearance at all times.
- ii. Trees will be pruned once a year.
- iii. *Palms:* Palm pruning will be done weekly with smaller palms (less than 20' in height) and three times per year for larger palms and is limited to dead and /or brown fronds and seed pods.
- iv. *Hardwood Trees:* All tree branches will be kept pruned from ground up to eight (8) feet for property walking clearance at all times.

## **B. Fertilization**

Existing mature trees do not apply. Fertilization applies to planted trees that have a caliper of ten (10") inches or less. Contractor is required to notify the District and make recommendations, in writing, of all other trees that may need supplemental fertilization. Fertilizer used on site should have labels attached.

Palms are to be fertilized three times per year using fertilizers especially formulated for Palms. Palm fertilizer shall be broadcast under foliage canopy at the rate of one (1) pound per inch of palm trunk diameter. Fertilizer shall not be placed against the trunk. Palm fertilizer shall be time release granular fertilizer formulated for palms "Palm Tree Fertilizer or Palm Special". A good balance fertilizer shall have 10% (Nitrogen), 5% (Phosphorous), 5% (Soluble Potash) and the necessary secondary (trace) plant foods such as Magnesium, water-soluble Magnesium, Manganese, Zinc, Boron, Copper and Iron. Palms shall be closely monitored for any sign of nutritional deficiency, especially concerning the following elements: nitrogen, potassium, magnesium, manganese, and iron, and for any sign of rot, smut, or spotting.

**Frequency:** 2 times/year.

- i. *Turfgrass Fertilization:* St. Augustine Turfgrass areas will be fertilized (4) times per year. Treatments will include a high-quality fertilizer and/or a micro nutrient/iron supplement. Fertilizer rates are adjusted according to turf health, maturity and desired growth patterns.
- ii. *Bahia Fertilization:* Bahia grass will be fertilized (2) times per year.
- iii. *Shrub Fertilization:* Shrubs will be fertilized (2) times per year. Treatments will include a high-quality fertilizer and/or a micronutrient/iron supplement. Fertilizer rates are adjusted according to shrub health, maturity and desired growth patterns.
- iv. *Palm Fertilization:* Palms will be fertilized (2) times per year. Treatments will include a high-quality fertilizer and/or a micronutrient/iron supplement. Fertilizer rates are adjusted according to palm health, maturity and desired growth patterns.
- v. *St. Augustine Turfgrass and Ornamental Pest Control Treatments:* During each treatment the St. Augustine turf and ornamentals will be inspected for



damaging insects, active diseases and weeds. Treatments will be applied according to current industry standards, applicable laws and restrictions.

**C. Insect and Disease Control**

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Insect and disease problems found in existing mature trees is not the responsibility of the Contractor but reporting those problems to the District is required.

Routinely check palms for signs of distress or disease in the trunks, buds or fronds. Any evidence of disease affecting the palms is to be reported to the District at once. With District authorization, the Contractor shall make arrangements for proper evaluation and treatment of the problem. Inspect all palms, especially the Phoenix varieties during the month of March, for infestation of Palmetto Weevil.

The Contractor shall monitor those palms which are susceptible to Ganoderma butt rot. Should this disease be found on any palm, the Client shall be notified in writing, including a location map of the palm, whereby appropriate action on a case by case basis shall be directed by the District. Every precaution will be made to contain the disease and keep it from spreading to other palms. Proper care and procedures with equipment and maintenance around Ganoderma infected palms will be followed in accordance with University of Florida Cooperative Extension Service recommendations.

All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Manufacturer's Safety Data Sheets) signs shall be placed in visible locations prior to spray applications.

**Frequency:** As needed

**D. Water**

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the District in writing and will be responsible for replacement of these items.

**Frequency:** As needed

**E. Staking**

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Contractor. However, trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing to the District for review and approval.

**Frequency:** As needed

#### **4. GENERAL SITE MAINTENANCE: TRASH AND DEBRIS DISPOSAL**

##### **A. Cleanup Procedures**

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. All debris shall be disposed of off-site.

**Frequency:** Weekly

##### **B. Weed Control**

All roadways, sidewalks, and kiddies playground shall be maintained to control and strive to eliminate weeds. All tree rings and ornamental plant beds will be continuously controlled of weeds and grass encroachment.

**Frequency:** As needed

##### **C. Leaf Collection**

The frequency of leaf removal will vary based on the maturity and species of trees on the property. On a monthly basis, the Contractor will collect leaves from focal areas, pavement, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. Additional frequencies may be required for heavy seasonal leaf drop from deciduous trees. Fallen leaves shall be collected and disposed of off-site; however, if the District agrees to dispersal of the leaves within natural areas within the property leaves may be directed to these designated areas.

**Frequency:** As needed

##### **D. Typical Weather Event Cleanup**

Contractor shall be responsible for debris cleanup deposited by typical weather conditions.

**Frequency:** As needed

##### **E. Dead Shrub Removal**

Dead plant material, not requiring general arborist practices for removal shall be removed and disposed of immediately by the Contractor. Contractor shall contact and advise the District, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

**Frequency:** As needed

**F. Retention/Detention Ponds and Pond Banks**

Access paths/easements to the ponds are to be kept clear of foliage and debris. Pond banks shall be kept clear of all debris along the water's edge and within three feet of the water's edge. Removal of floating debris is not the responsibility of the Contractor. Removal of aquatic weeds is not the responsibility of the Contractor.

**Frequency:** As needed

**G. Site Manager**

A site manager/foreman shall be assigned to the community with whom the District Representative may communicate and perform field visits on a regular basis. The Contractor will be responsible for providing weekly reports that will include a detailed account of the tasks performed, condition of the site and any recommendations.

**5. IRRIGATION SYSTEM**

**A. Irrigation Management**

Contractor agrees to monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering. Contractor shall be responsible for performing minor adjustments and services such as: flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment. Contractor will notify the District of malfunction or damage to the system's integrity. Routine irrigation maintenance is to be completed monthly.

**Minor irrigation repairs which shall include the replacement of any irrigation nozzle, head or rotor that is inoperable due to normal use of the irrigation system will be performed by the Contractor and shall be included in the Bid Price.** Should it be determined that damage is cause of negligence by the District, the District shall pay the cost of such repair. In case of major irrigation system mal-function Contractor shall promptly inform the District of the damage and provide a proposal for repairing the system.

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of the Agreement or as needed. Contractor shall be required to furnish the District with a report of the overall operational quality of the irrigation system. Contractor shall furnish recommendations for repair and improvements to the systems with an itemized cost for proposed work. Irrigation clocks shall have each zone identified within thirty (30) days of Commencement of the Agreement with a station number, general description of the area to be watered and suggested run time of each zone. The Contractor shall also attach waterproof zone tags to the top of zone valves with zone numbers that correspond to the numbering system at the control clock.

Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for greatest coverage.

The on-site Property Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community.

**Frequency:** Monthly

**6. ANNUALS MAINTENANCE/INSTALLATION**

**A. Mulching**

Bed areas shall have one quarter (1/4) inch of finely ground pine bark mulch at all times, not allowing bare soil areas to be visible.

**Frequency:** As needed when perennials are approved by the District

**B. Deadheading and Pruning**

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned as specified to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass.

**Frequency:** As needed when approved by the District

**C. Fertilization**

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy perennials.

**Frequency:** Once yearly for testing – applications as required by soil testing laboratory recommendations when seasonal color is approved by the District

**D. Insect and Disease Control**

Contractor shall be responsible for weekly inspections of perennial bed areas and treatment of any insect or disease related problems.

All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Manufacturer's Safety Data Sheets) signs shall be placed in visible locations prior to spray applications.

**Frequency:** As needed when perennials are approved by the District

**E. Watering**

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District

in writing and will be responsible for replacement of these items. Annuals shall be hand watered at the time of installation.

To be inspected once per month. Observe zone for clogged heads, adjustments, repairs or replacements; Adjust components needed for proper operation; Check and adjust time, date and automatic functions of the clock.

**Frequency:** As needed when perennials are approved by the District

**F. Bed Weed Control**

Weeds shall be controlled in bed areas by physical (hand pulling). Bed areas are to be maintained to control weeds and strive to eliminate weeds. All bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy.

**Frequency:** As needed when perennials are approved by the District

**7. MULCHING FOR TREE AND SHRUB/GROUNDCOVER BED AREAS**

**A. Pine Bark Mulch**

Applications of ‘Mini-Nuggets’ Pine Bark mulch will occur at the District’s discretion. Mulch is to be spread at a depth of two (2”) inches such that none of the old or previously laid mulch is visible. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process.

Contractor is responsible for spot mulching of any bare soil areas that have resulted due to landscape maintenance performance i.e., mower damage around bed lines, tree wells, etc. Spot mulching of beds shall be completed with matching mulch types that are existing on site.

Can be installed upon request at a cost negotiated at time of request.

**Frequency:** As requested by the District

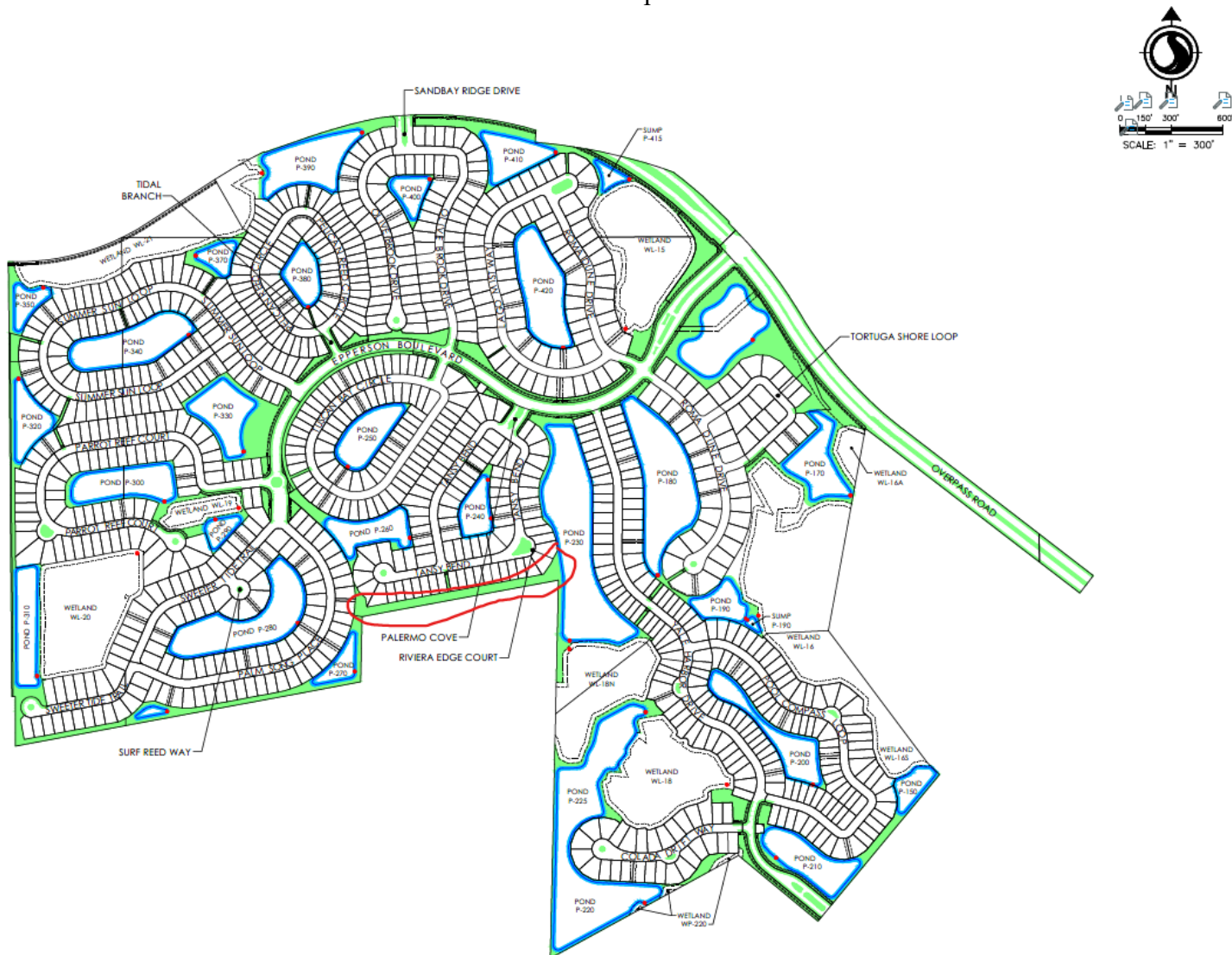
**B. Trenching**

Bed line edges shall be trenched and beveled at a depth of three inches along bed areas that are bordered by sidewalks, curbs, and seasonal color bed areas. A three-inch deep trench is not required along turf bed lines. All tree wells located in turf areas should have root balls raked smooth, removing all old water rings or excessive soil, etc., making all tree wells as uniform in size and shape as possible. Tree well root ball rings within turf areas are to be made uniform in diameter to be consistent with similar varieties.

**Frequency:** As needed when mulching is approved by the District



## Exhibit C Maintenance Map



# EXHIBIT 15

# **Epperson Ranch Community Development District Performance Measures/Standards & Annual Reporting Form**

**October 1, 2026 – September 30, 2027**

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Epperson Ranch Community Development District

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

District Manager: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Epperson Ranch Community Development District

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