

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

***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

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. 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

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 & Assessment Roll [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](#)

3. **Public Hearings (continued)**
 - E. Consideration & Adoption of **Resolution 2026-08**, Setting a Public Hearing on Revised Rules of Procedure [Exhibit 4](#)
 - F. Consideration & Adoption of **Resolution 2026-09**, Setting a Public Hearing on Gate Access Rules & Rates Development [Exhibit 5](#)
4. **Vendor Reports – Questions from Board Members Only**
 - A. Steadfast Alliance
 - July Waterway Inspection Report [Exhibit 6](#)
 - 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 7](#)
 - C. Field Services Manager [Exhibit 8](#)
 - D. District Manager
 - Presentation and Discussion of Mach Form Comments (*updated as of July 31*) [Exhibit 9](#)
 - Review of RFID Sticker Policy and Procedures [Exhibit 10](#)
6. **Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 6, 2026 [Exhibit 11](#)
 - B. Consideration for Acceptance – The June 2026 Unaudited Financial Statements [Exhibit 12](#)
7. **Business Items**
 - A. Consideration & Approval of Steadfast Alliance Pickerelweed Plantings – Ponds 6, 8, 11 - \$3,850.50 [Exhibit 13](#)
 - B. Consideration & Approval of Steadfast Alliance Pond 28 Erosion Repair Proposal - \$3,430.00 [Exhibit 14](#)
 - C. Consideration & Approval of Juniper Mulch Installation Proposal - \$21,125.00 [Exhibit 15](#)
 - D. Consideration of Tampa S.W.A.P. Tower Repainting Proposal - \$7,200.00 [Exhibit 16](#)
 - E. Consideration of Landscape and Irrigation RFP Project Manual [Exhibit 17](#)
 - F. Presentation & Adoption of Annual Performance Measures and Standards for FY 2027 [Exhibit 18](#)

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	☐ IN PERSON	☐ REMOTE	☐ No
[VACANT]	☐ IN PERSON	☐ REMOTE	☐ No
Harl Page	☐ IN PERSON	☐ REMOTE	☐ No
Dawn Curran-Tubb	☐ IN PERSON	☐ REMOTE	☐ No
Cherdonna Epps-Gardner	☐ IN PERSON	☐ REMOTE	☐ No

13. Adjournment

EXHIBIT 1

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

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUE					
2 GENERAL FUND REVENUE	\$ 1,398,368	\$ 1,674,990	\$ 1,738,247	\$ 1,780,653	\$ 42,406
3 INTEREST	39,019	40,281	-	-	-
4 MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	-	788	-	-	-
5 TOTAL REVENUE	1,437,387	1,716,060	1,738,247	1,780,653	42,406
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 SUPERVISORS COMPENSATION	8,200	8,200	12,000	12,000	-
9 PAYROLL TAXES	627	627	918	918	-
10 PAYROLL SERVICE FEES	550	500	673	673	-
11 MANAGEMENT CONSULTING SERVICES	45,000	45,000	46,575	47,973	1,398
12 TRAVEL PER DIEM			100	100	-
13 MEETING ROOM RENTAL	4,773	3,960	2,400	1,500	(900)
14 BANK FEES		2	200	200	-
15 AUDITING SERVICES	3,800	3,850	4,500	4,500	-
16 REGULATORY AND PERMIT FEES	175	175	175	175	-
17 LEGAL ADVERTISEMENTS	698	959	1,500	1,500	-
18 ENGINEERING SERVICES	45,450	21,718	40,500	40,500	-
19 LEGAL SERVICES	27,969	29,176	35,000	35,000	-
20 ASSESSMENT COLLECTION FEE	150	150	150	150	-
21 WEBISTE DEVELOPMENT & HOSTING	1,932	2,220	2,015	2,585	570
22 MISCELLANEOUS	1,441	7,250	2,500	2,500	-
23 TOTAL ADMINISTRATIVE	140,765	123,786	149,206	150,274	1,068
24 INSURANCE					
25 INSURANCE (PO, Liability, Property & Casualty)	42,053	63,566	69,936	70,000	64
26 TOTAL INSURANCE	42,053	63,566	69,936	70,000	64
27 DEBT SERVICE ADMINISTRATION					
28 BOND DISSIMINATION FEES	5,000	5,000	5,000	5,150	150
29 TRUSTEE FEES	6,544	7,138	9,105	9,105	-
30 ARBITRAGE REPORTING	1,300	1,300	1,300	1,300	-
31 TOTAL DEBT SERVICE ADMINISTRATION	12,844	13,438	15,405	15,555	150
32 FIELD OPERATIONS					
33 DISTRICT FIELD TECH (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	-

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

		FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
51	PLAYGROUND	10,845	61,082	70,000	70,000	-
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	TOTAL FIELD OPERATIONS	819,021	1,108,254	1,376,100	1,392,100	16,000
58	AMENITY OPERATIONS					
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	TOTAL AMENITY CENTER OPERATIONS	18,622	13,626	17,600	17,600	-
64	CAPITAL RESERVES					
65	RESERVE CONTRIBUTION	-	-	110,000	135,124	25,124
66	TOTAL EXPENDITURES	1,033,304	1,322,670	1,738,247	1,780,653	42,406
67						
68	EXCESS OF REVENUE OVER (UNDER) EXPEND.	404,083	393,389	-	-	-
69	FUND BALANCE					
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	FUND BALANCE - ENDING - PROJECTED	\$ 611,314	\$ 1,004,704	\$ 1,038,772	\$ 1,004,704	\$ (34,069)

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

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:		
SUPERVISORS COMPENSATION	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES	673	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	47,973	The District receives Management & Accounting services as part of the agreement \$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 DPFG 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 & (CASULTY)	70,000	Annual, for general liability, property and officer and director insurance.
DEBT SERVICE ADMINISTRATION:		
BOND DISSIMINATION FEES	5,150	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	9,105	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	1,300	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017
FIELD OPERATIONS:		
DISTRICT FIELD TECH	25,000	Schedule vendors as needed and inspect their work. Spend 20 hours a month working in or for the community. COL increase
HANDYMAN HOURS	18,000	Maximum of \$1,500 per month
UTILITY-ELECTRICITY	16,800	Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr.
UTILITY-STREETLIGHTS	288,200	Solar lights 371 Street lights at \$50 per light per month
UTILITY-WATER	10,800	Estimated based on current usage for six meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. 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.
LANDCAPE 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;
AMENITY OPERATIONS		
MISCELLANEOUS AMENITY REPAIRS & MAIN.	5,000	Maintain all hardscape items including towers, walls, etc.
GATE CELL SERVICE	8,000	Cell System
GATE SECURITY CAMERAS	3,100	
AMENITY - SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	1,500	Gate clickers for replacements for Overpass Entrance and Curley Road Gate
RESERVE CONTRIBUTION	135,124	

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

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

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

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,780,653.37
COUNTY COLLECTION COSTS	\$37,886.24
EARLY PAYMENT DISCOUNT	\$75,772.48
GROSS O&M ASSESSMENT	\$1,894,312.09

UNIT SIZE & PHASE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2015A-1 DEBT SERVICE ⁽¹⁾	SERIES 2017A-1 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
Phase 1								
SINGLE FAMILY 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
Phase 2 & 3								
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
	963	376	581		978.66	100.00%	\$1,894,312.09	

VARIANCE IN O&M BUDGET

FY 2025-2026	\$1,738,247.00
FY 2026-2027	\$1,780,653.37
VARIANCE	\$42,406.37

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

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

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

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

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

	Series 2015A-1	Series 2017A-1	Total Debt Service
REVENUE			
NET SPECIAL ASSESSMENTS - MADS	\$ 426,980	\$ 624,431	\$ 1,051,411
TOTAL REVENUE	426,980	624,431	1,051,411
EXPENDITURES			
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
TOTAL EXPENDITURES	423,935	624,431	1,048,366
			-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	\$ 3,045	\$ -	\$ 3,045

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

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	-
Total	\$ 5,180,000		\$ 4,835,250	\$ 10,015,250	\$ 10,015,250	

MAXIMUM ANNUAL DEBT SERVICE (MADS):	426,980
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EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
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	-
Total	\$ 9,205,000		\$ 9,959,876	\$ 19,164,876	\$ 19,164,876	

MAXIMUM ANNUAL DEBT SERVICE (MADS):	624,431
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EPPERSON RANCH CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

PARCELID	SITE ADDRESS	PHASE	CDD USE	O&M ASSMT	DS 2015 ASSMT	DS 2017 ASSMT	TOTAL ASSMT
34-25-20-0070-00800-0550	31710 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00800-0560	31698 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00800-0570	31686 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00800-0580	31674 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00800-0590	31662 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0600	31649 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0610	31637 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0620	31607 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0630	31601 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0640	31599 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0650	31591 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0660	31585 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0670	31573 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0680	31551 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0690	31497 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0800	31771 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0810	31757 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0820	31745 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0830	31733 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0840	31721 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0850	31709 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0070-00900-0860	31697 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0080-01800-0080	8351 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01800-0090	8363 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01800-0100	8375 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01800-0110	8387 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01800-0120	8399 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01800-0130	8403 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01800-0140	8415 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01900-0210	8319 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-01900-0220	8325 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0130	8312 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0140	8324 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0150	8332 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0160	8344 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0170		ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0180	8368 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0190	8380 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0200	8394 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0210	8406 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0080-02000-0220	8418 OLIVE BROOK DRIVE	ONE	55	\$1,935.62	\$1,186.23	\$0.00	\$3,121.85
34-25-20-0090-00100-0060	31892 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00100-0070	31880 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00100-0080	31868 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00100-0090	31856 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00100-0100	31844 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00100-0110	31832 TORTUGA SHORE LOOP	ONE	75 O&M	\$2,632.44	\$0.00	\$0.00	\$2,632.44
34-25-20-0090-00100-0120	31820 TORTUGA SHORE LOOP	ONE	75 O&M	\$2,632.44	\$0.00	\$0.00	\$2,632.44
34-25-20-0090-00100-0130	31808 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00200-0020	31889 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00200-0030	31877 TORTUGA SHORE LOOP	ONE	75 O&M	\$2,632.44	\$0.00	\$0.00	\$2,632.44
34-25-20-0090-00200-0040	31865 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00200-0050	31789 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00200-0060	31777 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00200-0070	31765 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00200-0080	31753 TORTUGA SHORE LOOP	ONE	75 O&M	\$2,632.44	\$0.00	\$0.00	\$2,632.44
34-25-20-0090-00300-0010	31796 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00300-0020	31784 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00300-0030	31772 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0090-00300-0040	31760 TORTUGA SHORE LOOP	ONE	75	\$2,632.44	\$1,617.59	\$0.00	\$4,250.03
34-25-20-0100-00600-0190	31486 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00600-0200	31478 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00600-0210	31470 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00600-0220	31462 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00600-0230	31454 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00600-0240	31446 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0250	31428 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0260	31420 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0270	31412 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0280	31404 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0290	31396 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0300	31388 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0310	31380 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0320	31372 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0330	31364 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0340	31356 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0350	31361 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0360	31373 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0370	31385 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0380	31397 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01
34-25-20-0100-00800-0390	31409 TANSY BEND	ONE	50	\$1,935.62	\$1,078.39	\$0.00	\$3,014.01

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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 1st 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 3rd DAY OF August, 2026.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

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 3rd 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

Exhibit B
Assessment Roll

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 3rd day of August, 2026.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT 5

RESOLUTION 2026-09

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 AND RATES RELATED TO GATE ACCESS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 190 and 120, *Florida Statutes*, specifically Sections 190.011(5) and 190.035, *Florida Statutes*, authorize the District’s Board of Supervisors (“Board”) to adopt rules, orders, rates, fees, and charges 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. The Board of Supervisors will hold a public hearing to adopt Gate Access Rules and Rates for the purpose of access and operational use of the District’s gated entrances, a proposed copy of which is attached hereto as **Exhibit A** (“Rules and Rates”). The Board will hold a public hearing on October ____, 2026, at 6:15 p.m., at the Watergrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

SECTION 2. The District Secretary shall 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 3rd day of August, 2026.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Gate Access Rules and Rates

Exhibit A
Gate Access Rules and Rates

The Board may establish, by motion or resolution, fees for additional RFID stickers, lost or stolen RFID replacement, or damaged RFID replacement within the ranges set forth below.

Item	Rate Range
Additional RFID Stickers	\$ -
Replacement of RFID Stickers due to lost or theft	\$ -
Replacement of RFID Stickers due to damage	\$ -

EXHIBIT 6



Epperson Ranch CDD Aquatics

Inspection Date:

7/22/2026 1:04 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

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

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STEADFAST ENVIRONMENTAL

813-836-7940

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	☒ Turbid	Tannic	
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	☒ 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	☒ Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	☒ 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>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☐ Planktonic	☐ Cyanobacteria	
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate	☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears	☐ Chara
	☐ Hydrilla	☐ Slender Spikerush	☐ 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.

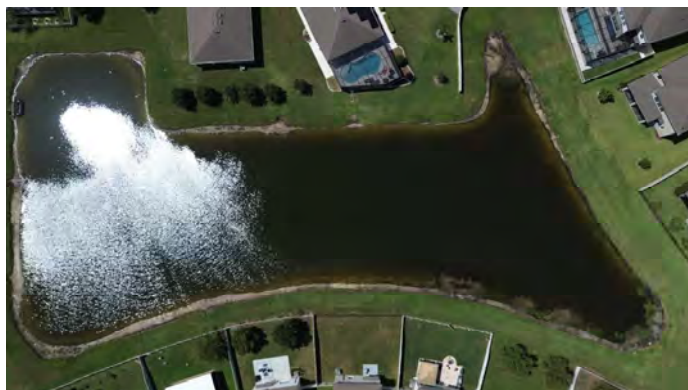
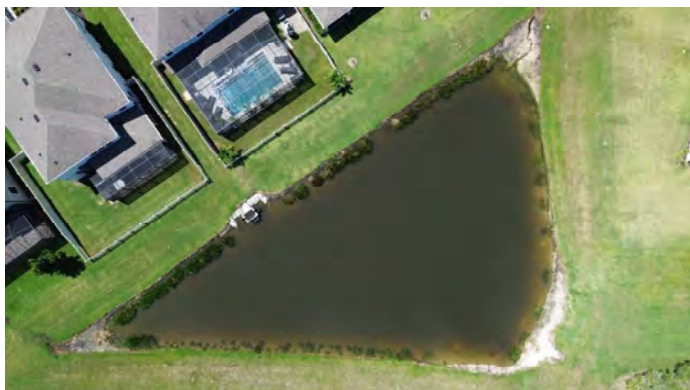
<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☐ Planktonic	☐ Cyanobacteria	
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate	☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears	☐ Chara
	☐ Hydrilla	☐ Slender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

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Inspection Report

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

SITE: 23/24

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



Comments:

Pond 23 - 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>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☐ N/A	☒ Subsurface Filamentous	☐ Surface Filamentous	
		☒ Planktonic	☐ 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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STEADFAST ENVIRONMENTAL

813-836-7940

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

SITE: 27/28

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



Comments:

Pond 27 - 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>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☐ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☒ Planktonic	☒ 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: 29/30

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

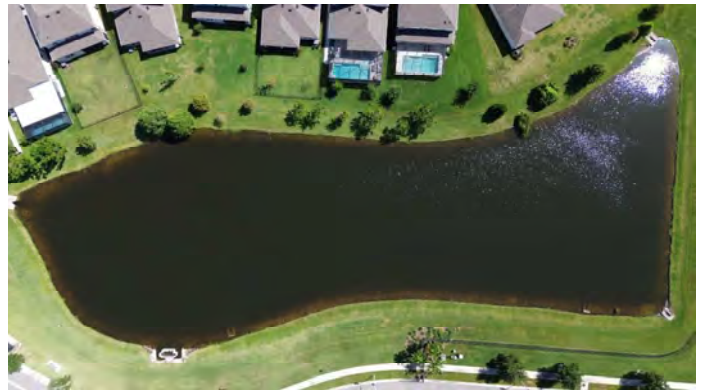
Pond 29 - Planktonic/cyanobacterial bloom present in the corners. A technician will treat tomorrow.
No nuisance grass observed.

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>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		☒ Planktonic	☒ Cyanobacteria
<u>GRASSES:</u>	N/A	☒ 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>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	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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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 7



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

Return to Agenda

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	\$1,150.00	0	
96	31027 Summersun	Right	1	\$1,150.00	0	
97	31053 Summersun	Left	1	\$1,150.00	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.

Accepted date

Accepted by



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.



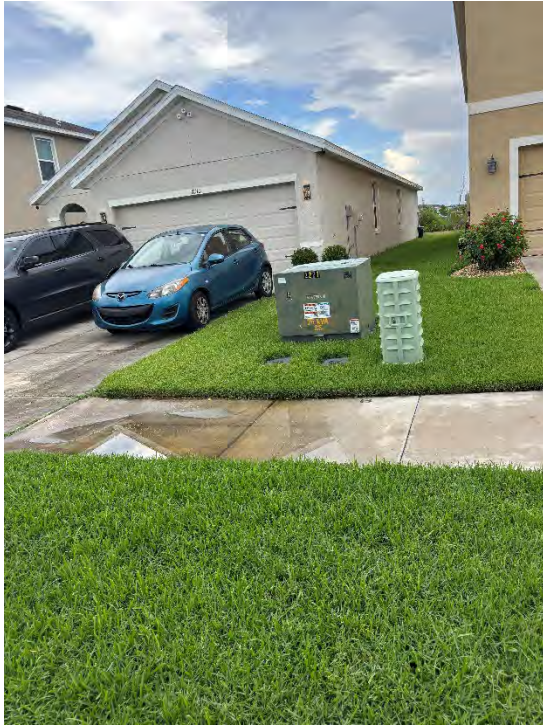
Location 39: The Left side of 8156 Pelican reed needs a flume to allow the standing water to discharge to the road as designed.



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.

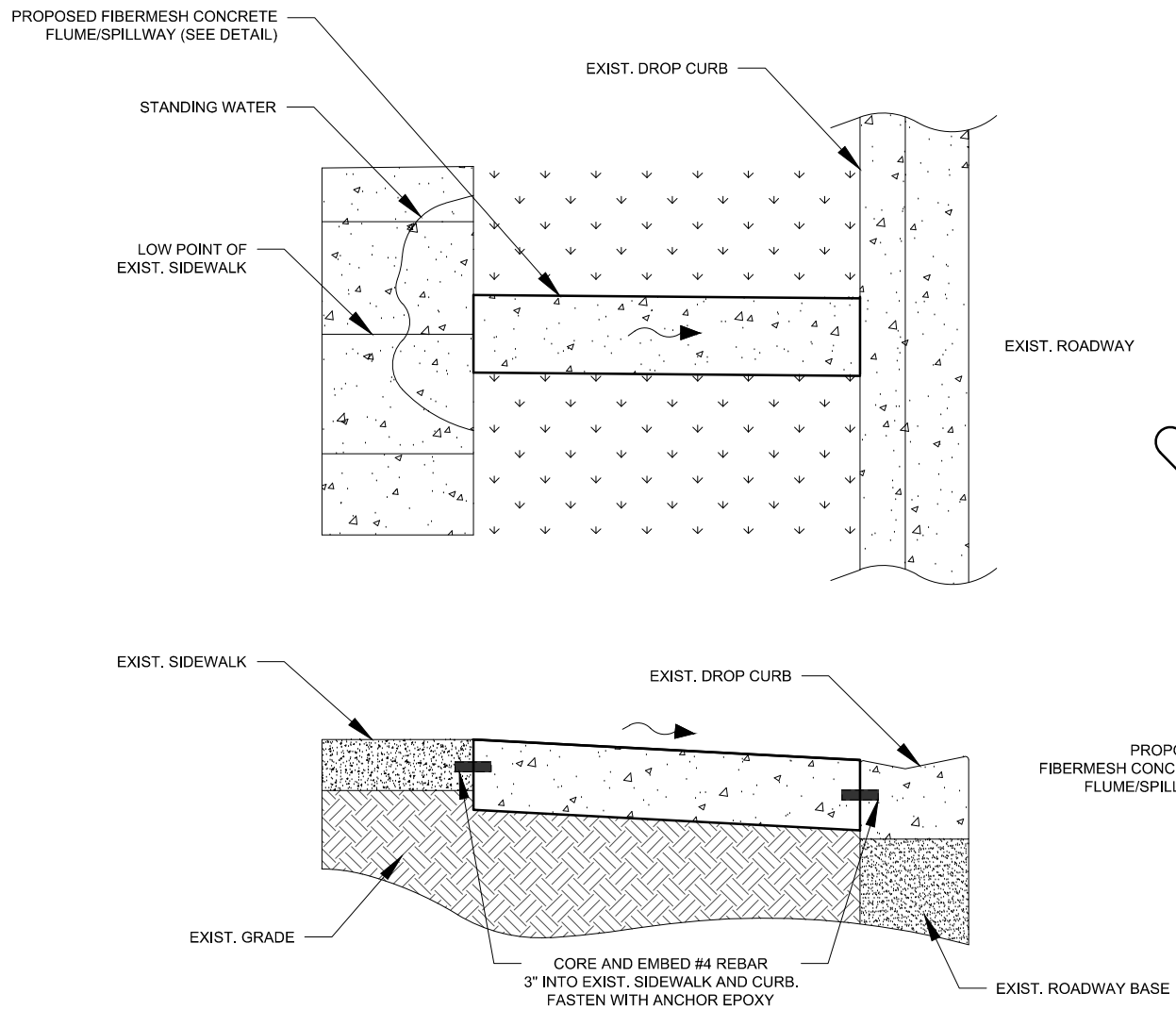


Location 96: The Right side of 31027 Summersun needs a flume to allow the standing water to discharge to the road as designed.



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 8

(to be distributed)

EXHIBIT 9

Mach Form Comments (through 07-31)

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 07-31)

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 07-31)

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			

Mach Form Comments (through 07-31)

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			
27-Jul-26	Pet Waste Removal St	Station outside Olive Brook gate on cart path has been knocked over for some time, requests that it gets reseated into ground			
29-Jul-26	Landscaping	Tree down on Epperson Blvd between Roma Dune and Yale Harbor			

EXHIBIT 10

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 11

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 12

*Epperson Ranch
Community Development District*

*Financial Statements
(Unaudited)*

June 30, 2026



Epperson Ranch CDD

Balance Sheet

June 30, 2026

	General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1 ASSETS					
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 TOTAL ASSETS	\$ 2,353,363	\$ -	\$ 921,668	\$ 1,346,144	\$ 4,621,174
18 LIABILITIES					
19 ACCOUNTS PAYABLE	\$ 148,821	\$ -	\$ -	\$ -	\$ 148,821
20 DEFERRED ASSESSMENTS ON-ROLL	-	-	-	-	-
21 DUE TO OTHER FUNDS	21,132	-	-	-	21,132
22 TOTAL LIABILITIES	169,952	-	-	-	169,952
23 FUND BALANCE					
24 NONSPENDABLE					
25 PREPAID & DEPOSITS	52,701	-	-	-	52,701
26 CAPITAL RESERVES	-	-	-	-	-
27 RESERVED - OPERATING CAPITAL	289,708	-	-	-	289,708
28 UNASSIGNED	1,841,002	-	921,668	1,346,144	4,108,813
29 TOTAL FUND BALANCE	2,183,410	-	921,667.54	1,346,144	4,451,222
29 TOTAL LIABILITIES & FUND BALANCE	\$ 2,353,363	\$ -	\$ 921,668	\$ 1,346,144	\$ 4,621,174

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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 Amended Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 General Fund Revenue	\$ 1,738,247	\$ 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 TOTAL REVENUES	1,738,247	20,918	1,808,580	70,333	104%
6 EXPENDITURES					
7 ADMINISTRATIVE					
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 TOTAL ADMINISTRATIVE	149,206	26,234	97,562	(51,644)	65%
24 INSURANCE					
25 Insurance	69,936	-	64,443	(5,493)	92%
26 TOTAL INSURANCE	69,936	-	64,443	(5,493)	92%
27 DEBT SERVICE ADMINISTRATION					
28 Bond Dissemination	5,000	-	5,000	-	100%
29 Trustee Fees	9,105	-	7,657	(1,448)	84%
30 Arbitrage Reporting	1,300	-	1,300	-	100%
31 TOTAL DEBT SERVICE ADMINISTRATION	15,405	-	13,957	(1,448)	91%
32 FIELD OPERATIONS					
33 District Field Tech	25,000	2,083	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%

	FY 2026 Amended Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
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 TOTAL FIELD OPERATIONS	1,376,100	195,126	812,991	(563,109)	59%
56 AMENITY OPERATIONS					
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 TOTAL AMENITY OPERATIONS	17,600	935	9,576	(8,024)	54%
62 CAPITAL RESERVES					
63 Reserve Contribution	110,000	425	85,912	(24,089)	78%
64 TOTAL CAPITAL RESERVES	110,000	425	85,912	(24,089)	78%
65 TOTAL EXPENDITURES	1,738,247	222,720	1,084,440	(653,807)	62%
66 REVENUES OVER (UNDER) EXPENDITURES	-	(201,802)	724,139	724,139	
67 OTHER FINANCING SOURCES & USES					
68 Transfers In	-	-	454,567	454,567	
69 Transfers Out	-	-	-	-	
70 TOTAL OTHER FINANCING SOURCES & USES	-	-	454,567	454,567	
71 NET CHANGE IN FUND BALANCE	-	(201,802)	1,178,707	1,178,707	
72 Fund Balance - Beginning	611,314		1,004,704	393,390	
73 Transfer In From Reserve to GF	427,458			(427,458)	
74 FUND BALANCE - ENDING - PROJECTED	1,038,772	(201,802)	2,183,410	1,144,638	
75 ANALYSIS OF FUND BALANCE					
76 NON SPENDABLE DEPOSITS					
77 PREPAID & DEPOSITS	-		52,701		
78 CAPITAL RESERVES	-		-		
79 3-MONTH OPERATING CAPITAL	-		289,708		
80 UNASSIGNED	1,038,772		1,841,002		
81 TOTAL FUND BALANCE	\$ 1,038,772		\$ 2,183,410		

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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

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

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

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

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

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

**Epperson Ranch CDD
Check Register - FY2026**

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

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
11/30/2025		End of Month		237,361.74	83,697.74	307,940.01
12/02/2025	100635	Steadfast Contractors Alliance, LLC	Invoice: SA-16962 (Reference: Routine Aquatic Maintenance.)		2,575.00	305,365.01
12/02/2025	100636	Juniper Landscaping of Florida, LLC	Invoice: 365794 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract November..		29,538.00	275,827.01
12/02/2025	100638	Holiday Outdoor Decor	Invoice: INV22702 (Reference: Holiday lighting.)		13,459.00	262,368.01
12/02/2025	100639	Steadfast Contractors Alliance, LLC	Invoice: SA-17804 (Reference: 2025 TREATMENT.)		4,040.00	258,328.01
12/02/2025	100640	Juniper Landscaping of Florida, LLC	Invoice: 370582 (Reference: #372445 - Epperson Ranch Winter flower installation.)		2,320.00	256,008.01
12/02/2025	100641	ECS Integrations LLC	Invoice: 103343 (Reference: Camera Management for Main-Yale-Olive.)		150.00	255,858.01
12/03/2025	100642	Gig Fiber, LLC	Invoice: 5753 (Reference: Epperson Ranch CDD - Amendment #2 - Entrance Bridge_Dec 2025.) Invo...		19,055.00	236,803.01
12/03/2025	100643	Steadfast Contractors Alliance, LLC	Invoice: SA-17843 (Reference: Routine Aquatic Maintenance.)		2,695.00	234,108.01
12/03/2025	100644	Tampa Bay Poo Patrol, LLC	Invoice: 4768 (Reference: pet waste station maintenance.)		1,111.50	232,996.51
12/05/2025			Deposit	2,234,536.07		2,467,532.58
12/05/2025	01ACH120525	DOORKING, INC.	Reference: Gate cell service 11.2.25- 12.01.25		165.80	2,467,366.78
12/10/2025	100646	Steadfast Contractors Alliance, LLC	Invoice: SA-18045 (Reference: Replacement of Faulty Compressor.)		1,001.00	2,466,365.78
12/10/2025	100647	Spinelli Electric, Inc.	Invoice: SPG-251211-ERS (Reference: Property Maintenance.)		2,257.20	2,464,108.58
12/10/2025	100649	Juniper Landscaping of Florida, LLC	Invoice: 372425 (Reference: Tree Removal.)		866.40	2,463,242.18
12/10/2025	100650	Romaner Graphics	Invoice: 22926 (Reference: Left curve sign.)		120.00	2,463,122.18
12/10/2025	01ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 10.08.25- 11.07.25		521.16	2,462,601.02
12/10/2025	02ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 10.09.25- 11.07.25		212.10	2,462,388.92
12/10/2025	03ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 10.08.25- 11.07.25		343.40	2,462,045.52
12/11/2025			Funds Transfer - Earn Interest on Tax Deposits		2,320,000.00	142,045.52
12/11/2025	100651	LLS Tax Solutions Inc.	Invoice: 003955 (Reference: Arbitrage Services.)		650.00	141,395.52
12/11/2025			Deposit	184,052.45		325,447.97
12/11/2025			Deposit	3,920.11		329,368.08
12/12/2025	121225BOS1	Cherdonna Epps-Gardner	BOS MTG 12/12/25		84.70	329,283.38
12/12/2025	121225BOS2	Christy M Bartels	BOS MTG 12/12/25		184.70	329,098.68
12/12/2025	121225BOS3	Dawn Curran Tubb	BOS MTG 12/12/25		184.70	328,913.98
12/12/2025	121225BOS4	Engage PEO	BOS MTG 12/12/25		272.40	328,641.58
12/12/2025	121225BOS5	Harl D. Page	BOS MTG 12/12/25		184.70	328,456.88
12/15/2025	100652	Vesta District Services	Invoice: 429986 (Reference: Management Fees Dec 25.)		6,006.25	322,450.63

Date	Number	Name	Memo	Deposits	Payments	Balance
12/18/2025	100653	Kutak Rock LLP	Invoice: 3673116 (Reference: General Counsel Nov 25.)		4,083.36	318,367.27
12/18/2025			Deposit	2,153.98		320,521.25
12/18/2025			Deposit	19,847.53		340,368.78
12/19/2025	01ACH121925	Withlacoochee River Electric	31425 Epperson Blvd 11.03.25- 12.03.25		41.01	340,327.77
12/19/2025	02ACH121925	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 11.03.25- 12.03.25		50.30	340,277.47
12/19/2025	03ACH121925	Withlacoochee River Electric	31263 Palm Song 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
12/31/2025		End of Month		2,445,466.68	2,450,704.92	302,701.77
01/06/2026	01ACH010626	DOORKING, INC.	Reference: Gate cell service 12.2.25- 1.1.26		165.80	302,535.97
01/06/2026	100658	Cooper Pools Inc.	Invoice: 2026-1068 (Reference: Commercial Monthly Fountain Service January 2026.)		650.00	301,885.97
01/06/2026	100660	Steadfast Contractors Alliance, LLC	Invoice: SA-18628 (Reference: Erosion repair on pond 11 at Epperson Ranch CDD.)		4,988.00	296,897.97
01/06/2026	100661	Gig Fiber, LLC	Invoice: 5955 (Reference: Solar Equipment Lease Jan 26.) Invoice: 5953 (Reference: Solar Equi...		19,055.00	277,842.97
01/06/2026	100662	ECS Integrations LLC	Invoice: 103443 (Reference: Camera Management.) Invoice: 103445 (Reference: Wireless Internet...		2,415.00	275,427.97
01/06/2026	100663	Tampa Bay Poo Patrol, LLC	Invoice: 4983 (Reference: Pet waste station maintenance Jan 26.)		1,111.50	274,316.47
01/06/2026	100664	Lane's Outdoor Services LLC	Invoice: 120825 (Reference: Installation and take down of Christmas lights/leasing of materials.)		20,450.00	253,866.47
01/07/2026	01ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.07.25- 12.09.25		527.22	253,339.25
01/07/2026	02ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 11.07.25- 12.09.25		256.54	253,082.71
01/07/2026	03ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 11.07.25- 12.09.25		573.68	252,509.03
01/07/2026	3697	US Bank CM-9690	Trustee fees Series 2017 11/01/25-10/31/26		4,256.13	248,252.90
01/07/2026	3698	US Bank CM-9690	Trustee fees 2015A-1/A-2/A-3 11/01/25-10/31/26		3,448.00	244,804.90
01/09/2026			Deposit	32,204.20		277,009.10
01/09/2026			Deposit	2,776.67		279,785.77
01/09/2026			Deposit	2,000.11		281,785.88
01/12/2026	100665	Steadfast Contractors Alliance, LLC	Invoice: SA-19027 (Reference: JAN26 Midge fly treatment.)		4,040.00	277,745.88
01/12/2026	100666	Watergrass CDD II	Invoice: 04119 (Reference: January Meeting Room Rental 01/05/2026.)		125.00	277,620.88
01/12/2026	100667	Vesta District Services	Invoice: 430303 (Reference: JAN26 District Management services.)		6,006.25	271,614.63
01/15/2026	100668	Vesta District Services	Invoice: 430386 (Reference: Billable Expenses - Dec 2025.)		793.99	270,820.64
01/15/2026	100669	Kutak Rock LLP	Invoice: 3687106 (Reference: legal services Dec25.)		2,734.50	268,086.14
01/15/2026	100670	Spinelli Electric, Inc.	Invoice: SPG-20251223-ERS-015 (Reference: Labor ? property maintenance.)		600.00	267,486.14
01/16/2026	011626PR1	Cherdonna Epps-Gardner	BOS MTG 1/5/26		84.70	267,401.44
01/16/2026	011626PR2	Dawn Curran Tubb	BOS MTG 1/5/26		184.70	267,216.74
01/16/2026	011626PR3	Engage PEO	BOS MTG 1/5/26		241.80	266,974.94
01/16/2026	011626PR4	Harl D. Page	BOS MTG 1/5/26		184.70	266,790.24
01/23/2026	01ACH012326	Withlacoochee River Electric	7851 Curley Rd 12.03.25-01.06.26		4,449.13	262,341.11
01/23/2026	02ACH012326	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 12.03.25- 01.06.26		298.00	262,043.11
01/23/2026	03ACH012326	Withlacoochee River Electric	31263 Palm Song 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
1/31/2026		End of Month		36,980.98	176,516.63	163,166.12
02/04/2026	100676	Steadfast Contractors Alliance, LLC	Invoice: SA-19644 (Reference: Once A month treatments of surface adulticide to the ponds of Eppe...		4,040.00	159,126.12

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 13



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 14



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
7/29/2026 8/28/2026

BILL TO

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

SHIP TO

7593 Yale Harbor Drive
Wesley Chapel Florida 33545
United States

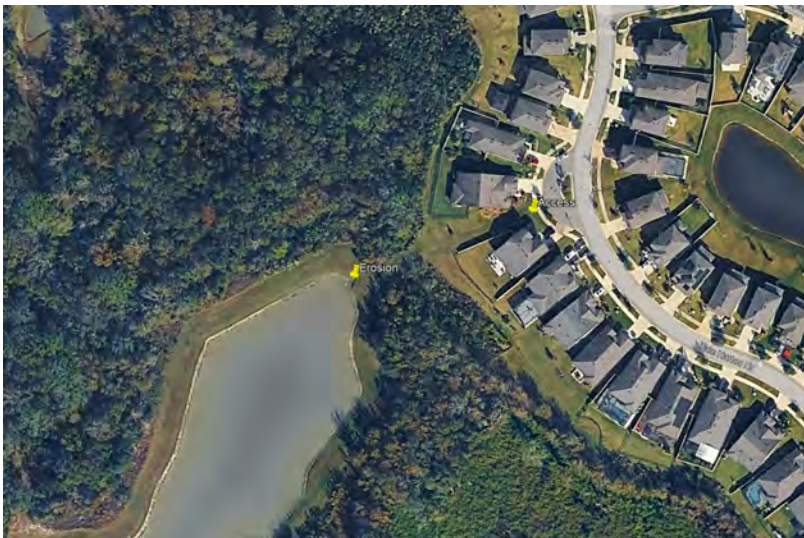
DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

Repair of the erosion on the northern tip of pond 28.

Technicians to fill triangular washout with appropriate fill, compact/grade to match existing slope, install erosion mat, and overlay with sod to restore aesthetic appearance & to retain fill via roots.

1.00 3,430.00 3,430.00

Access via the easement adjacent to 7593 Yale Harbor Drive.



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 3,430.00

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 15



Proposal

Proposal No.: 411324

Proposed Date: 07/30/26

PROPERTY:	FOR:
Epperson Ranch CDD Heath Beckett 31650 Epperson Blvd Wesley Chapel, FL 33545	Epperson Ranch Mulch 2026

The following quote is for the mulch installation at Epperson Ranch.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Epperson Ranch Cdd					
Landscape Material					\$21,125.00
Mulch Installed by Yard	325.00	EA	\$65.00	\$21,125.00	
				Total:	\$21,125.00

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

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

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

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

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

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	7/30/2026
Signature - Representative	Date

EXHIBIT 16

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 17

**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, AND District Administrator Christian Dimaculangan at 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 AND cdimaculangan@vestapropertyservices.com, and carbon copy Michael Eckert at Michael.Eckert@kutakrock.com.

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, and 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:

Proposed Lump Sum:	Monthly	Annual Total
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**

Contractor

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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 NAME	PRESENT POSITION OR OFFICE	MAGNITUDE AND TYPE OF WORK	YEARS OF LANDSCAPE MAINTENANCE EXPERIENCE	YEARS WITH FIRM	IN WHAT 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 OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE 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 JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED 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 as of this Date		Completion Date		
Owner, Location and Description of Project	Current Contract Amount as Prime	Current Contract Amount as Subcontractor	Current Amount Sublet to Others	As Prime Contractor	As Subcontractor	Original Contract Date	Approved Revised Date	Current Estimate 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 ¹	Classification of Work Performed	Year Started/ Completed	Owner Name/Location ²	Name & Phone Number of Owner's Representative on this Project ³

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

² '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.

³ '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

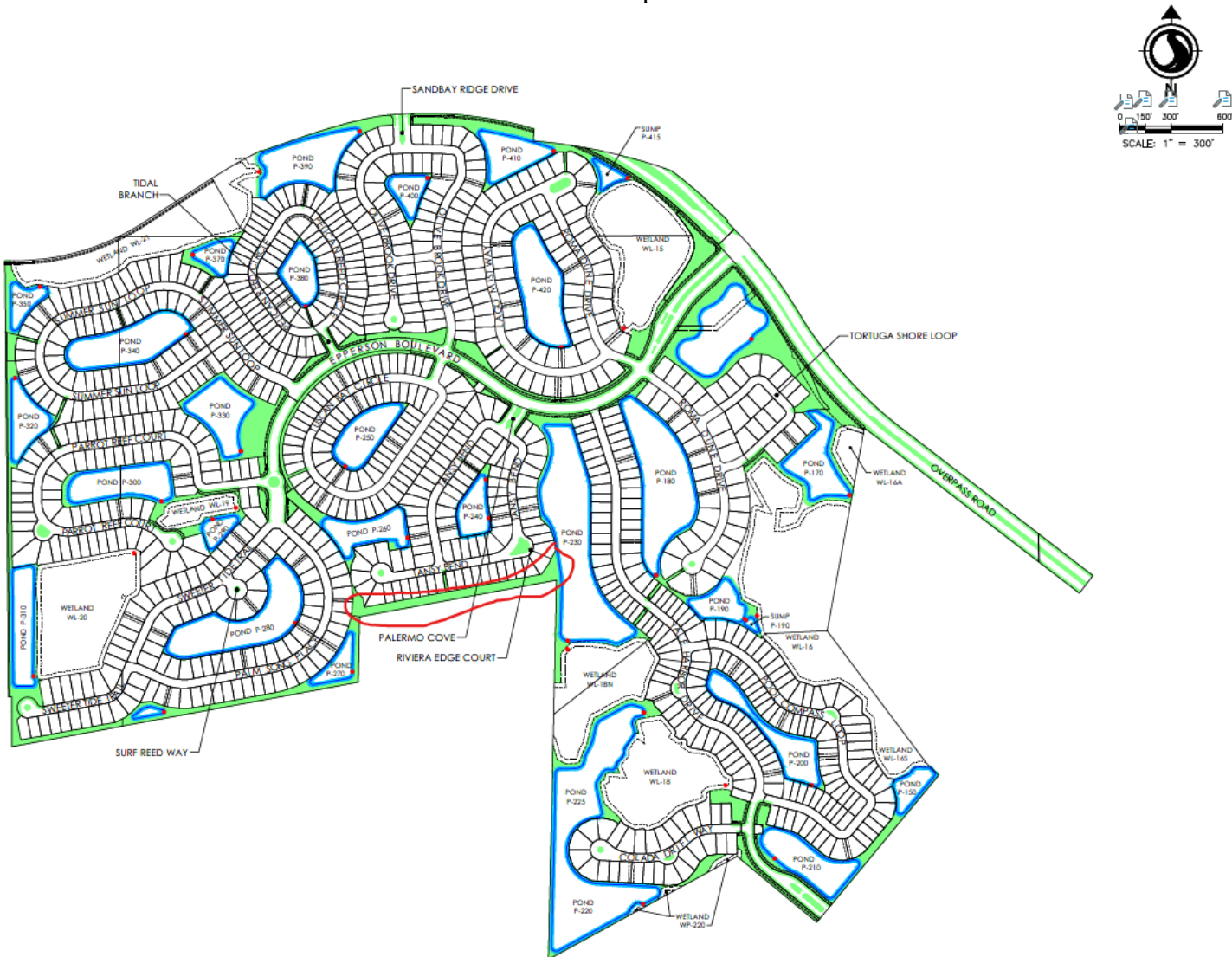


EXHIBIT 18

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: _____