INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Epperson Ranch II Community Development District

November 5, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS

Epperson Ranch II
Community Development District

Board of Supervisors
Joseph Murphy, Chairman
Miguel Casellas-Gil, Vice Chairperson
Michele Frank, Assistant Secretary
Michael Lawson, Assistant Secretary
Jennifer Goldyn, Assistant Secretary

District Staff
Kristee Cole, District Manager
Jere Earlywine, District Counsel
Vasili Kostakis, District Engineer
John Fowler, Field Service Manager
Elizabeth Coons, District Accountant
Mateo Soto, Fieldstone
Kevin Riemensperger, Steadfast Alliance
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, November 5, 2026, at 5:00 p.m.

The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **November 5, 2026, at 5:00 p.m. at the Watergrass 2 Club, located at 32711 Windelstraw Dr. Wesley Chapel, FL 33545.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

https://teams.microsoft.com/meet/224996858619980?p=f5KniB6lP9UoLaoulD

Meeting ID: 224 996 858 619 980 **Passcode:** pn69Nh2h

Dial-in by Phone: 646-838-1601 **Pin:** 324 134 230#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS** – *Three- (3) Minute Time Limit*
4. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Regular Meeting Minutes from August 6, 2026……...Page 4
   - **B.** Consideration of August & September 2026 Check Register……..…….Page 7
5. **STAFF REPORTS**
   - **A.** District Accountant
     - **i.** Review of Financial Snapshot……..…….....Page 37
   - **B.** Field Inspections Report……..……..…….....Page 38
     - **i.** Consideration of Pressure Washing Proposal…….....Page 72
   - **C.** Landscape Report
     - **i.** Consideration of Sod Replacement Proposal…….…….....Page 74
     - **ii.** Consideration of Maintenance Enhancement Proposal……..…….....Page 82
     - **iii.** Ratification of Landscape Cutting – Epperson Blvd & Curley Rd……..……..…….....Page 85
     - **iv.** Consideration of Fieldstone Landscape Update Contract……Page 88
   - **D.** Aquatic Maintenance Report…….……..……Page 102
     - **i.** Consideration of Pond 7 Fountain Lighting Replacement Proposal…..……...…….....Page 118
     - **ii.** Consideration of Fountain Maintenance Services Agreement…..……...…….....Page 120
   - **E.** District Counsel
     - **i.** Discussion of Median Maintenance near the Lagoon on Overpass
     - **ii.** Consideration of Landscape Maintenance of Meadow Ridge

F. District Engineer

i. Consideration of Stantec Agreement……..…….Page 125

G. District Manager

6. BUSINESS ITEM

A. Consideration of Fence Proposals……..…….Page 126

B. Consideration of Mitigation Cost Proposal…….Page 130

C. Ratification of Dog Park Fence & Gate Repairs Proposal…….…….…….Page 133

7. AUDIENCE COMMENTS

8. SUPERVISOR REQUESTS

9. ADJOURNMENT

MINUTES OF MEETING
EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District was held on Thursday, August 6, 2026 at 5:13 p.m. at Watergrass 2 Club., 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Cole called the meeting to order at 5:13 p.m. and conducted a roll call.

Present and constituting a quorum were:

Joseph Murphy	Board Supervisor, Chairperson
Michele Frank	Board Supervisor, Vice Chairperson
Miguel Casellas-Gil	Board Supervisor, Assistant Secretary

Also present were:

Kristee Cole	Senior District Manager, Inframark
Mateo Soto	Representative, Fieldstone
Nikkolas Hamilton	Field Service, Inframark
Kyle McGee	District Counsel, Kutak Rock
Kevin Riemensperger	Representative, Steadfast Alliance

Members of the Public

SECOND ORDER OF BUSINESS **Approval of the Agenda**

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved the August 6, 2026, Final Agenda, for the Epperson Ranch II Community Development District. 3-0

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

On a MOTION by Ms. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved for open the Public Hearing. 3-0

On a MOTION by Ms. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved for close the Public Hearing. 3-0

i. Consideration of Resolution 2026-09; Adopting Final Budget for FY 2027

> On a MOTION by Ms. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the Resolution 2026-09; Adopting Final Budget for FY 2027. 3-0

ii. Consideration of Resolution 2026-10; Levying O&M Assessments

> On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Resolution 2026-10; Levying O&M Assessments. 3-0

B. Consideration of Resolution 2026-11; Goals and Objectives

> On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Resolution 2026-11; Goals and Objectives. 3-0

C. Consideration of Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule

> On a MOTION by Mr. Murphy , SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule as amended to be 5:00 p.m. 3-0

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Regular Meeting Minutes from July 2, 2026

> On a MOTION by Mr. Casaellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved July 7, 2026, Regular Meeting Minutes, for the Epperson Ranch II Community Development District. 3-0

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financials Snapshots

The report was tabled until the September 2026 meeting.

B. Field Inspection Reports

Mr. Hamilton presented the Field Inspection report to the Board.

C. Landscape Report

Mr. Soto will provide the landscape report to the Board.

D. Aquatic Maintenance Report

Mr. Riemensperger presented the aquatics report to the Board.

i. Consideration of Pond 7 Fountian Lighting Replacement Proposal

The Board tabled this proposal until the September 2026 meeting.

E. District Counsel

They are working on sponsorship resolutions.

F. District Engineer

No update.

G. District Manager

i. District Manager Report

Ms. Cole presented her report to the Board.

SEVENTH ORDER OF BUSINESS **Business Items**

A. Consideration of Electrical Proposal

> On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board ratified the Electrical Proposal. 3-0

EIGHTH ORDER OF BUSINESS **Audience Comments**

None.

NINETH ORDER OF BUSINESS **Supervisor Requests**

Mr. Casellas-Gil discussed towing within the Epperson North Townhomes. Ms. Cole stated that she would meet with fencing vendors and provided the Board with an update regarding the landscape code enforcement issue.

TENTH ORDER OF BUSINESS **Adjournment**

> On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:09 p.m**.,** for the Epperson Ranch II Community Development District.

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Signature **Signature**

Epperson Ranch II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
EMT ELECTRIC INC	8/6/2026	26628EL	$8,777.00			electrican
FIELDSTONE LANDSCAPE SERVICES, LLC	8/4/2026	28418	$16,866.00			landscape
FIELDSTONE LANDSCAPE SERVICES, LLC	8/4/2026	28417	$130.35		$16,996.35	Irrigation Maintenance
GIG FIBER, LLC	8/1/2026	7691	$528.00			August 2026 -Solar Equipment Lease Meadow Ridge Pod C
GIG FIBER, LLC	8/1/2026	7690	$1,379.04			August 2026 -Solar Equipment Lease Meadow Ridge Pod
GIG FIBER, LLC	8/1/2026	7688	$742.56			August 2026 -Solar Equipment Lease
GIG FIBER, LLC	8/1/2026	7689	$1,326.00			August 2026 -Crystal Lagoon Phase 7 Street lights
GIG FIBER, LLC	8/1/2026	7687	$901.68			August 2026 -Solar Equipment Lease
GIG FIBER, LLC	8/1/2026	7684	$1,963.59			August -2026Solar Equipment Lease - Streetlights
GIG FIBER, LLC	8/1/2026	7685	$1,166.88			August 2026-Solar Equipment Lease
GIG FIBER, LLC	8/1/2026	7686	$795.60		$8,803.35	August 2026 -Solar Equipment Lease
INFRAMARK LLC	8/1/2026	186143	$5,666.67			August 2026 -DISTRICT MANAGEMENT
INFRAMARK LLC	8/1/2026	186143	$416.67			August 2026 -Assessment Roll
INFRAMARK LLC	8/1/2026	186143	$666.67			August 2026 -Dissemination Agent
INFRAMARK LLC	8/1/2026	186143	$1,250.00	$8,000.01	$8,000.01	August 2026 -Field services
KUTAK ROCK, LLP	7/28/2026	3779090	$171.50			June 2026 District Counsel
STEADFAST ALLIANCE	8/1/2026	SA-26698	$1,550.00			August 2026 Aquatic Maintenance
WATERGRASS CDD II	8/6/2026	04842	$125.00			August -2026 Meeting Room
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2219125	$62.15			electric
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2234992	$3,028.00			public lighting
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2350009	$180.02			electric
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2350078	$668.96			electric
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2350080	$192.17		$4,131.30	electric
Regular Services Subtotal			**$48,554.51**			
Additional Services						
EPPERSON RANCH II CDD	8/18/2026	081826-2020	$2,625.40			SERIES 2020 FY26 DS
EPPERSON RANCH II CDD	8/18/2026	081826-2018	$3,216.26		$5,841.66	SERIES 2018 A-1 FY26 DS
Additional Services Subtotal			**$5,841.66**			

Epperson Ranch II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$54,396.17**			

EMT Electric Inc

1282 Dupont Court
Manteca California 95336

INVOICE

Epperson Ranch II CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Details	Description of Serviice	Amount
	Electrical work (100% of contract)	8,777.00

Invoice Date

8/6/26

Invoice Number

26628EL

Project Location

8819 Bower Bass Cir
Wesley Chapel South, Fl 33545

P. O. Number

K. Cole

EMT Job Number

26-628EL 8624 Bower Bass Cir

Terms of Payment

Net 30

Total Amount Due **$8,777.00**

If you have questions about this invoice or any others, please contact Monica@EMTelectric.com 209.823.1515 ext 303

Conditional Waiver & Release on Final Payment

California Civil Code #8136 (#3)

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant:	EMT Electric Inc
Name of Customer:	Epperson Ranch II CDD
Job Name	8819 Bower Bass Cir
Job Location	8819 Bowerf Bass Cir Wesley Chapel South , Fl 33545
Reputed Owner:	
Through Date:	8/31/2026

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check:	Epperson Ranch II CDD
Amount of Check:	$8,777.00
Check Payable to:	EMT Electric Inc.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: $ 0.00 (zero)

Signature

Claimant's Signature:

Monica Murdoch-Acntg Manager Date 08/06/26

EMT Job # 26-628EL

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	28418
Invoice Date	08/04/26
Payment Terms	Net 30
PO Number	
Sales Rep	Shane Wumkes

Bill To

Epperson Ranch II Community Development District c/o
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2026 New August 2026				**$16,866.00**

Subtotal:	$16,866.00
Sales Tax:	$0.00
Invoice Total:	**$16,866.00**
Credits/Payments:	
Balance Due:	**$16,866.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$16,996.35	$0.00	$0.00	$0.00	$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	28417
Invoice Date	08/04/26
Payment Terms	Net 30
PO Number	
Sales Rep	Shane Wumkes

Bill To

Epperson Ranch II Community Development District c/o
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2026 New				
IRR - Pre-Approved Repairs - 07/31/2026				$130.35
Labor - 07/31/26	1.24 Hrs	$80.00	$99.20	
Cap-1/2" Slip	2.00 ea	$0.90	$1.80	
Drip- Coupler	3.00 ea	$0.48	$1.43	
Funny- 1/2" Mptxbarb	2.00 ea	$0.50	$0.99	
Hunter PRO Nozzle 12' Radius Adjustable Arc	6.00 ea	$2.55	$15.32	
Pop up- spray hunter 6' no side	2.00 ea	$5.80	$11.60	

Subtotal:	$130.35
Sales Tax:	$0.00
Invoice Total:	**$130.35**
Credits/Payments:	
Balance Due:	**$130.35**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$16,996.35	$0.00	$0.00	$0.00	$0.00

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7691
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$528.00

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - Meadow Ridge Pod C_August 2026	10	$52.80	$528.00

Subtotal	$528.00
Total	$528.00
Payments:	$0.00

Amount Due: $528.00

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7690
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$1,379.04

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - Meadow Ridge Pod A_August 2026	26	$53.04	$1,379.04

Subtotal	$1,379.04
Total	$1,379.04
Payments:	$0.00

Amount Due: $1,379.04

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7688
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$742.56

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 6-2_August 2026	14	$53.04	$742.56

Subtotal	$742.56
Total	$742.56
Payments:	$0.00

Amount Due: $742.56

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7689
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$1,326.00

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - Crystal Lagoon Phase 7_August 2026	25	$53.04	$1,326.00

Subtotal	$1,326.00
Total	$1,326.00
Payments:	$0.00

Amount Due: $1,326.00

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7687
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$901.68

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 6-1_August 2026	17	$53.04	$901.68

Subtotal	$901.68
Total	$901.68
Payments:	$0.00

Amount Due: $901.68

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7684
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$1,963.59

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 4_August 2026	37	$53.07	$1,963.59

Subtotal	$1,963.59
Total	$1,963.59
Payments:	$0.00

Amount Due: $1,963.59

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7685
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$1,166.88

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 5-1_August 2026	22	$53.04	$1,166.88

Subtotal	$1,166.88
Total	$1,166.88
Payments:	$0.00

Amount Due: $1,166.88

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
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2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:
Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7686
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$795.60

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 5-2_August 2026	15	$53.04	$795.60

Subtotal	$795.60
Total	$795.60
Payments:	$0.00

Amount Due: $795.60

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186143	8/1/2026
CUSTOMER ID	**NET TERMS**
C7531	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO
Epperson Ranch II CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	666.67		666.67
District Management	1	Ea	5,666.67		5,666.67
Field Services	1	Ea	1,250.00		1,250.00
Subtotal					**8,000.01**

Subtotal	$8,000.01
Tax	$0.00
Total Due	$8,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

July 28, 2026

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3779090
Client Matter No. 60423-1
Notification Email: eftgroup@kutakrock.com

Epperson Ranch II CDD
c/o Inframark
313 Campus Street
Celebration, FL 64747

Invoice No. 3779090
60423-1

Re: General Counsel

For Professional Legal Services Rendered

06/06/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/23/26	J. Daly	0.40	80.00	Coordinate response to auditor letter
06/23/26	K. Magee	0.20	61.00	Review and respond to correspondence regarding annual audit report

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED $171.50

TOTAL CURRENT AMOUNT DUE $171.50

Invoice

Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Date	Invoice #
8/1/2026	SA-26698

Please make all Checks payable to:
Steadfast Alliance

Bill To

Epperson Ranch II CDD
C/O Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Ship To

SM1003
Epperson Ranch II CDD
31885 Overpass Road
Wesley Chapel, FL 33545

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-E2-016				Net 30	SM1003E Epperson Ranch ll CDD

Quantity	Description	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,550.00		1,550.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$1,550.00
Payments/Credits	$0.00
Balance Due	$1,550.00

Watergrass CDD2

INVOICE

32711 Windelstraw Dr
Wesley Chapel FL 33545
Phone: 813-907-0256 clubhouse@watergrass2cdd.com

INVOICE # 04842
DATE: 08/06/2026

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	August Meeting Room Rental 08/06/2026	125.00	125.00
		SUBTOTAL	**125.0**
		SALES TAX	0
		TOTAL DUE	125.00

Make all checks payable to Watergrass CDD2
If you have any questions concerning this invoice, contact Sarah Schmidt sarah.schmidt@inframark.com

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2219125** Cycle 05
Meter Number	340756303
Customer Number	20052901
Customer Name	EPPERSON RANCH II CDD

Bill Date	**08/10/2026**
Amount Due	**62.15**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address	31784 BISCAYNE LAGOON DR
Service Description	ENTRANCE FOUNTAIN
Service Classification	General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	9668	08/05	9821		0.24		153

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	5
Jul 2026	34	5
Aug 2025	33	151

BILLS ARE DUE WHEN RENDERED

A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

2 0 0 5 2 9 0 1

Previous Balance		64.35
Payment	64.35CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 153 KWH @ 0.06090	9.32	
Fuel Adjustment 153 KWH @ 0.05000	7.65	
FL Gross Receipts Tax	1.44	
State Tax	4.00	
Pasco County Tax	0.58	
Total Current Charges		62.15
Total Due Please Pay		62.15

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

RECEIVED AUG 14 2025 BY

District: OP05

2219125 **OP05**
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

31 - 9 - 9882

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**09/02/2026**
TOTAL CHARGES DUE	**62.15**
Total Charges Due After Due Date	**67.15**

00022191250000062150000067150?

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2234992** Cycle 05
Meter Number
Customer Number 20052901
Customer Name EPPERSON RANCH II CDD

Bill Date	**08/10/2026**
Amount Due	**3,028.00**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Period	Days	Average kWh Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

2 0 0 5 2 9 0 1

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Previous Balance		3,028.00
Payment	3,028.00CR	
Balance Forward		0.00
Poles(QTY 51)	2,805.00	
State Tax	194.95	
Pasco County Tax	28.05	
Total Current Charges		3,028.00
Total Due Please Pay		3,028.00

Lights/Poles	Type/Qty
998	51

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2234992 OP05
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**09/02/2026**
TOTAL CHARGES DUE	**3,028.00**
Total Charges Due After Due Date	**3,073.42**

0002234992000302800000030734202

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2350009** Cycle 05
Meter Number	69247019
Customer Number	20052901
Customer Name	EPPERSON RANCH II CDD

Bill Date	**08/10/2026**
Amount Due	**180.02**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 8819 BOWER BASS CIR
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	90604	08/05	91717				1113

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	37
Jul 2026	34	46
Aug 2025	33	44

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		233.42
Payment	233.42CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,113 KWH @ 0.06090	67.78	
Fuel Adjustment 1,113 KWH @ 0.05000	55.65	
FL Gross Receipts Tax	4.17	
State Tax	11.59	
Pasco County Tax	1.67	
Total Current Charges		180.02
Total Due Please Pay		180.02

2 0 0 5 2 9 0 1

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2350009 **OP05**
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**09/02/2026**
TOTAL CHARGES DUE	**180.02**
Total Charges Due After Due Date	**185.02**

00023500090000180020000185020 6

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2350078** Cycle 05
Meter Number	40526892
Customer Number	20052901
Customer Name	EPPERSON RANCH II CDD

Bill Date	**08/10/2026**
Amount Due	**668.96**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 8630 BOWER BASS CIR
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	76450	08/05	81545				5095

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	170
Jul 2026	34	204
Aug 2025	33	95

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		895.23
Payment	895.23CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5,095 KWH @ 0.06090	310.29	
Fuel Adjustment 5,095 KWH @ 0.05000	254.75	
FL Gross Receipts Tax	15.49	
State Tax	43.07	
Pasco County Tax	6.20	
Total Current Charges		668.96
Total Due Please Pay		668.96

2 0 0 5 2 9 0 1

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2350078 OP05
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**09/02/2026**
TOTAL CHARGES DUE	**668.96**
Total Charges Due After Due Date	**678.99**

00023500780000668960000678990 4

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2350080** Cycle 05
Meter Number	33116732
Customer Number	20052901
Customer Name	EPPERSON RANCH II CDD

Bill Date	**08/10/2026**
Amount Due	**192.17**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 8959 BOWER BASS CIR
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	72491	08/05	73703				1212

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	40
Jul 2026	34	37
Aug 2025	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		198.05
Payment	198.05CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,212 KWH @ 0.06090	73.81	
Fuel Adjustment 1,212 KWH @ 0.05000	60.60	
FL Gross Receipts Tax	4.45	
State Tax	12.37	
Pasco County Tax	1.78	
Total Current Charges		192.17
Total Due Please Pay		192.17

2 0 0 5 2 9 0 1

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2350080 **OP05**
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**09/02/2026**
TOTAL CHARGES DUE	**192.17**
Total Charges Due After Due Date	**197.17**

00023500800000192170000197170 5

CHECK REQUEST FORM

District Name:	**Eppersonal Ranch II**
Date:	18-Aug-26
Invoice Number:	081826-2020
Please issue a check to:	
Vendor Name:	Eppersonal Ranch II c/o US Bank
Vendor No.:	V00015
Check amount:	$2,625.40
Please cut check from Acct. #:	Valley Bank #7209
Please code to:	**201.13200.1000**
Check Description/Reason:	Xfr FY26 Special Assessments received.
Mailing instructions:	Please Fed Ex with letter to Trustee at US Bank.
Due Date for Check:	Please include in next batch. Thank you!
Requestor:	Elizabeth Coons
Manager's Approval:	
Date:	18-Aug-26

Eppersonal Ranch II

Community Development District
2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
Coral Springs, Florida 33071
(954) 753-6836

August 18, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of ***$2,625.40***
representing FY26 Distribution collected for Eppersona Ranch II CDD.

Please deposit these funds in the following Revenue Accounts

Acct# 248799000	2020	Revenue Account	$2,625.40
			$2,625.40

Should you have any questions, please contact the District's Accountant at (954) 753-4452.

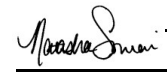
Sincerely,

Eppersonal Ranch II
Community Development District

Elizabeth Coons

District Accountant

CHECK REQUEST FORM

District Name:	Eppersonal Ranch II
Date:	18-Aug-26
Invoice Number:	081826-2018
Please issue a check to:	
Vendor Name:	Eppersonal Ranch II CDD c/o US Bank
Vendor No.:	V00015
Check amount:	$3,216.26
Please cut check from Acct. #:	Valley Bank #7209
Please code to:	**200.103200.1000**
Check Description/Reason:	Xfr FY26 Special Assessments received.
Mailing instructions:	Please Fed Ex with letter to Trustee at US Bank.
Due Date for Check:	Please include in next batch. Thank you!
Requestor:	Elizabeth Coons
Manager's Approval:	
Date:	18-Aug-26

Eppersonal Ranch II

Community Development District
2005 Pan Am Circle, Suite 300
Tampa, Florida, Florida 33607
(813) 873-7070

August 18, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: FY-2026 Special Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of ***$3,216.26***
representing FY26 Distribution collected for Eppersona Ranch IIEpp

Please deposit these funds in the following Revenue Accounts

Acct# 222355000	2018-A-1	Revenue Account	$	3,216.26
				$3,216.26

Should you have any questions, please contact the District's Accountant at (954) 753-4452.

Sincerely,

Eppersonal Ranch II
Community Development District

Elizabeth Coons

District Accountant

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1261							
001	09/04/26	STEADFAST ALLIANCE	SA-27849	Trash Cleanup	Contingency	549900-53908	$630.00
						Check Total	*$630.00*
CHECK # 1262							
001	09/04/26	INFRAMARK LLC	1169979	Pet Waste Station September 2026	R&M-Pet Waste Station	546169-53908	$380.00
						Check Total	*$380.00*
CHECK # 1263							
001	09/04/26	US BANK	8315048	8/1/26 - 9/30/2026 & Oct 2026- July 2027 TRUSTEE FEES	Prepaid Trustee Fees	155030	$4,035.86
						Check Total	*$4,035.86*
CHECK # 1264							
001	09/04/26	INFRAMARK LLC	1170060	Bench Replacement	Contingency	549900-53908	$975.00
						Check Total	*$975.00*
CHECK # 1265							
001	09/09/26	OBSERVER MEDIA GROUP, INC.	26-02202P	Legal Advertisement for Special Meeting	Legal Advertising	548002-51301	$52.50
						Check Total	*$52.50*
CHECK # 1266							
001	09/16/26	STEADFAST ALLIANCE	SA-27829	Pond Maintenance for September 2026	Lake/Pond Maintenance & Inspection	546366-53908	$1,550.00
						Check Total	*$1,550.00*
CHECK # 1267							
001	09/16/26	GIG FIBER, LLC	7969	Epperson Ranch II CDD - Meadow Ridge Pod C_September 2026	Utility - Electric	543041-53908	$528.00
						Check Total	*$528.00*
CHECK # 1268							
001	09/16/26	GIG FIBER, LLC	7968	Epperson Ranch II CDD - Meadow Ridge Pod A_September 2026	Utility - Electric	543041-53908	$1,379.04
						Check Total	*$1,379.04*
CHECK # 1269							
001	09/16/26	GIG FIBER, LLC	7966	09/01/26 Epperson Ranch II CDD 1540 International Parkway	Utility - Electric	543041-53908	$742.56
						Check Total	*$742.56*
CHECK # 1270							
001	09/16/26	GIG FIBER, LLC	7967	Epperson Ranch II CDD - Crystal Lagoon Phase 7_September 2026	Utility - Electric	543041-53908	$1,326.00
						Check Total	*$1,326.00*
CHECK # 1271							
001	09/16/26	GIG FIBER, LLC	7965	Epperson Ranch II CDD - 6-1_September 2026	Utility - Electric	543041-53908	$901.68
						Check Total	*$901.68*
CHECK # 1272							
001	09/16/26	GIG FIBER, LLC	7963	Epperson Ranch II CDD - 5-1_September 2026	Utility - Electric	543041-53908	$1,166.88
						Check Total	*$1,166.88*

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1273							
001	09/16/26	GIG FIBER, LLC	7962	Epperson Ranch II CDD - 4_September 2026	Utility - Electric	543041-53908	$1,963.59
						Check Total	*$1,963.59*
CHECK # 1274							
001	09/16/26	GIG FIBER, LLC	7964	Epperson Ranch II CDD - 5-2_September 2026	Utility - Electric	543041-53908	$795.60
						Check Total	*$795.60*
CHECK # 1275							
001	09/16/26	FIELDSTONE LANDSCAPE SERVICES, LLC	28555	September 2026 -Landscape Maintenance	Landscape Maintenance	546300-53908	$16,866.00
						Check Total	*$16,866.00*
CHECK # 1276							
001	09/16/26	FIELDSTONE LANDSCAPE SERVICES, LLC	28595	Additional Cutting Along Curley and Epperson	Contingency	549900-53908	$5,404.16
						Check Total	*$5,404.16*
CHECK # 1277							
001	09/16/26	INFRAMARK LLC	188645	SEPT 2026-DISTRICT SERVICES	Misc-Assesment Collection Cost	549070-51301	$416.67
001	09/16/26	INFRAMARK LLC	188645	SEPT 2026-DISTRICT SERVICES	ProfServ-Dissemination Agent	531012-51700	$666.67
001	09/16/26	INFRAMARK LLC	188645	SEPT 2026-DISTRICT SERVICES	Management Consulting Fees	531027-51301	$5,666.67
001	09/16/26	INFRAMARK LLC	188645	SEPT 2026-DISTRICT SERVICES	Field Tech Services	534163-53908	$1,250.00
						Check Total	*$8,000.01*
CHECK # 1278							
001	09/16/26	INFRAMARK LLC	1170083	Dog park Fence Repair	Contingency	549900-53908	$3,450.00
						Check Total	*$3,450.00*
CHECK # 1279							
001	09/24/26	WITHLACOOCHEE RIVER ELECTRIC	090926-2234992	Public Lighting 09/09/26	Utility - StreetLights	543062-53908	$3,028.00
						Check Total	*$3,028.00*
CHECK # 1280							
001	09/24/26	WITHLACOOCHEE RIVER ELECTRIC	090926-2350080	Electric August 5, 2026 - September 3, 2026	Utility - Electric	543041-53908	$196.70
						Check Total	*$196.70*
CHECK # 1281							
001	09/24/26	WITHLACOOCHEE RIVER ELECTRIC	090926-2350009	SRVS 08/05/2026-09/03/26	Utility - Electric	543041-53908	$44.22
						Check Total	*$44.22*
CHECK # 1282							
001	09/24/26	WITHLACOOCHEE RIVER ELECTRIC	090926-2350078	Electric from August 5, 2026 - September 3, 2026	Utility - Electric	543041-53908	$620.93
						Check Total	*$620.93*
CHECK # 1283							
001	09/24/26	WITHLACOOCHEE RIVER ELECTRIC	090926-2219125	Fountain Electric August 5, 2026 - September 3, 2026	Utility - Electric	543041-53908	$61.78
						Check Total	*$61.78*
CHECK # 1284							
001	09/24/26	OBSERVER MEDIA GROUP, INC.	26-02361P	Legal Advertising for FY 2027 Meeting Schedule	Legal Advertising	548002-51301	$78.75
						Check Total	*$78.75*
						Fund Total	**$54,177.26**

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
DEBT SERVICE FUND SERIES 2020 - 201							
CHECK # 1263							
201	09/04/26	US BANK	8315048	8/1/26 - 9/30/2026 & Oct 2026- July 2027 TRUSTEE FEES	ProfServ-Trustee Fees	531045-51700	$804.77
						Check Total	*$804.77*
						Fund Total	**$804.77**
						Total Checks Paid	**$54,982.03**

Eppersonal Ranch II CDD
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 30, 2026

- **Current Cash Balances:**
  - Valley National Bank Savings: $476,102.47
  - BankUnited Operation: $60,789.19
- **Assessment collections:**
  - We are 100% fully collected on the tax roll
- **Expenses:**
  - Current expenses make up 72% of the annual budget through the end of September 30, 2026
  - Total expenses for the 12-month period are approximately $951,767. This amount is subject to change during the year-end closing process if there are any additional outstanding expenses that have not yet been received or recorded.

Epperson Ranch II CDD September 2026

Field Inspection Report

Tuesday, September 15 2026

Prepared For Board Of Supervisors

24 Issues Identified

24 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

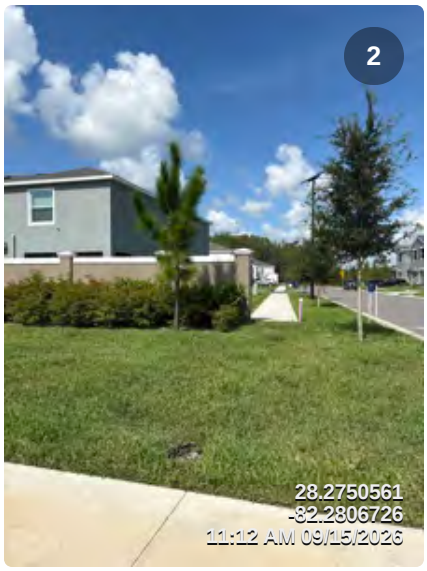
Assigned To: Fieldstone

Location:

Curly Road, in front of Welling Blade Loop

Observation:

Replace cover on irrigation box.



Issue 2

Assigned To: Fieldstone

Location:

Curly Road, in front of Welling Blade Loop

Observation:

Treat weeds and remove debris from landscape beds along the roadway.

Issue 3

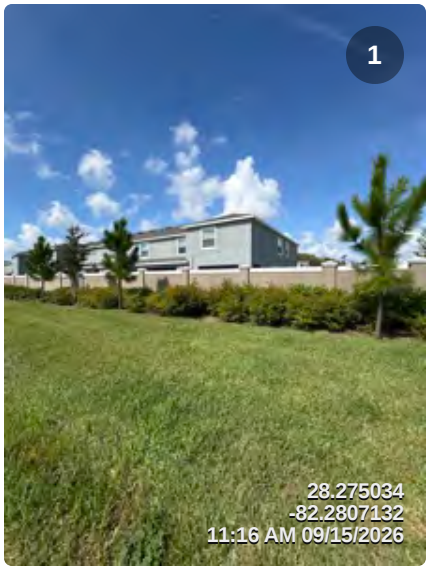
Assigned To: Fieldstone/ Board

Location:

Curly Road, in front of Welling Blade Loop

Observation:

Replace tree to maintain landscape continuity.



Issue 4

Assigned To: Fieldstone

Location:

Common area at Welling Blade Loop

Observation:

Prune suckers from trees throughout the common area.

Issue 5

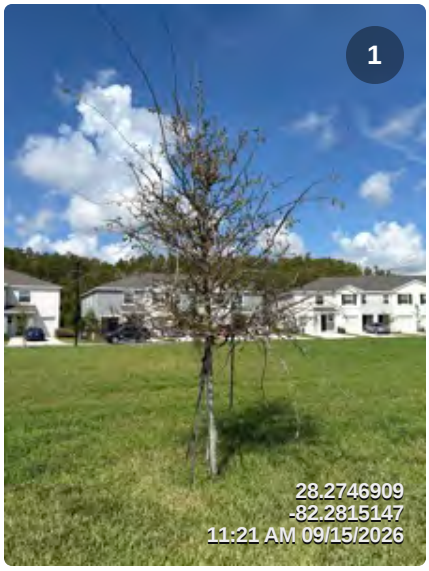
Assigned To: Fieldstone

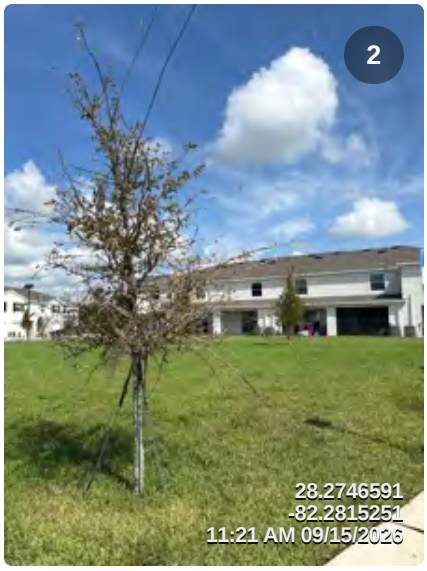
Location:

Near the mailbox kiosk on Welling Blade Loop

Observation:

Diagnose and treat the declining tree.





Issue 6

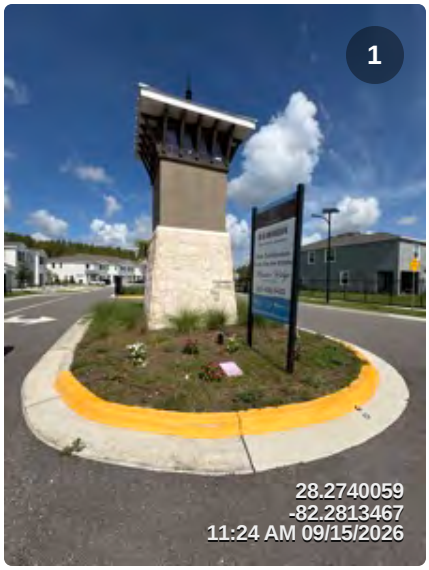
Assigned To: Fieldstone

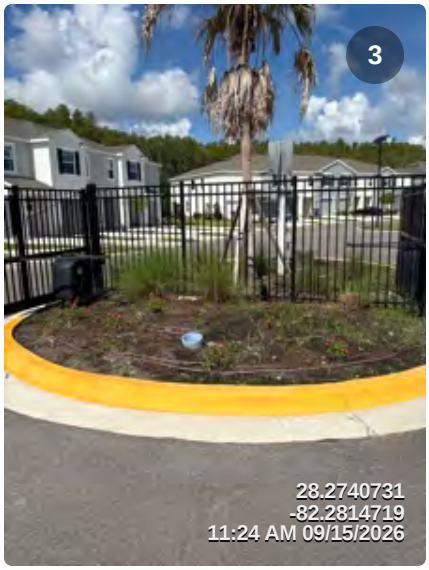
Location:

Monument and gate beds at Welling Blade Loop

Observation:

Treat weeds in the monument and gate beds.





Issue 7

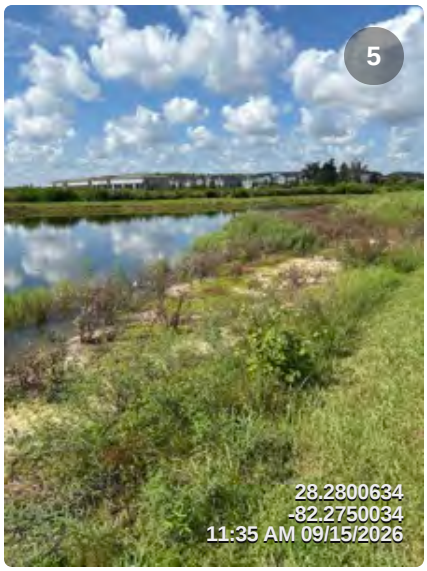
Assigned To: Boards

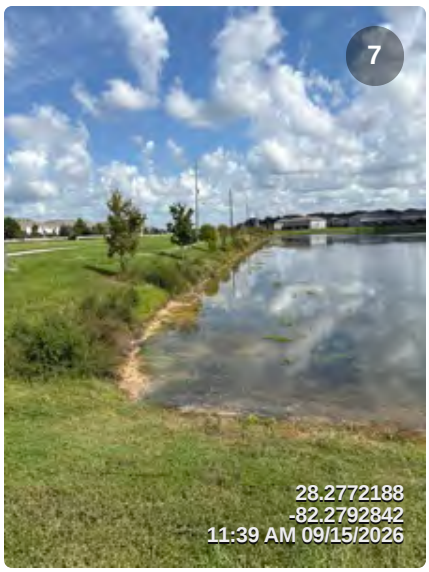
Location:

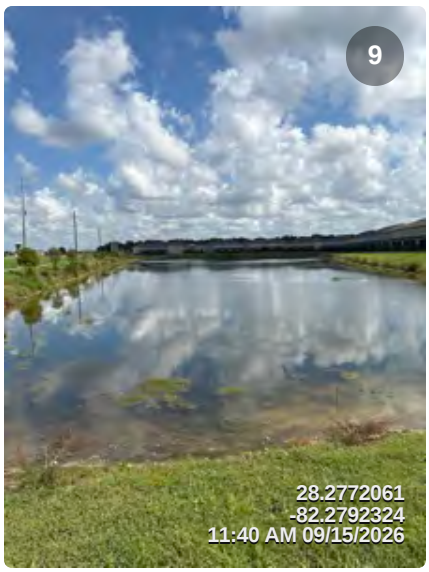
Ponds 18, 19, and 21

Observation:

Inquire about maintenance status and service needs for ponds 18, 19, and 21.







Issue 8

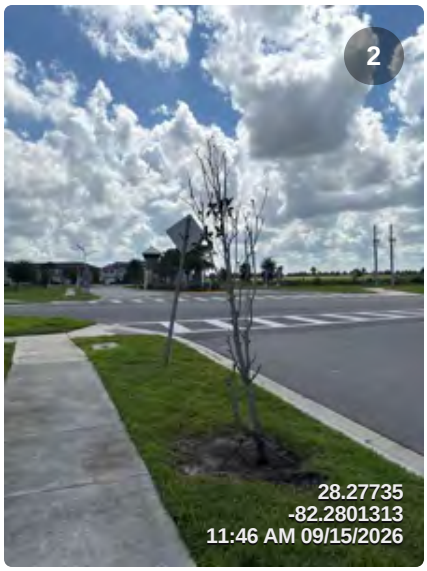
Assigned To: Fieldstone

Location:

Inbound lane of Turtle Grace Loop entrance

Observation:

Diagnose and treat the declining tree or remove it if necessary.



Issue 9

Assigned To: Fieldstone

Location:

Turtle Grace Loop median

Observation:

Noting current condition of turf.

Issue 10

Assigned To: Fieldstone

Location:

Median at Turtle Grace Loop entrance

Observation:

Treat weeds in the median beds.

Issue 11

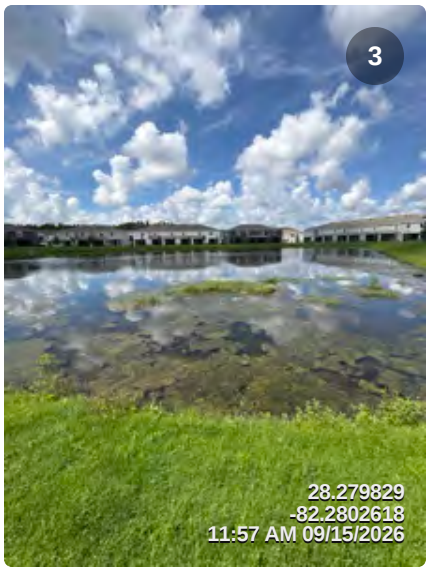
Assigned To: Steadfast

Location:

Pond 14

Observation:

Treat submerged weeds, algae bloom and remove debris.



Issue 12

Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Remove and replace ornamental grass with the correct species.

Issue 13

Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Remove and replace dead tree.

Issue 14

Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Remove vines from shrubbery and along the wall.

Issue 15

Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Diagnose and treat declining trees along the stretch outside of Turtle Grace Loop.

Issue 16

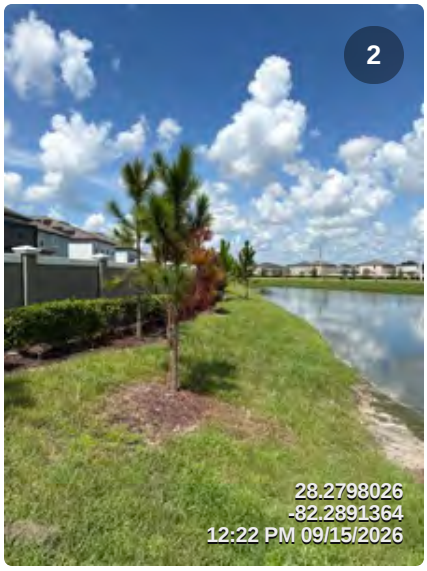
Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Diagnose and treat declining trees.



Issue 17

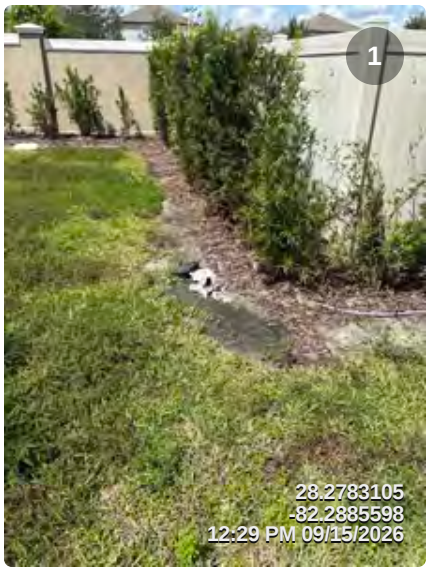
Assigned To: Fieldstone

Location:

Common area behind the mailbox kiosk on Bower Bass Circle

Observation:

Ensure debris is removed during each visit.



Issue 18

Assigned To: Fieldstone

Location:

East side of Epperson Blvd, near Bower Bass Circle

Observation:

Diagnose and treat declining turf.

Issue 19

Assigned To: Fieldstone

Location:

Along the wall near Pond 5

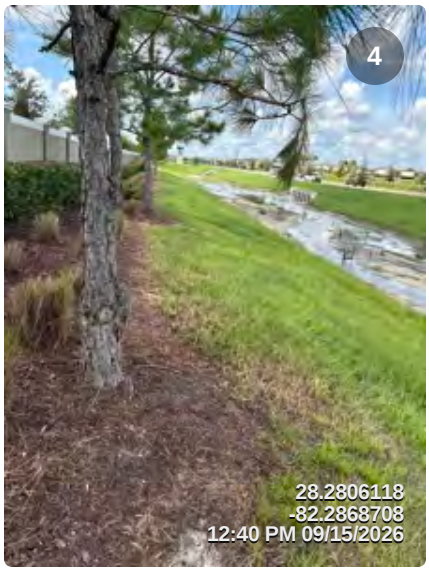
Observation:

Repair broken irrigation.

1
28.2805588
-82.2882218
12:37 PM 09/15/2026

2
28.2805383
-82.288219
12:38 PM 09/15/2026

3
28.2806233
-82.286919
12:40 PM 09/15/2026


4
28.2806118
-82.2868708
12:40 PM 09/15/2026

5
28.2806084
-82.2864848
12:41 PM 09/15/2026

6
28.2805997
-82.2865076
12:41 PM 09/15/2026

Issue 20

Assigned To: Fieldstone

Location:

Landscape bed near Pond 5

Observation:

Remove discarded plant and pot from the bed.

Issue 21

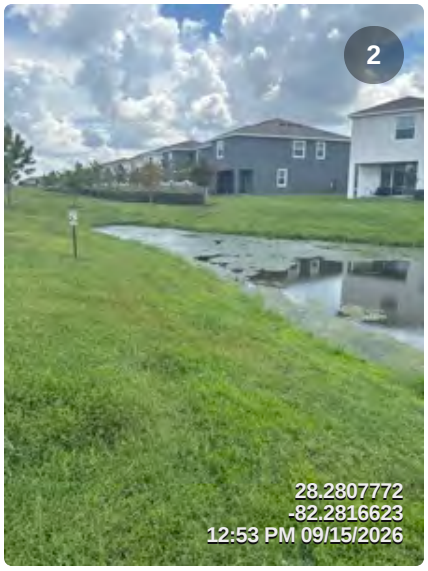
Assigned To: Steadfast

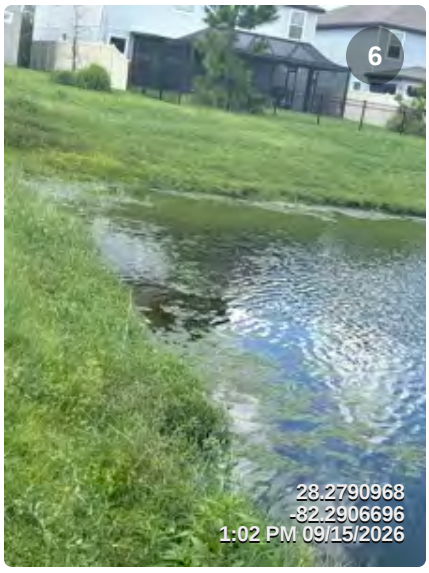
Location:

Ponds 1, 2, 3, 5, 10, 13, and 16

Observation:

Continue treatment for perimeter weeds and algae.





Issue 22

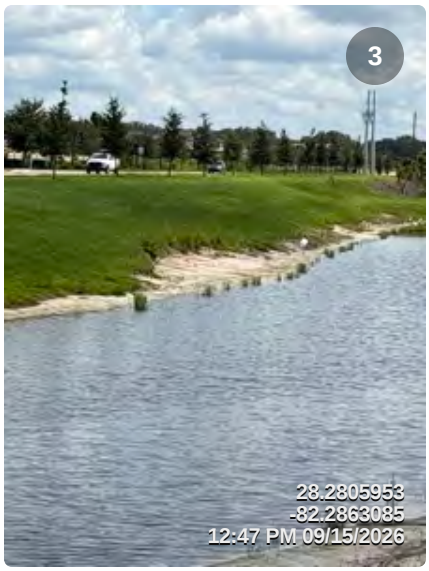
Assigned To: Board

Location:

Pond 5

Observation:

Noting washouts for continued monitoring.



Issue 23

Assigned To: Maintenance

Location:

Around pond 12

Observation:

Replace downed speed limit sign.

Issue 24

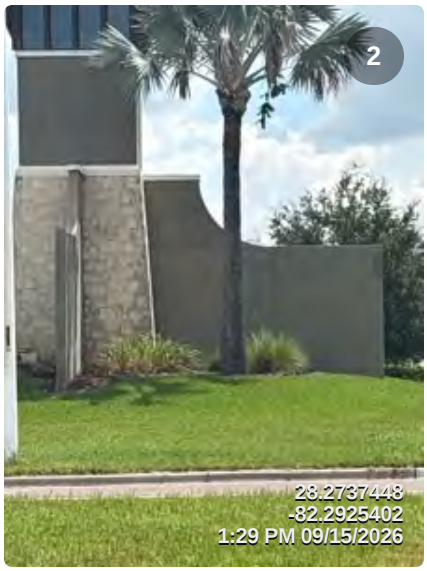
Assigned To: Fieldstone

Location:

Epperson monuments at Overpass Road entry

Observation:

Replace ornamental grasses at the outbound Epperson monument to match inbound Epperson monument.



Epperson Ranch II CDD October 2026

Field Inspection Report

Thursday, October 22 2026

Prepared For Board Of Supervisors

22 Issues Identified

22 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

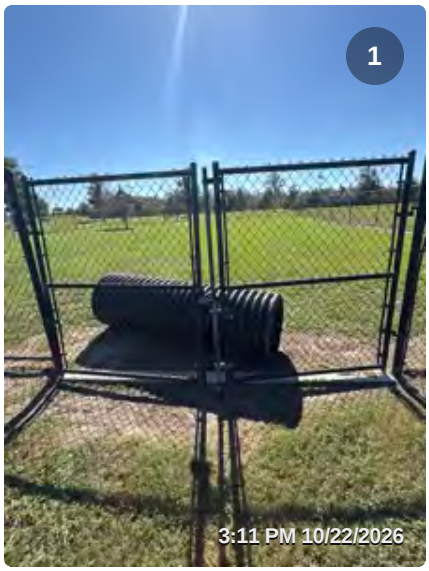
Assigned To: Maintenance

Location:

Dog Park (Entrance of Epperson II)

Observation:

Gate between large and small dog park does not close or remain securely shut.



Issue 2

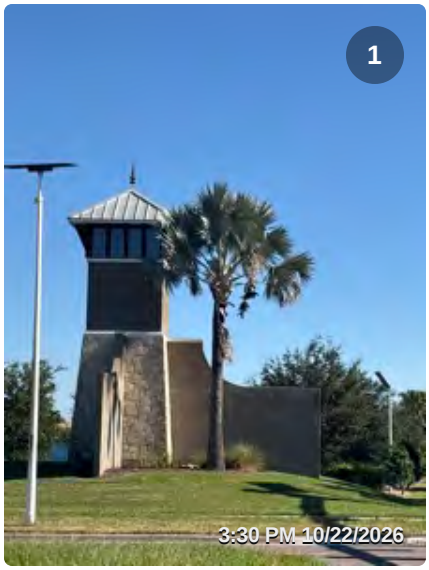
Assigned To: Fieldstone

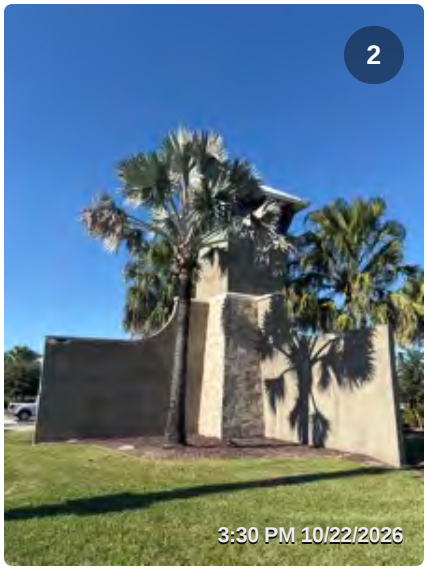
Location:

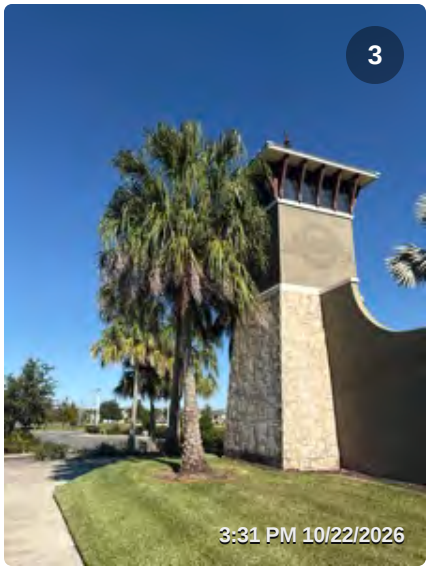
Throughout the District

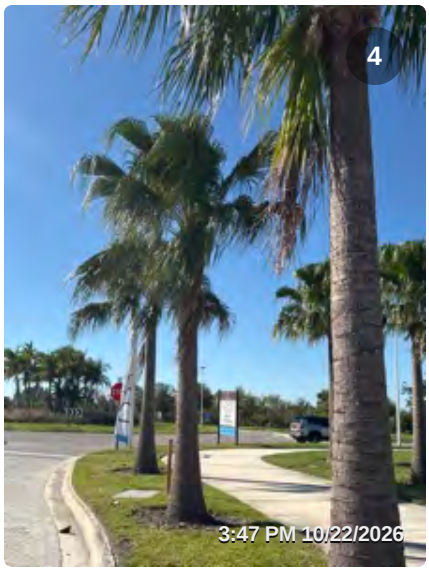
Observation:

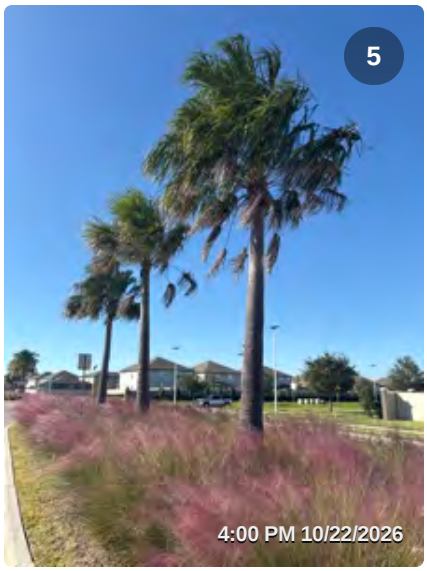
Prepare a proposal for palm tree pruning throughout the District.











Issue 3

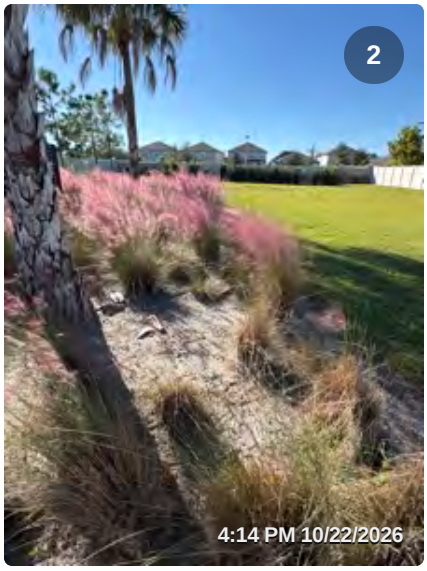
Assigned To: Fieldstone/ Board

Location:

Throughout the District

Observation:

Mulch is missing or low in several areas potentially contributing to weeds growth. Prepare a mulch proposal.



Issue 4

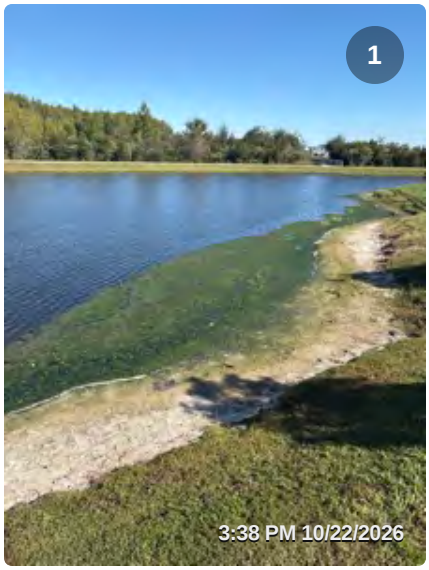
Assigned To: Steadfast

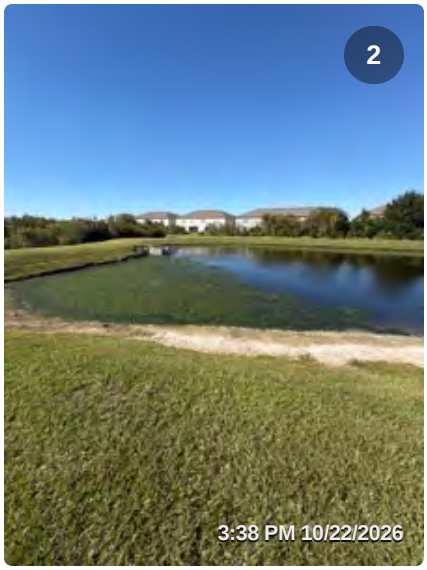
Location:

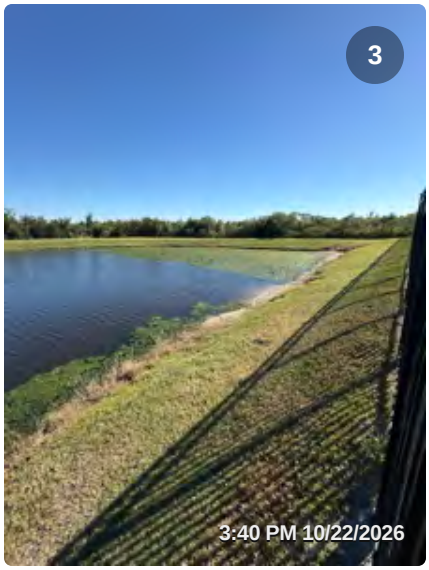
Pond 11

Observation:

Continue treatment and monitoring of pond conditions.







Issue 5

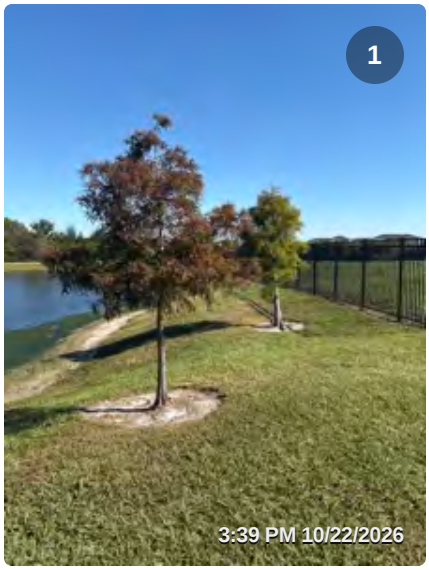
Assigned To: Fieldstone

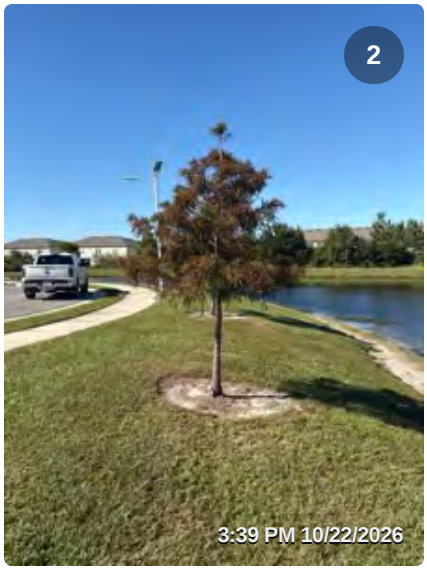
Location:

Pond 11

Observation:

Diagnose and treat declining tree. Many of this type of tree seem to be struggling throughout the district.





Issue 6

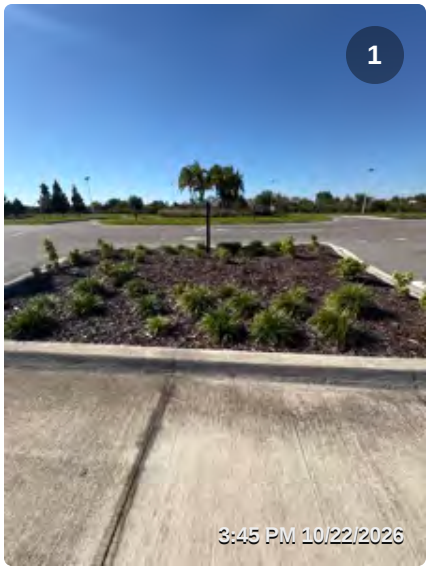
Assigned To: Board

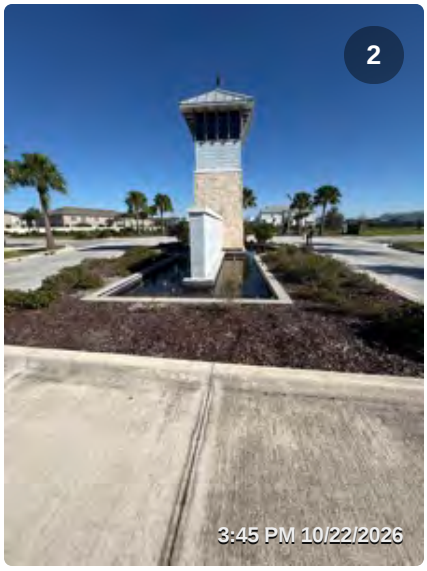
Location:

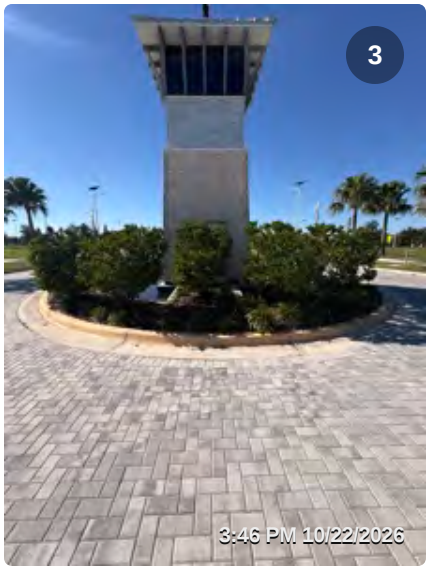
Throughout the District

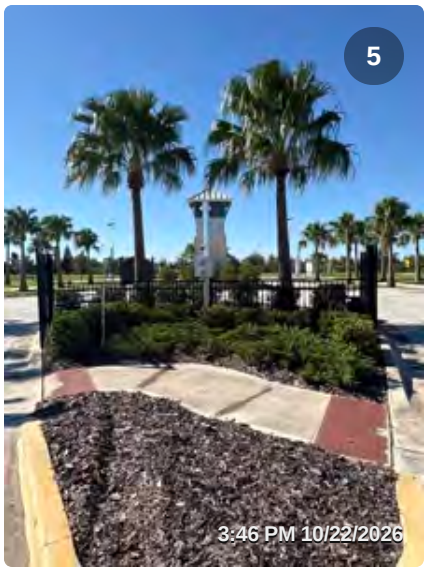
Observation:

Debris removal completed throughout the district.









Issue 7

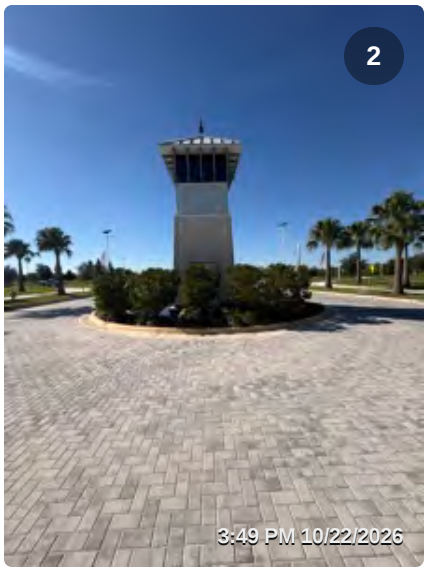
Assigned To: Fieldstone

Location:

Monument on Anchor Point Dr.

Observation:

Drip irrigation line is disconnected and damaged.



Issue 8

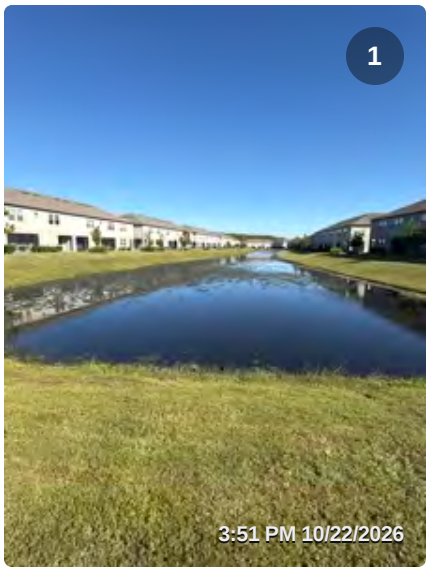
Assigned To: Steadfast

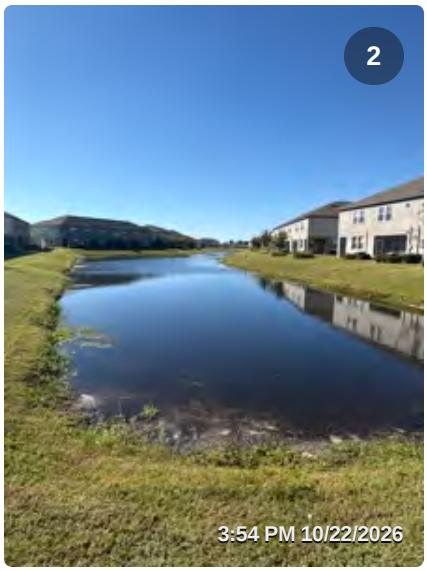
Location:

Pond 10

Observation:

Continue pond treatment and monitoring.





Issue 9

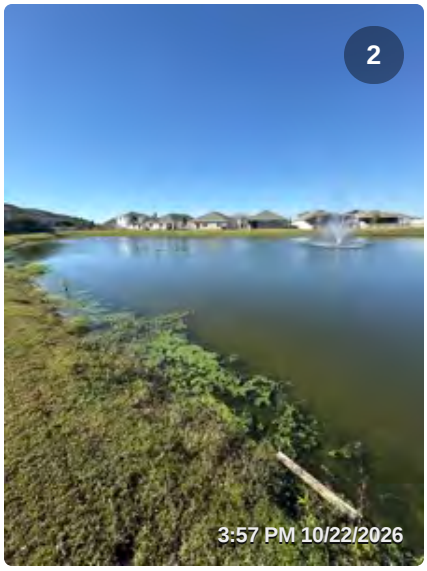
Assigned To: Steadfast

Location:

Pond 9

Observation:

Continue pond treatment and monitoring.



Issue 10

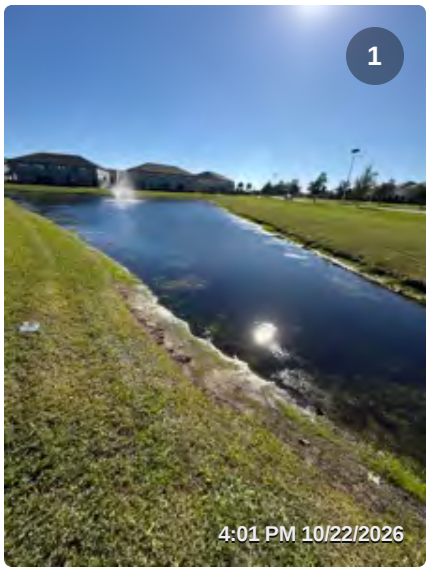
Assigned To: Steadfast

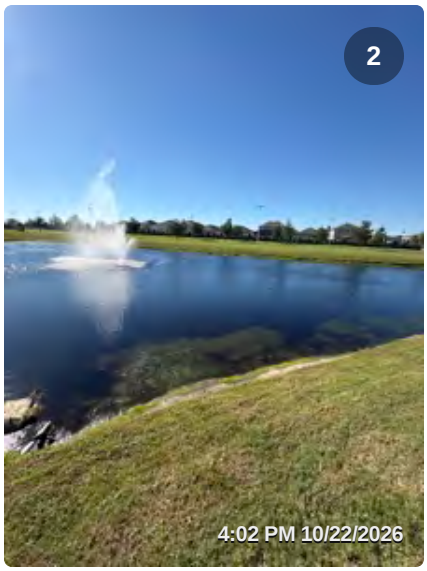
Location:

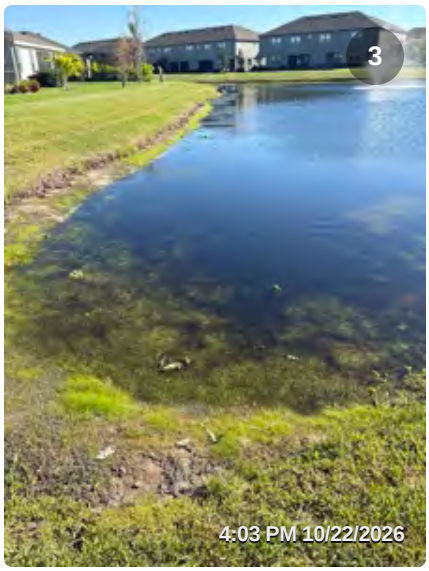
Pond 8

Observation:

Remove debris and continue treatment for submerged weeds.







Issue 11

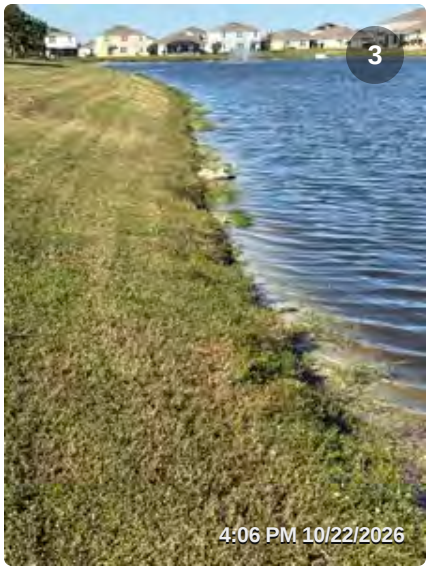
Assigned To: Fieldstone

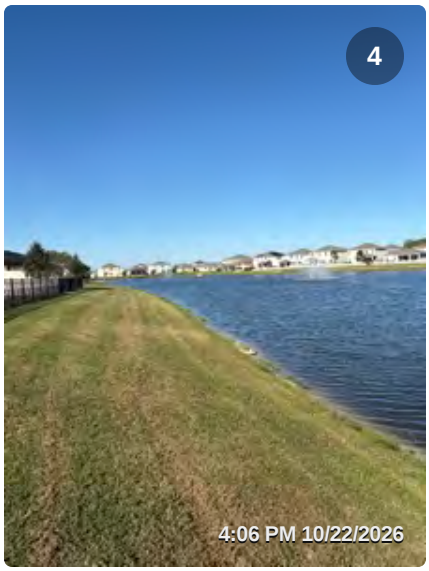
Location:

Ponds 2 and 7

Observation:

Noting string trimming is incomplete around these ponds.





Issue 12

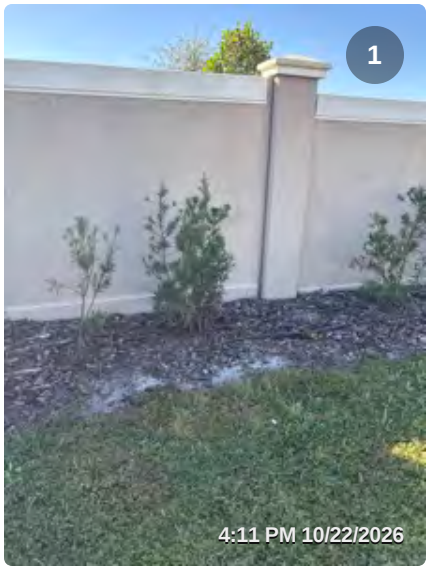
Assigned To: Fieldstone

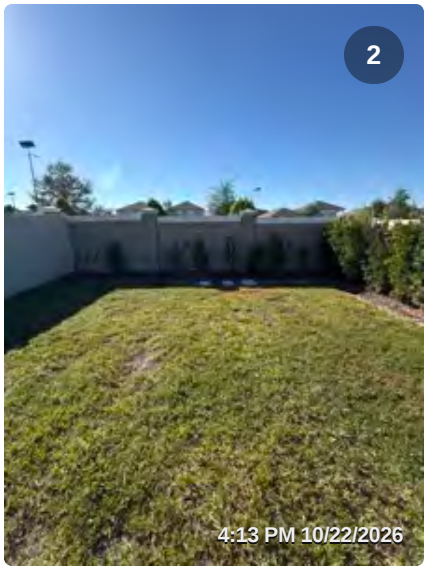
Location:

Common area at Bower Bass Circle

Observation:

Diagnose and treat declining podocarpus and replace missing plants.





Issue 13

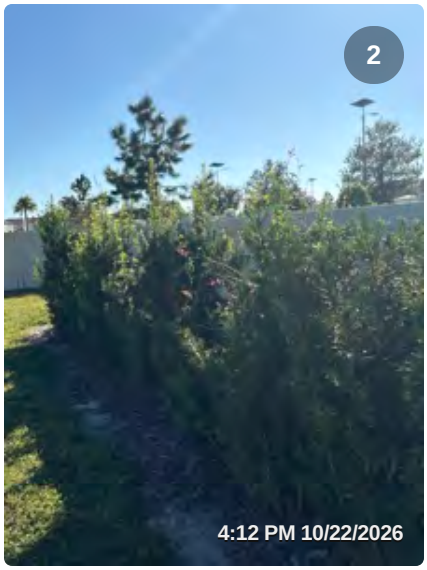
Assigned To: Fieldstone

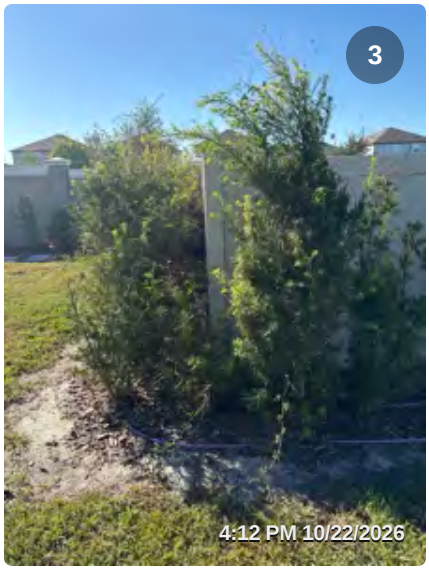
Location:

Common area at Bower Bass Circle

Observation:

Remove vines and treat for weeds in the plant beds.





Issue 14

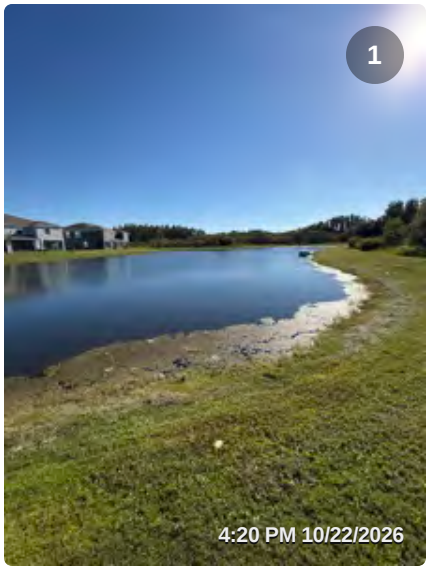
Assigned To: Steadfast

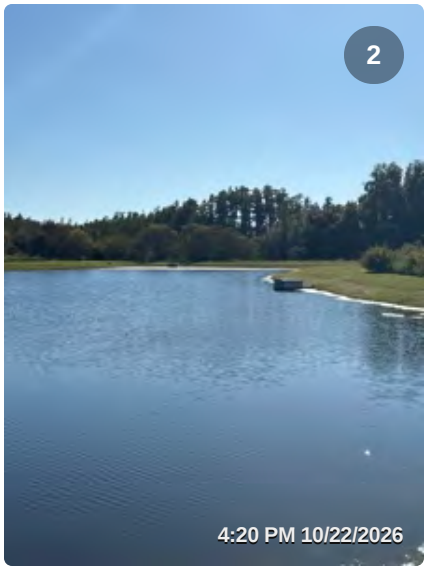
Location:

Pond 13

Observation:

Continue pond treatment and monitoring.





Issue 15

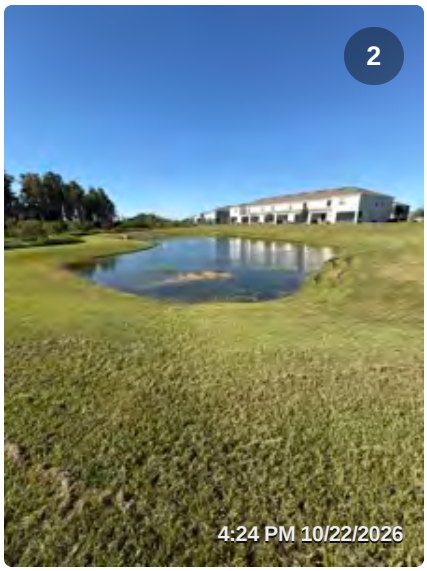
Assigned To: Board

Location:

Pond 15

Observation:

Noting rutting observed in one location around pond perimeter.



Issue 16

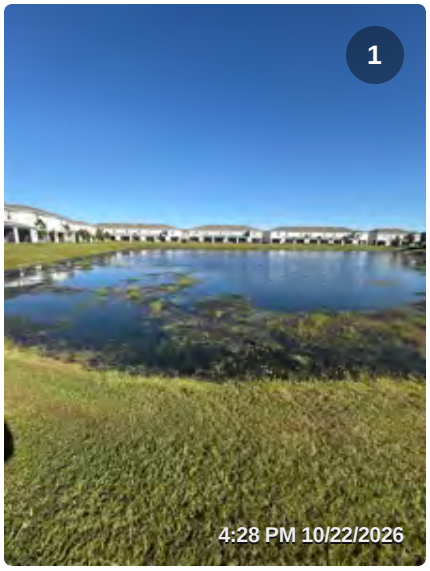
Assigned To: Steadfast

Location:

Pond 14

Observation:

Treat for submerged weeds and algae.



Issue 17

Assigned To: Fieldstone

Location:

Turtle Grace Loop

Observation:

Remove and treat for bed weeds in the entrance median.

Issue 18

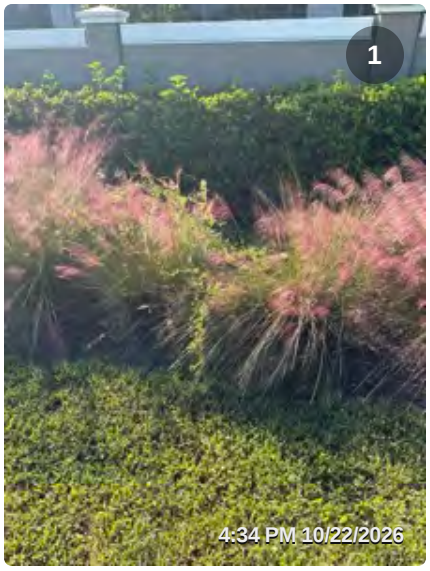
Assigned To: Fieldstone

Location:

Elam and Curley Roads

Observation:

Treat weeds and remove vines from plant beds.



Issue 19

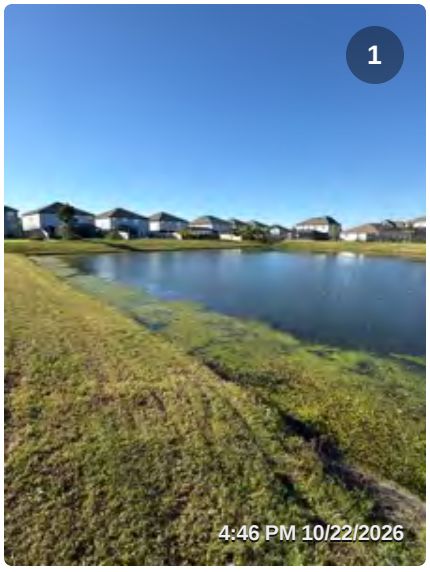
Assigned To: Steadfast

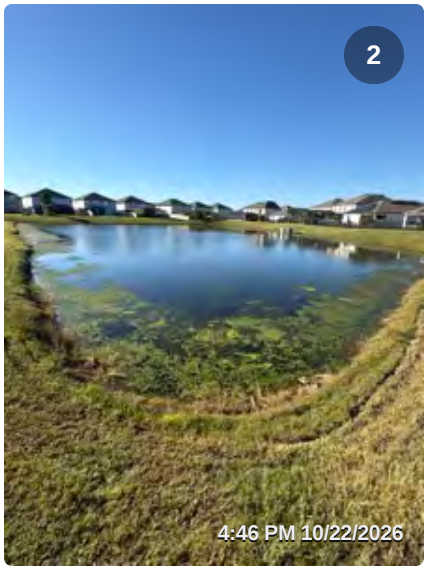
Location:

Pond 3

Observation:

Continue algae treatment and monitoring of pond.





Issue 20

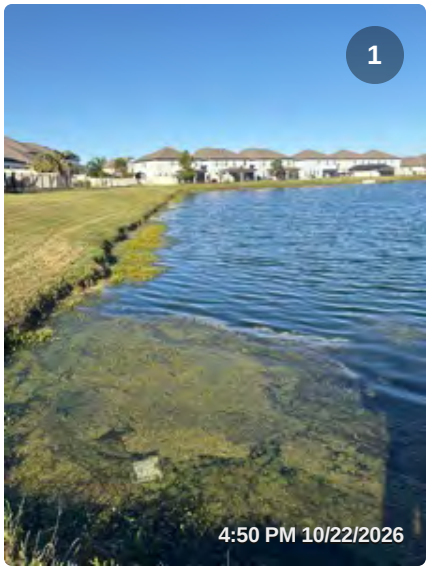
Assigned To: Steadfast

Location:

Pond 2

Observation:

Continue pond treatment and monitoring.



Issue 21

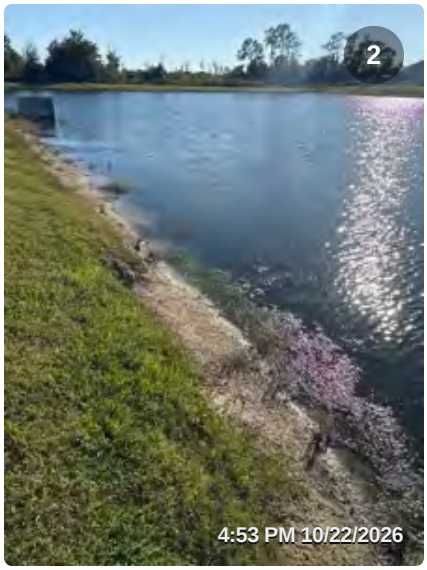
Assigned To: Steadfast

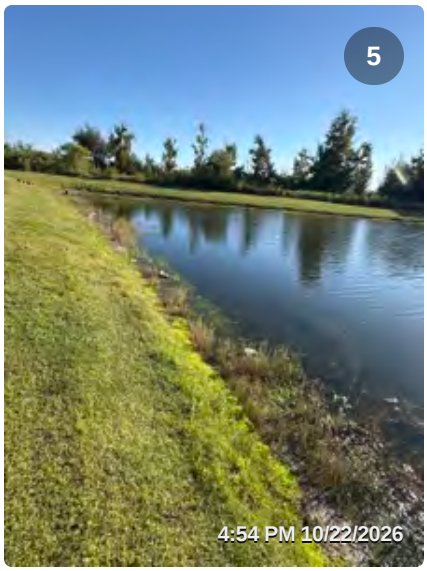
Location:

Pond 1

Observation:

Continue pond treatment and monitoring for submerged weeds. Noting perimeter weeds declining.





Issue 22

Assigned To: Fieldstone

Location:

Entrance median at Abby Brooks Cir.

Observation:

Remove and treat bed weeds in the entrance median.

1
4:57 PM 10/22/2026

2
4:58 PM 10/22/2026

3
4:59 PM 10/22/2026

ESTIMATE

EST-002348

Estimate Date: Aug 13, 2026
Expiry Date: Sep 10, 2026

FROM:
Tactical Pressure Washing & Paver Sealing
License: 113533
33501 Prospect Road
Dade City, FL, 33525
Email: david@tacticalpressurewashing.com
Phone: (813) 551-0966

TO:
Epperson Ranch 2 CDD
Attn: Alize Aninipot
313 Campus Street
Kissimmee, FL, 34747
Phone: (656) 207-2410

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Stucco Wall Power Wash (Elam Road, South Walls)	2000.00	$0.25	$0.00	No Tax	$500.00

2300 liner feet on Curley, 3650 on N side of Epperson, 2000 on S side of Epperson. 7950 total linear feet.

Low Pressure Softwash to remove organic stains and debris. Pre and post rinse hedge row to ensure no plant damage occurs.

Supply own water source.

Subtotal	$500.00
Grand Total ($)	$500.00

Accepted payment methods
Credit Card, Check, Cash, Venmo, Zelle

Message
We would be happy to have an opportunity to work with you.

Terms
Payment is due upon completion. Inclement weather may cause a scheduling delay and work will resume once weather clears. Project will be completed in one day.

Business powered by Markate.com

Company:	Fieldstone Landscape	**Email:**	msoto@fieldstonels.com	**Created:**	Wed, 8/19/2026
Contact:	Mateo Soto	**Title:**	Epperson CDD sod replacement	**No. Items:**	4
Phone:	8135917310				

(1)

30x10

Created: Wed, 8/19/2026

(2)

33x11

Created: Wed, 8/19/2026

(3)

30x7

Created: Wed, 8/19/2026

(4)

120x25

Created: Wed, 8/19/2026

Proposal

Proposal Number	23347
Date	08/24/26
Sales Rep	Mateo Soto

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community
Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Enhancement Proposal Sod replacement

Scope of Work:

Scope of Work

Fieldstone Landscape proposes to remove and replace the existing declining/damaged sod in the designated areas identified by the CDD.

The proposed work includes:

- Remove and dispose of existing damaged or declining turf from the designated areas.
- Prepare the existing soil by removing debris and performing necessary grading to provide a suitable surface for new sod.
- Supply and install approximately **3,873 square feet of new sod** in the identified areas.
- Properly install and secure the new sod to promote good soil contact and establishment.
- Adjust the surrounding area as needed to provide a clean transition between the new sod and existing landscape.
- Irrigate and water the newly installed sod as needed during installation to promote proper establishment.
- Clean up and remove all excess materials and debris upon completion.

Approximate Replacement Areas

- Area 1: 30' × 10' – approximately 300 sq. ft.
- Area 2: 33' × 11' – approximately 363 sq. ft.
- Area 3: 30' × 7' – approximately 210 sq. ft.
- Area 4: 120' × 25' – approximately 3,000 sq. ft.

Total Estimated Sod Replacement: 3,873 sq. ft.

Objective

The objective of this project is to restore the identified turf areas and provide a uniform, healthy appearance throughout the Epperson CDD property.

Subtotal:	$11,138.51
Total:	**$11,138.51**

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Property Name (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it’s work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Site Unknowns: It is the responsibility of the Client or the Client’s Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor’s discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- Underground Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor’s utilities on the Client’s property is the responsibility of the Client.

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
  - Hardwood & Palm Trees: (6) Months
  - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
  - Sod: (30) Days
  - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and materials employed in connection with the underground irrigation system for six (6) months following installation completion.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The 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 damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Client Signature **Date**

Proposal

Proposal Number	23326
Date	08/24/26
Sales Rep	Mateo Soto

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community
Development District
31885 Overpass Road
Wesley Chapel , FL 33545

MT - Maintenance Enhancement Proposal

Scope of Work:

Scope of Work

We propose to convert the existing non-functioning water fountain into a landscaped planting area. Due to drainage concerns within the existing fountain basin, a subsurface drainage system will be installed prior to adding planting soil and landscaping.

The proposed work includes:

- Install **4-inch perforated drainage pipe** within the existing fountain basin.
- Install washed drainage rock around the perforated pipe to provide proper water collection and movement.
- Install non-woven geotextile filter fabric to help prevent soil from entering and clogging the drainage system.
- Connect the drainage system to an appropriate existing drainage outlet, where available.
- Install solid drainage pipe as needed to provide a proper discharge point.
- Prepare the fountain basin for the installation of planting soil.
- Install suitable landscape planting soil to create the new planting area.
- Install the proposed landscape plants and irrigation system upon completion of the drainage work.
- Clean and restore the work area upon completion.

Objective

The purpose of this project is to provide a reliable drainage solution for the existing fountain basin before converting the area into a landscaped planting bed. Proper drainage will help prevent water from accumulating around the plant root zones and promote healthier landscape growth.

Subtotal:	$3,334.98
Total:	**$3,334.98**

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Property Name (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
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- Site Unknowns: It is the responsibility of the Client or the Client’s Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor’s discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
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Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
  - Hardwood & Palm Trees: (6) Months
  - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
  - Sod: (30) Days
  - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and materials employed in connection with the underground irrigation system for six (6) months following installation completion.
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Client Signature **Date**

Date: September 03, 2026

Proposal #: 23395

QUOTATION

Mailing Address

Inframark

313 Campus Street
Celebration, FL 34747

Home Phone:

Job Address

Epperson Ranch II Community Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Business Phone:

Job Summary:

Proposal Description

Pasco County ROW Landscape Cutting – Epperson Blvd & Curley Rd

Provide labor and equipment to cut and maintain the designated **Pasco County-owned and maintained landscape areas** along Epperson Boulevard and Curley Road, as identified on the Epperson II Ownership and Maintenance Map.

Scope includes cutting overgrown vegetation within the designated areas and removing all landscape debris generated from the work upon completion.

Exclusions: Areas currently being maintained by others, Epperson II CDD-owned/maintained areas, Metro Development-owned/maintained areas, environmentally sensitive areas, and the area along Curley Road adjacent to Pond 16 that remains under Metro Development maintenance.

General Cleanup			**$5,404.16**
Quantity	**Description**	**Unit**	
		Quote Total:	**$5,404.16**

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Epperson Ranch II Community Development District (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

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  - Sod: (30) Days
  - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and

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Signature: Kristee Cole **Date:** 9.3.26

Inframark

This was approved outside of a meeting due to the code enforcement warning, approved per the Chair and District Counsel.

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
31885 Overpass Road
Wesley Chapel , FL 33545

January, 14 2026

Thank you for the opportunity to submit our proposal for the Landscape Maintenance of your community. At Fieldstone Landscape Services we recognize the significance of protecting your investment and have complete confidence in the superiority of our services. We take pride in providing exceptional communication, customer service, and the highest quality work.

Our primary goal is to build strong, trustworthy relationships that last. We look forward to beginning this process with you.

Fieldstone is the leader in landscape management in the Tampa Bay area that employs a dedicated staff of professionals consisting of Certified Maintenance Technicians, Licensed Irrigation Contractors and Certified Horticulturalists. Our department heads are specialist in their own fields. They work in conjunction with a common goal of maintaining a high standard in the property's overall appearance.

Thank you for taking the time to look into our company. We feel confident that given the opportunity, we will exceed all of your expectations.

Sincerely,

Chris Eastman
President

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
31885 Overpass Road
Wesley Chapel , FL 33545

Service - Summary

Client Experience

- Assigned Account Manager with Proactive approach
- Constant and accurate communication
- Recurring meetings & site inspections
- Monthly Reports
- Prompt, thorough, and accurate Proposals

Landscape Maintenance - Grounds

- (42) Services per year
- Weekly April through October
- Bi-weekly November through March
- Mow & Line-Trim Turf Areas
- Hard Edge Turf along Hard-Surface Edges
- Soft Edge Turf along Landscape Beds & Tree Rings
- Hand-Pull Visible Weeds
- Chemically Treat Landscape Beds, Tree Rings, & Hard Surfaces
- Trash & Debris Removal

Landscape Maintenance - Plant, Shrub, & Ornamentals

- (12) Services per year
- Plants, Shrubs, & Ornamentals under 10'
- Clippings, Debris, & Trash Removal

Horticulture Services - Fertilization, Insect, & Disease Control

- (12) Services per year
- (2) Plant, Shrub, & Ornamental Fertilization
- (4) Turf Fertilization
- (12) Integrated Pest Management Inspections & Treatments

Irrigation Inspections & Repairs

- (12) Irrigation Inspections
- Detailed Irrigation Inspection Report
- Complete Pre-Approved Irrigation Repairs
- Proposal for required & recommended repairs and/or enhancements.

FIELDSTONE
LANDSCAPE

- Run & inspect zones monthly.
- Seasonal Controller Adjustments.
- Adjust irrigation heads to ensure proper coverage.
- Visual inspection for dry spots, broken heads, leaks, or staining
- Monthly irrigation repair pre-approval of $500.00

Total cost per month: $16,866.00 **Total cost per year: $252,986.00**

Initial _____

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
31885 Overpass Road
Wesley Chapel , FL 33545

Optional Additional Services Available for Purchase

Mulch Installation

- Hand Install ranges from $65.00 - $75.00 per yard depending on quantity and type
- Blown Install averages $55.00 per yard depending on quantity and type

Seasonal Annual Rotations

- Seasonal Annual Rotations range in price from $2.25 - $3.25 per Annual depending on quantity and type
- Seasonal Rotations include Annuals, Fertilizer, Potting Soil, and Labor

Palm Pruning

- Prices range from $40.00 - $150.00 per Palm depending on quantity, type, location, and condition of Palm

FIELDSTONE
LANDSCAPE

TERMS AND CONDITIONS:

Owner	**Contractor**
Epperson Ranch II Community Development District 31885 Overpass Road Wesley Chapel , FL 33545	**Fieldstone Landscape Services** 4801 122nd Avenue North Clearwater, FL 33762

The Owner and Contractor agree as Follows:

1. **Scope of Work**

- Contractor shall furnish all labor, equipment, materials, and supervision to complete landscape management services of the property per attached service summary.
- Contractor shall provide professional uniform Supervisors, Technicians, and Crews.
- Crews will be sufficient to meet the estimated demands for the level of landscape services as provided included in this Contract.

2. **Term of Contract**

- Contract period will be one (1) year from contract commencing date of: **2/1/2026**

3. **Contract Sum**

- Client shall pay Contractor in current funds for the performance of the work in the contract sum of: **$258,737.30**

4. **Progress Payments**

- Contractor will submit request for payment on or around the 1st of each month.
- Client will make monthly payments of **$16,866.00** for the amount due within (30) days thereafter.

5. **Changes in Work**

- Client may order changes in the scope of work consisting of additions, deletions, and/or modifications.
- Contract sum will be adjusted accordingly.

6. **Termination of the Contract**

- If Client fails to make payment for a period of sixty (60) days, Contractor may suspend services and/or terminate Contract until balance is paid in full.
- Client may terminate Contract upon thirty (30) days written notice delivered via

certified mail to Contractor.

7. <u>Considerations for Insurance, Licenses, Permits and Liability</u>

- Contractor will carry liability amounts and Worker's Compensation coverage required by law on all operators and employees and requires same of any sub-contractors and provides proof of same to the Client.
- Contractor responsible for obtaining any licenses and/or permits required by law for activities on Client's property.
- Prior to commencing work, Contractor shall have insurance company or companies, which are acceptable to the Client, execute a Certificate of Insurance form and file copy of the same with Client. Certificates shall contain ten (10) day notice of termination to Client clause.
- Contractor shall maintain at own expense such insurance as will protect Contractor from claims under Workman's Compensation and public liability, property damage and other such insurance in the following amounts:

General Liability

- General Aggregate $2,000,000
- Products-Comp/Op Agg. $2,000,000
- Personal & Adv. Injury $1,000,000
- Each Occurrence $1,000,000
- Med. Expense $10,000

Automobile Liability

- Combined Single Limit $1,000,000

Umbrella Liability

- Each Occurrence $3,000,000
- Aggregate $3,000,000

8. Situations which Contractor may deem responsibility

- Damage due to operation of equipment in performing Contract.
- Failure to comply with all laws pertaining to protected plant species.

- Damage to plant material due to improper horticultural practices.
- Improper replacement or retrofitting of irrigation system components.

9. Situations which Contractor may deem not responsibility

- Death or decline of plant material due to improper selection, placement, planting or maintenance done before the time of this Contract.
- Damage due to improper irrigation components existing at the the time of Contract execution, exposed cables/wires or sprinkler components/lines normally found below the lawn's surface.
- Flooding, storm, wind, fire, cold damages or any other 'Act of God' are not included in contract.
- Damage due to disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative irrigation components, or irrigation restrictions imposed by the Water Management District or civil authorities.
- Damage caused by, or to any hidden item in the landscape that are not clearly guarded or marked.
- Damage due to vandalism

10. Billing Process and Payment Terms

- Payment Terms are Net 30 in order to assist in financing Contractor operations.
- Monthly Invoices will be made on the 1st day of the month, for all services to be performed for that month.
- Client shall agree to pay interest in the amount of 1.5% per month on all accounts not received within sixty (60) days past due. Further, Client shall be responsible for any collection costs and attorney fees incurred by Contractor, in collection of sums past due under this contract.

11. Term

- This contract shall remain in force for a period of one (1) year from contract date.
- If, upon expiration of this contract, a new contract has not been executed by both parties, this contract shall automatically renewal for a period of one (1) year from the date of expiration of the previous term including a price increase not to exceed the current Consumer Price Index (CPI).
- The CPI is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items are also available.

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AGREED TO AND SIGNED BY THE FOLLOWING:

Client: Epperson Ranch II Community Development District

Authorized Signature: _____ Date: _____

Contractor: Fieldstone Landscape Services LLC

Authorized Signature: _____ Date: _____

I. Company Support

Resource Capacity

At Fieldstone Landscape Services we strive to distinguish ourselves by offering a complete package of Landscape Management services. We offer a wide range of services including: Landscape Maintenance, Landscape Enhancements, Turf Care, Irrigation Repairs & Installation, and Arbor Care.

Our focus at Fieldstone is to assemble the best team for the management of your property's landscape based upon our analysis of the total scope of work and the maintenance schedule. Our typical staffing model may be subject to minor changes and substitutions depending upon the final scope and maintenance schedule. The Landscape Maintenance Team is likewise provisional and by no means is this final, as new talent always joining the firm and the fact that local personnel will be hired to fill many positions in the project work force.

II. Customer Satisfaction

Quality Control and Quality Assurance

Providing a quality product and service is the joint concern of all members of Fieldstone Landscape Services. The first step in providing quality products and services is to develop a realistic cost estimate and maintenance schedule that meets the Owner's needs yet allows for innovation and creativity in exceeding customer expectations. The internal checks provided by Fieldstone Landscape Services Team have been described in other parts, what follows here is a description of the tools used to manage all customers on a daily basis.

Client Retention

Customer satisfaction is the number one priority of Fieldstone Landscape Services. It is our mission to develop long lasting relationships with our customers. This can best be exemplified by our consistent retention of customers which exceeds 90% each annual renewal period. Our relationships with our customers are second to none largely in part due to our management team and their countless efforts to satisfy their every need.

We believe that our retention of customers speaks for itself and is the best measurement when measuring customer satisfaction.

III. Company Capabilities – Value Added Services

- ***Landscape Maintenance***

Fieldstone Landscape Services offers a full service landscape maintenance program for every landscape, performed by educated and trained personnel. Our Horticulture Specialists can create a customized maintenance schedule specifically suited for the demands of your site and landscape investment.

Your account will be assigned a manager to assure personalized program development and service. The Fieldstone Landscape Services way assures that problems are solved, goals are

achieved, consultations are provided, and maintenance schedules are performed – always accurately, promptly, and dependably.

- ***Turf & Ornamental Management***

Fieldstone's spray department is dedicated to providing the latest state-of-the-art technology in nutrition and disease control through applications for turf, trees, shrub care, pest/weed control, and fertilization.

We work with each client to quickly diagnose turf symptoms and tree and shrub deficiencies in order to begin timely treatments.

- ***Irrigation Services***

Fieldstone is dedicated to providing state-of-the-art technology and superior products so you can be assured that you are getting the best possible irrigation services.

When your irrigation system requires special attention, responsiveness is essential. Fieldstone's irrigation division offers knowledgeable and reliable service options for repairs, maintenance and upgrades.

- ***Landscape Enhancements***

Fieldstone's landscape enhancement department specializes in assisting your property in reaching its full potential. From landscape design and installation to annual flower color, our team of designers and estimators are dedicated to delivering competitive customized bid packages for any size landscape project.

Equipment

Fieldstone Landscape Services has maintained a steady investment in capital resources such as modern facilities, modern equipment, and state-of-the-art technology. This inventory includes everything from specialty trucks and trailers, to mowing equipment, pay loaders, backhoes, skid steer loaders, pick-up trucks, dump trucks, and trenchers.

Training and Safety

The safety and well-being of our employees and every person we come in contact with is of paramount importance to our operation. It is the specific intent of Fieldstone Landscape Services to operate in compliance with all state and federal safety ordinances.

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Grounds Maintenance Services

- Mowing of all turf areas throughout the property will be completed weekly in the heavy growing season.
- Mowing in the dormant months will be scheduled bi-weekly
- Proper height for each season will be maintained per horticultural standards. This height will vary based on species and adverse weather conditions. Typically, the height will range from 3 ½" to 5"
- Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be maintained by line trimmers or chemical means
- The edging of all hard surfaces will be completed each service
- The edging of all bed-lines will be completed every other service
- Bed-lines and tree rings with concrete edging or curbing will be maintained with a line trimmer
- Bed-lines and tree rings with rock, pebble, or other hard material as bed covering will be chemically edged to prevent flying projectiles
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Contractor will blow grass clippings, leaves, and debris off hard surfaces after each mow service

Plant, Shrub, & Ornamental Maintenance

- Highly visible and focus areas will be maintained each service. All other areas will be maintained monthly
- Hedges, shrubs, ornamental trees, and palms up to 10' overall height are included in routine services.
- Trimming will be completed in a neat and orderly fashion and in a manner conducive to the nature of the plant to enhance the overall landscape of the property
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Debris illegally dumped on-site will be removed and disposed of at Client's expense.

Bed Weed Control

- Contractor to remove visible weeds and vines throughout landscape beds and tree rings
- Chemical means will be used to control weeds throughout landscape beds, tree rings, and hardscape joints
- Contractor will control weed growth within areas with established ground cover using a chemical called Over-the-Top. Chemical will eliminate weeds without harming ground

cover

Irrigation Inspections

- Contractor will inspect and adjust irrigation system each month, or as specified in service summary, for maximum efficiency and to stay ahead of any environmental concerns that are present.
- Contractor will conduct a visual inspection of the system looking for dry spots, malfunctioning or broken heads, leaks, staining, poor coverage, weak pressure or other irrigation related issues.
- Contractor will adjust heads to ensure maximum coverage for turf and shrub material
- Clogged Nozzles will be cleaned
- Irrigation Controllers will be inspected and adjusted for optimal efficiency and environmental conditions. Seasonal adjustments will be made during inspections.
- Irrigation damaged by Contractor shall be repaired at no costs to Client, as long as such components were installed and functioning properly.
- Detailed Irrigation Inspection Report will be submitted. Report will include all findings including any needed repairs or upgrades to the system.
- Contractor proposes an Irrigation Service Plan to supplement the above-mentioned inspections. Plan is structured on a 'not to exceed' amount. Plan is not included in the monthly Irrigation Management portion of Contract. Plan will allow Contractor to complete repairs onsite without a written Proposal or Client approval. If no repairs are needed, no additional charges will be applied.

Monthly Pre-Approved Irrigation Repairs

Fertilization, Insect, & Disease Control Management

- In compliance Best Management Practices (GI-BMP) ordinance, all turf areas, shrub beds, and ground covers will be fertilized asper the maintenance specifications attached. No fertilizer shall be applied within 10' of any service water, landward edge of the top of seawall, designated wetland, or wetland as defined by the Florida Department of Environmental Protection.
- Complete fertilizers will be a custom blended mix in a granular or liquid and contain a minimum of 50% nitrogen in a slow or controlled release form.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or2:1 for a complete fertilizer formulation.
- No Phosphorus will be added or applied to any turf areas without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus availability in the soil.
- Turf areas will be inspected each visit for indications of pest problems such as insects, disease, weeds, etc. and advise Client of such problems.

- Contractor will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. In some cases, control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the turf.
- Weed Control will be completed with chemical spray applications. Chemical Weed Control will be applied safely when temperatures are below 85 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention of carpet grass and select sedges are not part of this Contract and are not included in the contract amount.

- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or2:1 for a complete fertilizer formulation.

Additional Services

Fieldstone Landscape Services shall provide services over and above the “Contract Specifications” with written authorization from customer only, such as daily or timed porter services.

PERSONNEL

1. Fieldstone will provide all labor, transportation and supervision necessary to perform the work described herein.
2. Field personnel will be equipped with all supplies, tools, parts and equipment to perform work.
3. Personnel will be licensed for all applicable maintenance functions, including any chemical application when required by law.
4. Personnel shall wear clean Fieldstone uniforms of consistent design and color so that they may be recognized personnel of Fieldstone while on site. Fieldstone personnel shall comply with all OSHA dress code regulations, i.e. steel toed shoes, safety goggles, etc.
5. Fieldstone personnel are perceived as representatives of customer while on property, and as such, will conduct themselves in a professional, well mannered, well groomed, workmanlike manner at all times.
6. Any damage caused by FieldStone personnel shall be repaired promptly at no cost to customer.
7. Scheduling/Safety

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a. Sufficient warning devices will be employed whenever necessary, to provide safety to persons and vehicular traffic. Work will be coordinated with customer and scheduled to give the least possible interference to property, merchants, occupants, guests, visitors and customers.

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Epperson Ranch II CDD Aquatics

Inspection Date:

9/21/2026 11:20 AM

Prepared by:

Matt Goldrick

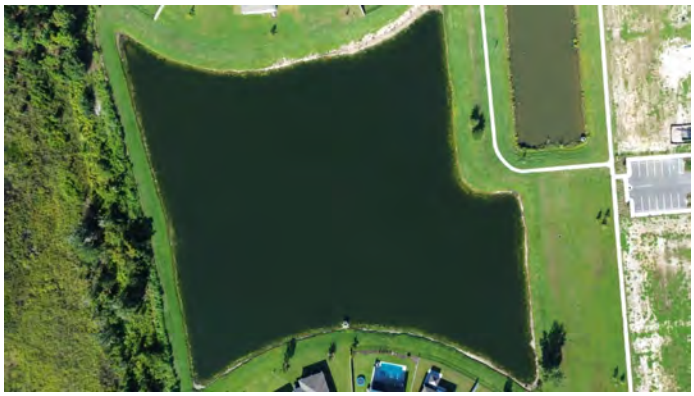
Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Algae has started growing amid decayed grasses on the perimeter. Growth like this is typical this time of year and technicians are constantly aware and ready to treat. No other nuisance growth observed.

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

SITE: 2

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Filamentous algae present around the perimeter. Treatment is set for next visit. No nuisance grass observed.

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

SITE: 3

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Most of the algae present is decayed from treatment last week. Any remaining will be re-sprayed next visit.
No nuisance grass observed.

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

SITE: 4

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Planktonic algae/cyanobacteria present in the corners. These and any filamentous algae remaining will be addressed next visit.
No nuisance grass observed.

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

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Mixed aquatic and terrestrial weeds present. Both can be addressed simultaneously during service with little impact to soil stability at this point. Heavier emphasis will be placed on the southern strip.
No algae observed.

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

SITE: 6

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Almost complete coverage of duckweed. This is very common for wetlands this time of year. We will treat as needed, mainly around the weir to prevent flow into pond 5.
No algae observed.

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

SITE: 7

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 19

Condition: Excellent Great Good ✓Poor Mixed Condition Improving

Comments:

Filamentous algae present throughout the pond. Multiple rounds of algaecide treatments are scheduled until conditions improve.
Herbicide treatments for nuisance grasses will also be done and should clear this growth quickly.

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

SITE: 20

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Nuisance growth preset around the perimeter. Some appears to be terrestrials recently covered by water. Anything remaining will be treated.
No algae observed.
Water levels seem to have reached a point where turbidity can begin flushing from the pond.

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

SITE: 21

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Most of the growth around the perimeter is terrestrial. I believe we have approval to clear these, I just need an executed proposal to begin. Technicians can address with herbicide until then.
No algae observed.

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

MANAGEMENT SUMMARY

Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to were they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

It's taken a few months, but summer conditions have finally caught up with us. Algae is the main target for now and will likely remain so for a few weeks. I think until recently ponds were in a stasis point of nutrient load that techs could keep up with via alum treatments. Rain has brought higher volumes of water and excess nutrients which tip the balance out of our favor. Typical copper-based algaecide treatments will be the key moving forward.
Grasses are still minimal, fortunately. Terrestrials are almost completely cleared and new aquatics growth is being handled by technicians as it appears.

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!

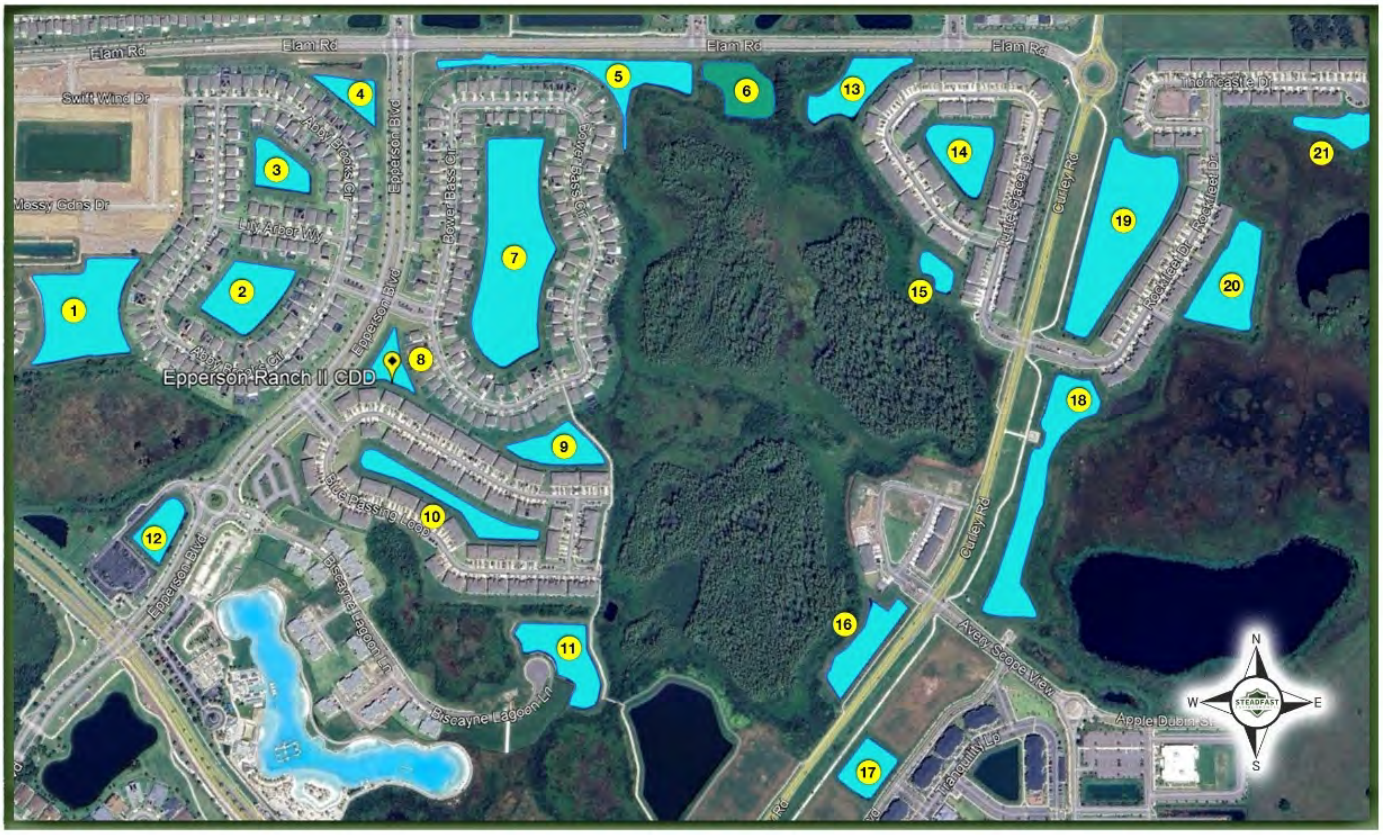
MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

EPPERSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



Epperson Ranch II CDD Aquatics

Inspection Date:

10/27/2026 12:12 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

SITE: 8

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Slender spikerush has started to creep into the water from the exposed banks. A technician is scheduled here tomorrow and will address this at that time.
No algae observed.

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

SITE: 9

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Mixed growth present around the perimeter. Algaecide treatments are scheduled for tomorrow with follow ups as needed. Nuisance grasses will also be addressed at that time.

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

SITE: 10

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Filamentous algae bloom present. Fortunately the wind has blown most of it to one side which allows for better coverage during treatment. Any remaining on the rest of the perimeter is thin and will clear quickly after treatment.
Nuisance grasses will also be addressed tomorrow.

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

SITE: 11

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

More wind-blown filamentous algae. I'll ensure the tech is well prepared for today's conditions before he departs tomorrow. Heavy algaecide treatments are on the way.
No nuisance grass observed.

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

SITE: 12

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Mild slender spikerush growth on the exposed banks. Techs will begin targeting this before it enters the water.
No algae observed.

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

SITE: 13

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Another wind-blown filamentous algae bloom. This one appears to be decaying already, but a technician will inspect tomorrow and treat if needed. Otherwise decay should continue over the next week or so.
Nuisance grasses will be addressed regardless.

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

SITE: 14

Condition: Excellent Great Good ✓Poor Mixed Condition Improving

Comments:

Submersed growth (I suspect chara) is present throughout the pond. We have other ponds set for heavy treatment with growth like this in a few weeks. I'll add this to the list, but technicians will begin targeting in the meantime.

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

SITE: 15

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Very mild filamentous algae growth in one corner. An algaecide application tomorrow will make quick work of clearing this.
Any nuisance grasses present will also be addressed and monitored for re-treatment during subsequent visits.

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

SITE: 16

Condition: Excellent Great Good ✓Poor ✓Mixed Condition Improving

Comments:

Filamentous algae is clinging to nuisance grasses around the perimeter. Both will be simultaneously tomorrow during service.

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

SITE: 17

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Any filamentous algae present is nucleating on nuisance grasses. Similar treatments mentioned for pond 16 will also be done here. More focus will be placed on larger growth on the exposed banks.

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

MANAGEMENT SUMMARY

The final days of growing season are here. Daytime temperatures are hovering around 80°F which is still enough for algal blooms to rapidly appear. Other key factors will be the driving force for growth moving forward; mainly rain events and residential runoff. It's been an odd season; right now we're seeing pond conditions typically for July. Algal growth has accelerated as grass growth has slowed. I'm curious to see if this winter will be as unprecedented as predicted and how that will affect stormwater systems. Efforts made by technicians now will be crucial to prepare ponds for what may come in the following months.

I've been waiting for conditions like those seen today. It took until October, but the yearly algal blooms have arrived and technicians can switch gears to focus more on these. Working all summer to keep grasses at bay has set them up for greater success now. There are fewer areas for algae to nucleated and little to impede decay once treated. Keeping up a strict regiment the next few visits will get the ponds in shape before holiday visitors arrive to the community.

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!

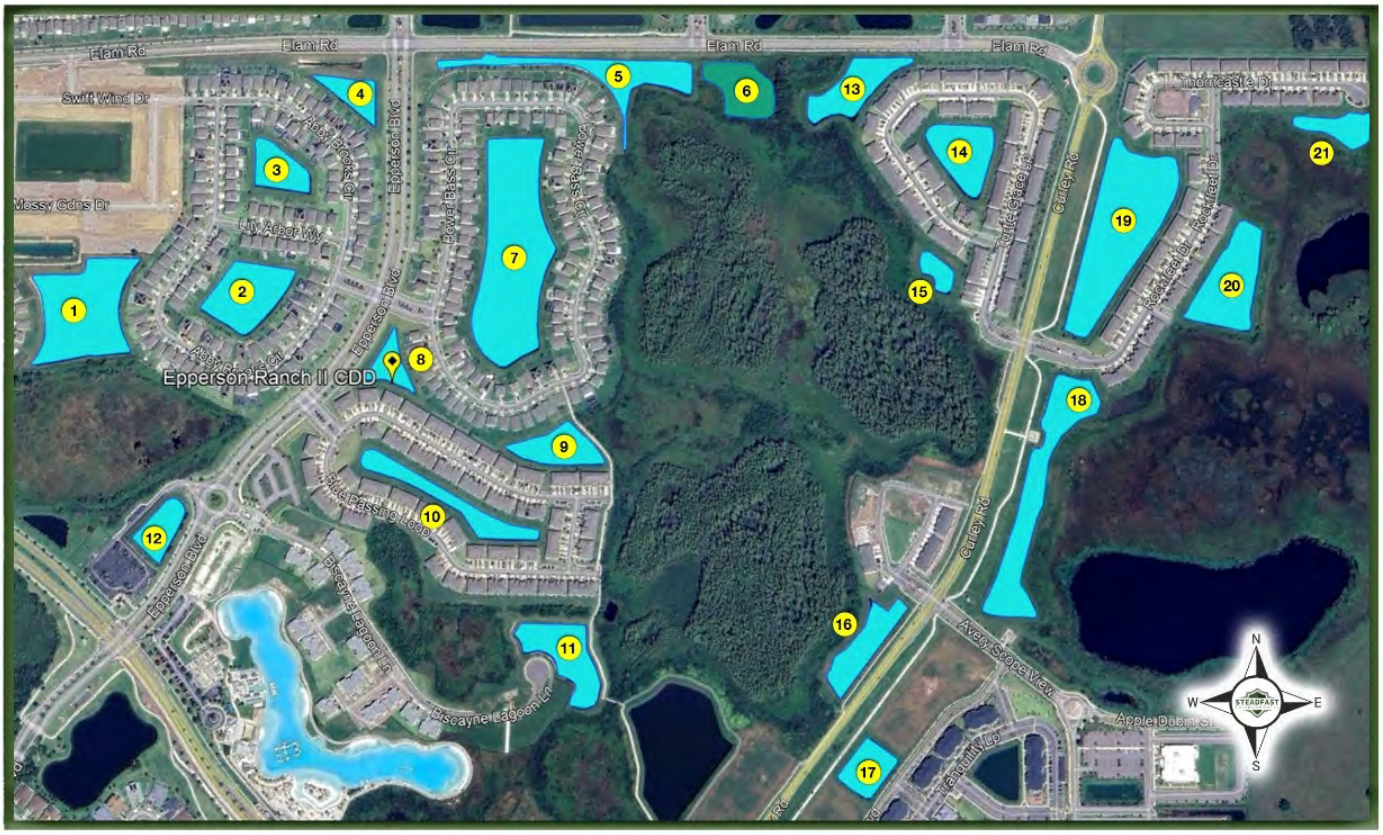
MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

EPPERSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
8/17/2026	9/16/2026	

BILL TO
Epperson Ranch II CDD
313 Campus St
Celebration FL 34747

SHIP TO
Bower Bass Circle
Wesley Chapel Florida 33545
United States

DESCRIPTION	QTY	RATE	AMOUNT
----------PICK ONLY ONE OPTION----------			
Installation of Replacement LED White Lights for both fountains within pond 7 at Epperson Ranch II CDD: [6] LED Bright White Lights [2] Splice Kit #10 - Labor	1.00	4,590.14	4,590.14
50% deposit required for purchase of materials.			
----------PICK ONLY ONE OPTION----------			

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
8/17/2026	9/16/2026	

BILL TO
Epperson Ranch II CDD
313 Campus St
Celebration FL 34747

SHIP TO
Bower Bass Circle
Wesley Chapel Florida 33545
United States

DESCRIPTION	QTY	RATE	AMOUNT
----------PICK ONLY ONE OPTION----------			
Installation of Replacement LED RGBW Lights for both fountains within pond 7 at Epperson Ranch II CDD: [6] LED RGBW Lights [2] LED RGBW Controller [2] Splice Kit #10 - 16 Cable - Labor	1.00	10,433.60	10,433.60
50% deposit required for purchase of materials.			
**These are currently out of stock, and can be ordered, expected mid-October.			
----------PICK ONLY ONE OPTION----------			

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.

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

TOTAL **15,023.74**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Fountain Maintenance Services Agreement

This Fountain Maintenance Services Agreement ("Agreement") is entered into as of **October 1st, 2026** ("Effective Date"), by and between **Steadfast**, which may include Steadfast Contractors Alliance, LLC and/or Steadfast Environmental, LLC (collectively referred to herein as "Steadfast"), and **Epperson II CDD** ("Customer").

Steadfast and Customer may be referred to individually as a "Party" and collectively as the "Parties."

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1. Scope of Agreement

Steadfast shall provide routine fountain maintenance services as described herein in a professional and workmanlike manner. Customer agrees to compensate Steadfast for such services in accordance with the terms of this Agreement.

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2. Service Equipment

The equipment covered under this Agreement ("Service Equipment") consists of **four (4) floating fountains located on Lakes 7, 8, & 9**.

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3. Services Provided

Steadfast shall perform **four (4) scheduled inspections per year** of the Service Equipment. Services shall include, as applicable:

a. Fountain Maintenance Services

- Perform amp testing on fountain motors to verify proper load
- Verify incoming and outgoing voltage
- Test motor GFCI, contactor (starter), and overload protection
- Inspect and verify condition of fuses, breakers, wiring, and electrical connections
- Inspect and adjust operational timers as necessary
- Test lighting GFCI breakers and lighting timers
- Inspect propeller or impeller and diffuser plates (if applicable) for damage or improper attachment
- Clean debris screens, nozzles, shafts, and pump chambers to ensure adequate water flow
- Clean lighting lenses

- Replace leaking light housing seals

If diagnostic testing indicates abnormal operation or malfunction, Steadfast may conduct additional electrical testing, including ohm testing of power cables between the control panel and motor.

b. Replacement Parts and Repairs

Replacement parts and labor not covered under manufacturer warranty shall be billed at additional cost. Warranty-covered repairs shall be performed at no cost to the Customer.

If Steadfast identifies repairs requiring substantial labor or materials beyond routine maintenance and not covered under warranty, Steadfast shall notify Customer and obtain approval prior to performing such work. Steadfast may invoice up to **$500.00** in additional parts during any maintenance visit without prior written approval.

c. Troubleshooting and Extra Visits

Visits outside the scheduled maintenance cycle shall be considered troubleshooting services and billed at a **$100.00 service fee**, plus labor at **$135.00 per hour** and materials. Any visit occurring **fourteen (14) days or more** after a scheduled maintenance visit shall be deemed a troubleshooting visit.

---

4. Term and Automatic Renewal

This Agreement shall remain in effect for an initial term of **one (1) year** from the Effective Date. The Agreement shall automatically renew for successive one-year terms unless terminated in accordance with this Agreement. Upon each renewal, pricing may be adjusted with written notice.

---

5. Fees and Payment Terms

The total Annual Agreement Amount is **$4,000.00**, billed in **quarterly installments of $1,000.00**, commencing on the first day of the month following the start of services.

Invoices are due within **thirty (30) days** of the invoice date. Any balance unpaid after **sixty (60) days** shall accrue a service charge of **1% per month (12% annually)**.

5.1 Suspension of Services for Non-Payment

Steadfast reserves the right, upon written notice, to suspend some or all Services if any undisputed invoice remains unpaid for more than **thirty (30) days past its due date**. Suspension of Services shall not constitute termination of this Agreement.

Steadfast shall not be liable for any damages, deterioration, aesthetic conditions, operational issues, regulatory concerns, or other consequences arising from a suspension due to non-payment. Services shall resume only after all outstanding balances, including

applicable service charges, have been paid in full. Customer's payment obligations shall survive any suspension.

---

6. Accepted Forms of Payment

Payment shall be made by check unless otherwise agreed to in writing.

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7. Condition of Service Area

This Agreement shall be void ab initio if Steadfast determines, prior to commencement of services, that the condition of the Service Equipment or service area has materially deteriorated. This provision shall not apply once Steadfast has commenced services.

---

8. Force Majeure

Steadfast shall not be responsible for delays or failure to perform due to causes beyond its reasonable control, including acts of God, weather events, utility interruptions, or governmental actions.

---

9. Customer Contact Information

Customer is responsible for providing and maintaining accurate contact and billing information and shall notify Steadfast of any changes within **thirty (30) days**.

---

10. Termination

Either Party may terminate this Agreement with **thirty (30) days' written notice**, with services continuing through the end of the month in which the notice period expires.

All notices shall be sent by Certified Mail to:

Steadfast Contractor's Alliance, LLC
30435 Commerce Drive, Suite 102
San Antonio, FL 33576

---

11. Governing Law and Enforcement

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Each Party shall be entitled to pursue all remedies available at law or equity in the event of default.

12. Safety and Standard of Care

Steadfast shall utilize appropriate equipment, materials, and procedures and exercise reasonable care in performing services. Steadfast shall take commercially reasonable steps to protect Customer property.

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13. Additional Services

Services outside the scope of this Agreement, including debris removal, vegetation cutting, or other specialty services, shall be performed only under a separate written agreement.

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14. Insurance and Limitation of Liability

Steadfast shall maintain insurance appropriate to the services performed. Each Party shall be responsible only for damages arising from its own negligence or misconduct. Neither Party shall be liable for incidental, consequential, or purely economic damages.

---

15. E-Verify Compliance

Steadfast complies with Florida Statute 448.095 and participates in the federal E-Verify program where required.

---

16. Proposal Validity

This proposal shall remain valid for **sixty (60) days** from issuance unless modified in writing by Steadfast.

Agreement Summary

Annual Agreement Amount: $4,000.00
Quarterly Invoice Amount: $1,000.00
Billing Frequency: Quarterly

Acceptance

Epperson II CDD
Signature:
Printed Name:
Title:

Date: 9/17/26
Address for Notice Purposes: 30349 Commerce Drive, San Antonio, FL, 33576

Steadfast
Signature: Kevin Riemensperger
Printed Name: Kevin Riemensperger
Title: Aquatics Division Manager
Date: 9/17/26

Remit Payments and Executed Agreements To:

Steadfast Contractor's Alliance, LLC
30435 Commerce Drive, Suite 102
San Antonio, FL 33576

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	Change Order No. 2026-1	Date	18 August 2026
"Stantec"	Stantec Consulting Services Inc.		
	Stantec Project # 238202072		
	380 Park Place Blvd., Suite 300 Clearwater, FL 33760		
	Ph: (352) 754-1240 email: greg.woodcock@stantec.com		
"Client"	Epperson Ranch II Community Development District c/o Inframark		
	Client Project # 238202072		
	313 Campus Street Celebration, FL 34747		
	Ph: (813) 382-7355 email: Kristee.Cole@inframark.com		

Project Name and Location: Epperson Ranch II Community Development District

In accordance with the original Professional Services Agreement dated 17 May 2019 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

For General Consulting Services.

Total fees this Change Order	$	8,000.00
Original agreement amount	$	8,000.00
Total Agreement	**$**	**16,000.00**

Effect on Schedule: none

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

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

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

TRIPLE D FENCING

Family Owned & Operated
1615 6th St SE Ruskin, FL 33570
Office: 352-257-3086
Sales@dddfencing.com

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PROPOSAL / CONTRACT

Estimate Date 9-8-26
Valid for: 7 Days
Prepared by AV
☐ Residential ☐ Commercial ☐ AG
CONTRACT No. 6028

Customer Name	Epperson Ranch 2 CDD	Home Ph.	
Address	Epperson Lagoon, 31885 Overpass Rd	Cell Ph.	
City, St, Zip	Wesley Chapel, FL 33545	Fax/Other	
Subdivision		Email	kcole@azuria.com

☐ Vinyl
☐ Chain Link
☐ Wood
☐ Aluminum
☑ Other: _____

Feet: 120'
Height _____
Color: _____
Style: Composite
Caps: Board

	YES	NO
Fence to follow contour of ground	☐	☐
Fence to top level	☑	☐
Compacted shell ground	☐	☐
Removal and Disposal of existing fence _____ Ft.	☐	☐
Clearing of fence-line needed	☐	☐
Clearing to be done by: ☐ Customer ☐ Company		
Core-Drill required	☐	☐
HOA approval required	☐	☐
County Pasco Permit required	☐	☐

GATES:

Qty _____ Style _____ Size _____
Qty _____ Style _____ Size _____
Other _____ Pool Code: Yes No

NOTES:

PROPERTY / FENCE LAYOUT

Installation of composit decking boards

TOTAL SUMMARY

Discount	
Cash Price Amount	
Total Contract Amount	$14,889.00
Deposit	$8,933.40
Due Upon Completion	$5,955.60

PAYMENT

☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER

Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. **Triple D Fencing's warranty is voided if the fence sign is removed.** Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is **canceled** without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. **We also offer financing!** Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

APPROVED & ACCEPTED

Customer Signature	Date	Alexa Vigneau DDD Fencing Representative	9-8-26 Date

TRIPLE D FENCING

Family Owned & Operated
1615 6th St SE Ruskin, FL 33570
Office: 352-257-3086
Sales@dddfencing.com

LICENSED & INSURED

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PROPOSAL / CONTRACT

Estimate Date 9-8-26
Valid for: 7 Days
Prepared by AV
☐ Residential ☐ Commercial ☐ AG
CONTRACT No. 6028

Customer Name Epperson Ranch 2 CDD	Home Ph.
Address Epperson Lagoon, 31885 Overpass Rd	Cell Ph.
City, St, Zip Wesley Chapel, FL 33545	Fax/Other
Subdivision	Email kcole@azuria.com

☐ Vinyl
☐ Chain Link
☐ Wood
☐ Aluminum
☑ Other: _____

Feet: 120'
Height _____
Color: _____
Style: Decorative
Caps: Wire

	YES	NO
Fence to follow contour of ground	☐	☐
Fence to top level	☑	☐
Compacted shell ground	☐	☐
Removal and Disposal of existing fence _____ Ft.	☐	☐
Clearing of fence-line needed	☐	☐
Clearing to be done by: ☐ Customer ☐ Company		
Core-Drill required	☐	☐
HOA approval required	☐	☐
County Pasco Permit required	☐	☐

GATES:

Qty _____ Style _____ Size _____
Qty _____ Style _____ Size _____
Other _____ Pool Code: Yes No

NOTES:

PROPERTY / FENCE LAYOUT

Installation of Decorative Wire Material

TOTAL SUMMARY

Discount	
Cash Price Amount	
Total Contract Amount	$18,500.00
Deposit	$11,100.00
Due Upon Completion	$7,400.00

PAYMENT

☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER

Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. **Triple D Fencing's warranty is voided if the fence sign is removed.** Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is **canceled** without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. **We also offer financing!** Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

APPROVED & ACCEPTED

Customer Signature	Date	Alexa Vigneau DDD Fencing Representative	9-8-26 Date

Commercial Sales

Estimate #: JD590
Estimate Date: 8/26/2026
Expiration Date: 9/6/2026

PROJECT NAME AND LOCATION

Epperson Lagoon
31885 Overpass Rd
Wesley Chapel, FL

CUSTOMER INFORMATION

Customer Name and Address:

Inframark
210 N. University Drive Suite 702
Coral Springs, FL 33071

Contact Name and Information:

Kristee Cole
813-382-7355
kristee.cole@inframark.com

FENCE OUTLET CONTACT INFORMATION

Sales Representative:

Jason Downs
813-699-4163
Jason.Downs@FenceOutlet.com

DESCRIPTION OF WORK AND ESTIMATE

Furnish and Install:

Insert Aluminum Panels into Existing Aluminum Framework
Panels Will Be:
1" x 2" Top and Bottom Rails that Bracketed into Existing Posts
3/4" x 3/4" Vertical Pickets Placed 4" On Center

There are:
(27) Panels that are 44" x 44"
(2) Panels that are 44" x 14"

All Welded Construction

ESTIMATE TOTAL COST: $14,520.00

FENCE OUTLET TERMS AND CONDITIONS

CONDITIONS:

1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts. These stakes should also indicate the anticipated grade changes along the fence and the overall appearance of the fence. Fences exceeding 6 inches above the current grade will require longer posts, which may incur additional costs.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line. Multiple stable access points must also be provided, or additional ferrying charges may apply.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified. Any equipment and labor necessary for such tasks will require a change order.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy. If property pins cannot be located, a current survey or fence placement agreement is strongly recommended.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise. Additional mobilizations will be charged accordingly.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time. Failure to do so may result in remobilization fees.
11. Fence Outlet retains ownership of all materials until full payment is received. In the event of non-payment, the customer grants Fence Outlet the right of access to retrieve unpaid materials after written notice.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines. However, timelines may be impacted by permitting, weather, supply issues, or site access delays.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer. All warranty claims will be addressed within 5 business days.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably. If resolution cannot be reached, both parties agree to engage in mediation before pursuing legal action.

The Parties herby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet	**Owner/Contractor**
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein. These terms shall govern all aspects of the project unless expressly modified by mutual written agreement.

HEIDT DESIGN
P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Mitigation Cost Estimate

Build 1.22 acres of herbaceous wetland mitigation area

1. Survey
   Stake mitigation for construction; return for as-built survey shots after construction= 60 hours @ $110/hours = $6,600

2. Silt Screen
   Install 2,500 linear feet of silt screen @ $0.80 per foot= $2,000

3. Earthwork
   Excavate 1.22 acres of uplands an average of 3 feet = 5,905 cubic yards @ $2.20 per cubic yard = $12,990.

4. Planting (Including woody buffers and pond littoral shelf)
   800 1-gallon sized shrubs @ $2.50 each = $2,000.00
   375 3-gallon sized trees @ $7.50 each = $2,812.50
   10,500 4" potted herbs @ $.50 each = $5,250.00

   Total = $10,062.50

5. Monitoring
   Inspect mitigation are semi-annually for 3 years and provide reports = 6 events @ $1,200.00 = $7,200

6. Maintenance
   Weed control events 8 times in year one, 6 times in each year's two and three = 20 events @ $1,200 each = $24,000

7. Total
   a. Survey $ 6,600
   b. Silt Screen $ 2,000
   c. Earthwork $ 12,990
   d. Plants $ 10,062.50
   e. Monitoring $ 7,200
   f. Maintenance $ 24,000
   TOTAL $ 62,852.50 X 110% = **$69,137.75**

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Permit No.: **43027996.014** Application No.: **778876** Date Issued (if modification):**10/03/19**

Identification or Name of Stormwater Management System: **Meadow Ridge Mass Grading**

Phase of Stormwater Management System (if applicable): **n/a**

Name of Operation and Maintenance Entity: **Epperson Ranch II CDD**

Address of Operation and Maintenance Entity: **2005 Pan Am Circle, Suite 300**
Tampa, FL 33607

☒ Cost estimate attached

Total annual operating expenses, including maintenance costs, for the estimated remaining useful life of the system accounting for annualized capital or replacement costs or deferred maintenance expenses for the system, including those components where maintenance or replacement frequencies are less frequent that once per year, for each BMP in the stormwater management system and any associated infrastructure, in current year dollars.

Operation and Maintenance Entity (Select All That Apply):

☒ Local, state, or federal government agencies; municipal service other special taxing units, water control or drainage districts; community development, special assessment, or water management districts

☐ Communication, water, sewer, stormwater, electrical, or other public utility

☐ Construction permittee (see Section 12, Volume I)

☐ Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations

☐ Other (Describe the Other Operation and Maintenance Entity below)

Certification by Operation and Maintenance Entity:

Certification Provisions for the Operation and Maintenance Entity (Select All That Apply):

☐ Municipal Separate Storm Sewer System (MS4) permittee subject to Chapter 62-624, F.A.C. (Identify the applicable Florida Department of Environmental MS4 permit below:)

☐ Non-profit corporation subject to the Homeowners' Association Act under Chapter 720, Florida Statutes

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

☒ Construction permittee that will not be the Operation and Maintenance Entity. (Identify the intended Operation and Maintenance Entity below:)
Epperson Ranch II CDD

☐ Other: Operation and Maintenance Entity not otherwise selected for this section. Describe the Other Operation and Maintenance Entity below, such as State or federal agency, Property Owners' Association, etc.:

The below Permittee or Operation and Maintenance Entity certifies that this form is true, accurate, and complete; and that it has the financial capability to operate and maintain the system in perpetuity including costs of inspections, operation, repair, and replacement of the system once the system meets its expected life. The signee below will be responsible for all maintenance, operation, and repair costs for the stormwater system of the above permit in perpetuity, until such time the system is properly abandoned, or the permit is transferred to a new operation and maintenance entity.

Name of Permittee or Operation and Maintenance Entity: **Epperson Ranch II CDD**

Name: **Joseph Murphy** Title: **Chairman**

Signature: Date

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Kristee Cole
2005 Pan Am Circle
Tampa, Florida 33607

SERVICE ADDRESS:

Epperson Ranch II CDD
Wesley Chapel, FL 33545

Estimate #651

Sent on	Oct 27, 2026
Total	**$525.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor	Prepared By: James Butler Property: Epperson Ranch Project: Dog Park Fence & Gate Repairs Re-secure chain-link fence fabric to existing rails and posts in areas where the fence has become detached. Install and tighten necessary fence ties and attachment hardware to restore proper fence integrity. Adjust and align double-entry gates to ensure proper operation. Repair and/or adjust gate hardware as needed to allow gates to close and latch securely. Test gate operation and make final adjustments to ensure safe and reliable functionality.	1	$525.00	$525.00

Total **$525.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Oct 27, 2026 Kristee Cole
Date Client Signature