

***EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Thursday
June 4, 2020
6:15 p.m.***

***Location:
Conducted Via Electronic Teleconference***

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

Epperson Ranch Community Development District

Board of Supervisors

Epperson Ranch Community Development District

Dear Board Members:

A Meeting of the Board of Supervisors of the Epperson Ranch Community Development District is scheduled for **Thursday, June 4, 2020 at 6:15 p.m.**

Due to current issues related to COVID-19, the Florida Governor released Executive Order 20-69 which allows governmental public meetings and required quorums to be completed via telephone conference. In respect of current social distancing recommendations this meeting will be conducted via telephone in order to protect the health and safety of the public. Both members of the board and the public may join this meeting via telephone as follows:

Call in phone number: 929-205-6099

Meeting ID: 834 3031 6132

Password: 866385

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

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Tonya Elliott-Moore

Tonya Elliott-Moore

District Manager

813-374-9104

Cc: Attorney
Engineer
District Records

District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, June 4th, 2020

Time: 6:15 p.m.

Location: Via Electronic Teleconference
Due to COVID 19
Per Gov Exec Order 20-69

Dial-in Number: **(929) 205-6099**

Meeting ID: 843 3031 6132#

Agenda

I. Roll Call

Mike Lawson – Chair

Doug Draper – Vice Chair

Lori Price – Asst. Secretary

Christie Ray – Asst. Secretary

District Attorney

District Engineer

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Consent Agenda

- A. Consideration of the Regular Meeting Minutes – February 4, 2020
- B. Acceptance of the Unaudited January – April 2020 Unaudited Financial Statements
- C. Acceptance of Voter count – 1,061

IV. Business Matters

- A. Consideration and Approval of Resolution 2020-02, Appointing a Secretary Exhibit 1
- B. Consideration and Approval of Resolution 2020-03, Landowner Elections Exhibit 2
- C. Consideration and Approval of FY 2020-2021 Proposed Budget Exhibit 3
- D. Consideration and Approval of Resolution 2020-04, Approving Proposed Budget and Setting Public Hearing (FY2020-2021) Exhibit 4

V. Administrative Matters

- A. Review of Speed Study Exhibit 5
- B. Ratify PO's and contracts Exhibit 6
- C. Reminder for Board members to file Form 1 by July 1

VI. Staff Reports

- A. **District Manager – Mosquito and midge fly options**
- B. **District Attorney**
- C. **District Engineer**

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

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1.

RESOLUTION 2020-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING THE SECRETARY OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, Paul Cusmano, has resigned as secretary of the District; and

WHEREAS, the Board of Supervisors (“**Board**”) desires to name the Secretary for the District.

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

1. Tonya Elliott-Moore is appointed Secretary.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of June, 2020.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Printed Name: _____
Secretary/Assistant Secretary

Michael Lawson
Chair, Board of Supervisors

EXHIBIT 2.

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 1 MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on July 10, 2014 by Ordinance No. 14-13 of the Pasco County Board of County Commissioners;

WHEREAS, the terms for Board seat 3 are set to expire in November 2020; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 1 member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect 1 member of the Board, to Board seat 3, will be held on November 3, 2020 (the first Tuesday of November), at 9:00 a.m. at the Residence Inn, 2101 Northpoint Parkway, Lutz, Florida.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and a sample ballot form are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on June 4, 2020.

Attest:

**Epperson Ranch Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

Michael Lawson
Chair/ Vice Chair of the Board of Supervisors

Exhibit A

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Epperson Ranch Community Development District**

Notice is hereby given to the public and all landowners within the Epperson Ranch Community Development District (the **"District"**), comprised of approximately 394.34 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 1 member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 3, 2020
Time: 9:00 a.m.
Place: Residence Inn
2101 Northpoint Parkway
Lutz, Florida

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 250 International Parkway, Suite 280, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 374-9104 Extension 4301, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Tonya Elliott-Moore, District Manager
Run Date(s): _____

Instructions Relating to Landowners' Meeting of the Epperson Ranch Community Development District for the Election of Members of the Board of Supervisors

Date: November 3, 2020

Time: 9:00 a.m.

Location: Residence Inn
2101 Northpoint Parkway
Lutz, Florida

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners.

This year, 1 seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Epperson Ranch Community Development District Landowners' Meeting – November 3, 2020

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Epperson Ranch Community Development District to be held at the Residence Inn, 2101 Northpoint Parkway, Lutz, Florida, on November 3, 2020, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____ Printed Name of Legal Owner	_____ Signature of Legal Owner	_____ Date
Address/Legal/or Parcel ID #	Acreage/or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot

Epperson Ranch Community Development District Landowners' Meeting – November 3, 2020 (Election of 1 Supervisor)

The candidate receiving the highest number of votes will receive a 4-year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Epperson Ranch Community Development District and described in [] the attached proxy or [] as follows:

Address/Legal/or Parcel ID #	Acreage/or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I, _____, as landowner, or as the proxy holder of _____ (landowner) pursuant to the Landowner Proxy attached hereto, do cast my votes as follows:

Name Of Candidate	Number Of Votes
1. _____	_____
2. _____	_____
3. _____	_____

Date: _____

Signature: _____

Printed Name: _____

EXHIBIT 3.

STATEMENT 1
EPPERSON RANCH CDD
FY 2021 PROPOSED GENERAL FUND (O&M) BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED BUDGET	FY 2020 YTD-MARCH	FY 2021 PROPOSED BUDGET	VARIANCE FY 2020-2021
REVENUE								
GENERAL FUND REVENUE /(1)	\$ 139,145	\$ 86,315	\$ 526,274	\$ 937,856	\$ 1,034,108	\$ 884,373	\$ 1,091,066	\$ 56,957
MISCELLANEOUS FUNDING - NON BUDGETED /(1)	131	209,268	14,181	41,075	-	-	-	-
DEVELOPER FUNDING	-	-	-	-	-	-	-	-
MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	-	-	470	636	-	71	-	-
TOTAL REVENUE	139,276	295,583	540,925	979,567	1,034,108	884,444	1,091,066	56,957
EXPENDITURES								
ADMINISTRATIVE								
SUPERVISORS COMPENSATION	5,600	5,000	5,400	4,600	12,000	1,600	12,000	-
PAYROLL TAXES	429	386	413	352	918	122	918	-
PAYROLL SERVICE FEES	481	384	550	427	673	98	673	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	21,000	10,500	21,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	36,000	18,000	36,000	-
TRAVEL PER DIEM	10	43	38	43	100		100	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	1,350	-	1,000	1,000	1,000	-
MEETING ROOM RENTAL	1,620	1,635	2,160	600	2,160	392	2,160	-
BANK FEES	101	30	248	130	200		200	-
AUDITING SERVICES	2,200	3,869	3,969	3,200	3,250		3,250	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,096	1,431	784	2,525	1,500	138	1,500	-
ENGINEERING SERVICES	7,140	5,361	9,985	5,368	10,000	4,155	10,000	-
LEGAL SERVICES	8,420	9,905	13,107	13,692	12,000	4,985	12,000	-
ASSESSMENT COLLECTION FEE	-	150	150	150	150		150	-
WEBISTE DEVELOPMENT & HOSTING	978	737	760	2,826	2,265	964	1,650	(615)
MISCELLANEOUS	-	-	1,151	1,425	1,000	7,525	1,000	-
TOTAL ADMINISTRATIVE	86,250	86,106	97,240	92,513	104,391	49,655	103,776	(615)
INSURANCE								
INSURANCE (PO, Liability, Property & Casualty)	2,363	2,410	5,300	17,133	17,136	12,015	18,781	1,645
TOTAL INSURANCE	2,363	2,410	5,300	17,133	17,136	12,015	18,781	1,645
DEBT SERVICE ADMINISTRATION								
BOND DISSIMINATION FEES	-	-	-	6,500	6,500	6,500	6,500	-
TRUSTEE FEES	-	8,081	5,388	11,799	11,799	9,105	9,105	(2,694)
ARBITRAGE REPORTING	-	-	1,300	1,300	1,300	1,300	1,300	-
TOTAL DEBT SERVICE ADMINISTRATION	-	8,081	6,688	19,599	19,599	16,905	16,905	(2,694)

STATEMENT 1
EPPERSON RANCH CDD
FY 2021 PROPOSED GENERAL FUND (O&M) BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED BUDGET	FY 2020 YTD-MARCH	FY 2021 PROPOSED BUDGET	VARIANCE FY 2020-2021
FIELD OPERATIONS								
COMPREHENSIVE FIELD TECH SERVICES	-	-	5,000	4,167	13,896	6,948	13,896	-
FIELD SERVICE TECH	-	-	364	8,106	-	-	-	-
FIELD TRAVEL	-	-	1,575	-	-	-	-	-
UTILITY - ELECTRICITY	-	2,644	14,418	12,325	16,800	23,781	62,400	45,600
UTILITY - STREETLIGHTS	-	-	-	55,310	283,200	81,333	277,398	(5,802)
UTILITY - WATER	3,431	291	1,274	9,839	10,200	10,132	24,600	14,400
PET WASTE REMOVAL	-	-	1,344	4,072	5,060	2,530	5,060	-
LAKE/POND MAINTENANCE	-	6,447	32,887	30,048	45,000	7,512	30,423	(14,577)
LANDSCAPE MAINTENANCE - PHASE 1 Overpass	-	67,295	78,000	142,078	129,200	59,600	129,200	-
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	-	5,860	4,807	-	12,000	3,529	12,000	-
LANDSCAPE MISC. - PHASE 1 Overpass (removal & inject)	20,031	7,750	5,005	450	3,150	2,790	3,150	-
BUSH HOG MOWING	-	43,145	40,400	840	-	-	-	-
IRRIGATION & REPAIR - PHASE 1 Overpass	-	2,000	-	5,296	4,000	1,508	4,000	-
LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	-	-	65,824	159,097	279,933	139,967	279,933	-
LANDSCAPE REPLACEMENT - PHASE 1, 2 & 3	-	-	4,887	6,983	9,540	-	9,540	-
LANDSCAPE MISC. - PHASE 1, 2 & 3 - Palm pruning	-	-	819	-	1,404	-	1,404	-
POND MOWINGS	-	10,000	16,668	91,662	-	-	-	-
IRRIGATION & REPAIR - PHASE 2	-	-	330	239	4,000	698	4,000	-
LANDSCAPE MAINTENANCE - PHASE 4	-	-	-	-	-	-	-	-
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J	-	-	-	-	-	-	-	-
MANUAL IRRIGATION	-	16,590	-	-	-	-	-	-
FIELD MISCELLANEOUS	-	420	10,900	10,590	10,000	9,012	10,000	-
HOLIDAY LIGHTING	-	-	-	-	5,000	8,533	10,000	5,000
WATER FEATURE CLEANING & MAINTENANCE	-	-	-	19,059	18,000	9,000	18,000	-
GATE MAINTENANCE & REPAIRS	-	-	605	10,540	10,000	11,625	10,000	-
POWER SWEEP	-	-	-	-	-	-	-	-
CONTINGENCY	-	-	5,474	4,000	-	-	20,000	20,000
NON-BUDGETED FUNDED EXPENDITURES	-	14,180	106,735	-	-	15,635	-	-
TOTAL FIELD OPERATIONS	23,462	176,622	397,316	574,700	860,382	394,131	925,004	64,621
AMENITY OPERATIONS				17,551				
AMENITY MANAGER	-	-	3,000	4,500	4,500	2,250	4,500	-
AMENITY CLEANING & MAINTENANCE	-	-	-	-	10,000	3,780	10,000	-
LANDSCAPE REPLACEMENT - INFILL	-	-	-	-	-	-	-	-
MISCELLANEOUS AMENITY REPAIRS & MAIN.	-	-	-	-	10,000	495	10,000	-
GATE CELL SERVICE	-	-	-	1,051	600	564	600	-
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	-	-	-	12,000	7,500	-	1,500	(6,000)
TOTAL AMENITY CENTER OPERATIONS	-	-	3,000	17,551	32,600	7,089	26,600	(6,000)
CAPITAL IMPROVEMENTS								
OTHER (TEMPORARY LIGHTING IN FY 2018)	-	21,682	15,801	-	-	-	-	-
TOTAL CAPITAL IMPROVEMENTS	-	21,682	15,801	-	-	-	-	-
TOTAL EXPENDITURES	112,075	294,901	525,345	721,495	1,034,108	479,795	1,091,066	56,957
EXCESS OF REVENUE OVER (UNDER) EXPEND.	27,201	682	15,580	258,073	-	404,649	-	0
FUND BALANCE - BEGINNING	(27,882)	(681)	1	15,581	273,654	273,654	273,654	
FUND BALANCE - ENDING	\$ (681)	\$ 1	\$ 15,581	\$ 273,654	\$ 273,654	\$ 678,303	\$ 273,654	\$ 0

Footnotes:

(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

STATEMENT 2
EPPEPERSON RANCH CDD
FY 2020 ADOPTED GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Units	ERU	Total ERU	% ERU
<= 49'	249	0.82	204.18	20.86%
50' to 59'	430	1.00	430.00	43.94%
60' to 69'	232	1.18	273.76	27.97%
>= 70 '	52	1.36	70.72	7.23%
Total	963		978.66	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 1,091,065.56	
Plus: Early Payment Discount (4.0%)	46,428.32	
Plus: County Collection Charges (2.0%)	23,214.16	
Total Expenditures - GROSS	\$ 1,160,708.04	[a]
Total ERU:	978.66	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,186.02	[a] / [b]
Total AR / ERU - NET:	1,114.86	

3. Current FY Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	Assigned ERU	Estimated Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
<= 49'	249	0.82	\$914	\$973	\$242,161.56
50' to 59'	430	1.00	\$1,115	\$1,186	\$509,988
60' to 69'	232	1.18	\$1,316	\$1,400	\$324,684
>= 70 '	52	1.36	\$1,516	\$1,613	\$83,875.33
Total	963				\$1,160,708

4. Prior FY Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
<= 49'	249	0.82	\$866	\$922	\$229,519
50' to 59'	430	1.00	\$1,057	\$1,124	\$483,363
60' to 69'	232	1.18	\$1,247	\$1,326	\$307,734
>= 70 '	52	1.36	\$1,437	\$1,529	\$79,496
Total	963				\$1,100,112

5. Increase/(Decrease) Prior FY versus Current FY

Lot Width	Assigned ERU	Prior FY Gross Assmt/Unit	Current FY Gross Assmt/Unit	Gross Assmt Variance/Unit	% Variance
<= 49'	0.82	\$922	\$973	\$51	6%
50' to 59'	1.00	\$1,124	\$1,186	\$62	6%
60' to 69'	1.18	\$1,326	\$1,400	\$73	6%
>= 70 '	1.36	\$1,529	\$1,613	\$84	6%

**SUPPLEMENT STATEMENT 3
EPPERSON RANCH CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		12,000		Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		918		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES		673		Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	21,000		The District receives Management & Accounting services as part of the agreement
PLANNING & COORDINATION SERVICES	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
TRAVEL PER DIEM		100		Reimbursement to board supervisors for travel to board meetings.
CONSTRUCTION ACCOUNTING SERVICES		1,000		It is estimated that about 10% of the construction funds will be requisitioned in FY 2019
MEETING ROOM RENTAL	RESIDENCE INN	2,160		Room rental in Pasco County for Board of Supervisor meetings
BANK FEES	BANK UNITED	200		Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	GRAU	3,250		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	FLORIDA DEO	175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1,500		The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES		10,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	12,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
ASSESSMENT COLLECTION FEE		150		Fee to county appraiser and tax collector.
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	1,650		ADA Compliance for District website and remediation of 750 document pages supplied by Campus Suite for \$1,515. An additional \$135 for unknown mitigation remediation
MISCELLANEOUS		1,000		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY)	EGIS INSURANCE	18,781		Annual, for general liability, property and officer and director insurance.
DEBT SERVICE ADMINISTRATION:				
BOND DISSIMINATION FEES	LERNER SERVICES	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	US BANK	9,105		Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	LLS	1,300		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017

**SUPPLEMENT STATEMENT 3
EPPERSON RANCH CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
FIELD OPERATIONS:				
COMPREHENSIVE FIELD TECH SERVICES	DPFG	13,896		Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated for mileage for Field Service Tech.
UTILITY-ELECTRICITY	WITHLACOOCHEE	62,400		Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr.. 6 meters average monthly expenditure based on actual is \$5,200
UTILITY-STREETLIGHTS		277,398		Solar lights - 362 lights at \$600/light per year through Dec 2020. Assumes 2% CPI increase beginning Jan 2021. Withlacoochee - 65 lights @ \$876/yr
UTILITY-WATER	PASCO COUNTY	24,600		Estimated based on current usage for six meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. Approximates \$2050 per month
PET WASTE REMOVAL	POOP 911	5,060	OM-EP-034	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District
LAKE/POND MAINTENANCE & INSPECTION	Aquatic Systems	30,423	OM-EP-DPFG-087	Waterway inspection and maintenance for thirty-seven waterways, 48,580 linear foot perimeter). Ann at 5/1; contract through 4/30/23
LANDSCAPE MAINTENANCE - PHASE 1 Overpass	GRANDVIEW	129,200	OM-EP-DPFG-073	Includes basic services for \$84,000 and fert/chem of \$27,000 annually and bedding plants of \$18,200. (Phase 1 means Overpass Rd from Curley to Epperson Blvd south entrance)
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	GRANDVIEW	12,000		Estimated as needed for replacement (Epperson south entrance)
LANDSCAPE MISCELLANEOUS - PHASE 1 Overpass	GRANDVIEW	3,150		Estimated as needed for injection for the Oak trees to help establishment (on Overpass Rd)
IRRIGATION & REPAIR - PHASE 1 Overpass	GRANDVIEW	4,000		As needed repairs and maintenance
LANDSCAPE MAINTENANCE - PHASE 1, 2, and 3	BRIGHTVIEW	279,933	OM-EP-DPFG-029 & OM-EP-DPFG-073	Base Management Service of \$23,328 monthly, including irrigation and pond mowing (Epperson Blvd to Curley Rd thru Phase 3)
LANDSCAPE REPLACEMENT - PHASE 1, 2, and 3	BRIGHTVIEW	9,540	OM-EP-DPFG-029 & OM-EP-DPFG-073	Pine Straw - 400 bales - 1 application yearly & 250 Annuals Replaces 4x yearly
LANDSCAPE MISCELLANEOUS - PHASE 1, 2, and 3 - Palm Pruning	BRIGHTVIEW	1,404	OM-EP-DPFG-029 & OM-EP-DPFG-073	Palm Prunings
POND MOWINGS	BRIGHTVIEW	-	OM-EP-DPFG-029 & OM-EP-DPFG-073	Approx. 16 cuts per year for all pond banks, now part of overall landscaping costs.
IRRIGATION & REPAIR - PHASE 1, 2 and 3	BRIGHTVIEW	4,000		As needed repairs and maintenance
LANDSCAPE MAINTENANCE - PHASE 4	BRIGHTVIEW	-	OM-EP-DPFG-029 & OM-EP-DPFG-073	Base management Services, Irrigation Inspection, and 100 bales of pine straw, now part of overall landscaping costs.
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J		-		Included in OM-EP-DPFG-029 Complete landscape maintenance along Phase 2 section collector road (mowing, fertilizing, irrigation, etc.)
MANUAL IRRIGATION		-		
FIELD MISCELLANEOUS		10,000		Maintenance of general hardscape (benches, walls, other common areas) as may come up from time to time.
HOLIDAY LIGHTING		10,000		Holiday Lights
WATER FEATURE CLEANING & MAINTENANCE	H2 POOL SERVICES	18,000	OM-EP-DPFG-066	Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road
GATE MAINTENANCE & REPAIRS	GATE PROS	10,000		As needed for damaged gates and repairs
POWER SWEEP	USA SERVICES	-		Sweep trackouts on designated roads and boulevards
CONTINGENCY		20,000		Miscellaneous (Security patrols, wildlife removal, sidewalk repairs, etc.) as needed
AMENITY MANAGER	DPFG	4,500		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CLEANING & MAINTENANCE		10,000		Upkeep of tot lot, dog park, equipment fence, benches, etc.
LANDSCAPE REPLACEMENT - INFILL		-		
MISCELLANEOUS AMENITY REPAIRS & MAIN.		10,000		Maintain all hardscape items including towers, walls, etc.
GATE CELL SERVICE	DOOR KING	600	OM-EP-DPFG-003	Cell System
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE		1,500		Gate clickers for replacements for Overpass Entrance and Curley Road Gate 50 @ \$30.

STATEMENT 4
EPPERSON RANCH CDD
\$5,800,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 436,495
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	436,495
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2021	172,935
November 1, 2021	172,935
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	90,000
TOTAL EXPENDITURES	435,870
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	625
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 625

Lot Width	Units	ERU	Total ERU	% ERU	MADS	MADS/Unit
45	85	0.82	69.5	17.8%	77,531.82	912
50	86	0.91	78.3	20.0%	87,247.11	1,015
55	83	1.00	83.0	21.2%	92,531.43	1,115
65	76	1.18	89.8	22.9%	100,132.59	1,318
75	52	1.36	70.9	18.1%	79,052.05	1,520
Total	382		391.5	100.0%	436,495	

MADS Assmt. per ERU - net 1,114.84
MADS Assmt. per ERU - gross 1,186.00
Total revenue - gross 464,356.38

STATEMENT 5
EPPERSON RANCH CDD
\$5,800,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
7/30/2015						5,800,000
11/1/2015	-	6.300%	92,365	92,365	92,365	5,800,000
5/1/2016		6.300%	182,700	182,700		5,800,000
11/1/2016	-	6.300%	182,700	182,700	365,400	5,800,000
5/1/2017		6.300%	182,700	182,700		5,800,000
11/1/2017	70,000	6.300%	182,700	252,700	435,400	5,730,000
5/1/2018		6.300%	180,495	180,495		5,730,000
11/1/2018	75,000	6.300%	180,495	255,495	435,990	5,655,000
5/1/2019		6.300%	178,133	178,133		5,655,000
11/1/2019	80,000	6.300%	178,133	258,133	436,265	5,575,000
5/1/2020		6.300%	175,613	175,613		5,575,000
11/1/2020	85,000	6.300%	175,613	260,613	436,225	5,490,000
5/1/2021		6.300%	172,935	172,935		5,490,000
11/1/2021	90,000	6.300%	172,935	262,935	435,870	5,400,000
5/1/2022		6.300%	170,100	170,100		5,400,000
11/1/2022	95,000	6.300%	170,100	265,100	435,200	5,305,000
5/1/2023		6.300%	167,108	167,108		5,305,000
11/1/2023	100,000	6.300%	167,108	267,108	434,215	5,205,000
5/1/2024		6.300%	163,958	163,958		5,205,000
11/1/2024	105,000	6.300%	163,958	268,958	432,915	5,100,000
5/1/2025		6.300%	160,650	160,650		5,100,000
11/1/2025	115,000	6.300%	160,650	275,650	436,300	4,985,000
5/1/2026		6.300%	157,028	157,028		4,985,000
11/1/2026	120,000	6.300%	157,028	277,028	434,055	4,865,000
5/1/2027		6.300%	153,248	153,248		4,865,000
11/1/2027	130,000	6.300%	153,248	283,248	436,495	4,735,000
5/1/2028		6.300%	149,153	149,153		4,735,000
11/1/2028	135,000	6.300%	149,153	284,153	433,305	4,600,000
5/1/2029		6.300%	144,900	144,900		4,600,000
11/1/2029	145,000	6.300%	144,900	289,900	434,800	4,455,000
5/1/2030		6.300%	140,333	140,333		4,455,000
11/1/2030	155,000	6.300%	140,333	295,333	435,665	4,300,000
5/1/2031		6.300%	135,450	135,450		4,300,000
11/1/2031	165,000	6.300%	135,450	300,450	435,900	4,135,000
5/1/2032		6.300%	130,253	130,253		4,135,000
11/1/2032	175,000	6.300%	130,253	305,253	435,505	3,960,000
5/1/2033		6.300%	124,740	124,740		3,960,000
11/1/2033	185,000	6.300%	124,740	309,740	434,480	3,775,000
5/1/2034		6.300%	118,913	118,913		3,775,000
11/1/2034	195,000	6.300%	118,913	313,913	432,825	3,580,000
5/1/2035		6.300%	112,770	112,770		3,580,000
11/1/2035	210,000	6.300%	112,770	322,770	435,540	3,370,000
5/1/2036		6.300%	106,155	106,155		3,370,000
11/1/2036	220,000	6.300%	106,155	326,155	432,310	3,150,000
5/1/2037		6.300%	99,225	99,225		3,150,000
11/1/2037	235,000	6.300%	99,225	334,225	433,450	2,915,000
5/1/2038		6.300%	91,823	91,823		2,915,000
11/1/2038	250,000	6.300%	91,823	341,823	433,645	2,665,000

STATEMENT 5
EPPERSON RANCH CDD
\$5,800,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2039		6.300%	83,948	83,948		2,665,000
11/1/2039	265,000	6.300%	83,948	348,948	432,895	2,400,000
5/1/2040		6.300%	75,600	75,600		2,400,000
11/1/2040	285,000	6.300%	75,600	360,600	436,200	2,115,000
5/1/2041		6.300%	66,623	66,623		2,115,000
11/1/2041	300,000	6.300%	66,623	366,623	433,245	1,815,000
5/1/2042		6.300%	57,173	57,173		1,815,000
11/1/2042	320,000	6.300%	57,173	377,173	434,345	1,495,000
5/1/2043		6.300%	47,093	47,093		1,495,000
11/1/2043	340,000	6.300%	47,093	387,093	434,185	1,155,000
5/1/2044		6.300%	36,383	36,383		1,155,000
11/1/2044	360,000	6.300%	36,383	396,383	432,765	795,000
5/1/2045		6.300%	25,043	25,043		795,000
11/1/2045	385,000	6.300%	25,043	410,043	435,085	410,000
5/1/2046		6.300%	12,915	12,915		410,000
11/1/2046	410,000	6.300%	12,915	422,915	435,830	-
Total	\$ 5,800,000		\$ 7,698,670	\$ 13,498,670	\$ 13,498,670	

max. annual debt service (MADS)

436,495

STATEMENT 6
EPPERSON RANCH CDD
\$6,505,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015 A-2

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS - OFF ROLL (NET)	\$ 47,813
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	47,813
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
5/1/2021	23,906
11/01/21	23,906
PRINCIPAL RETIREMENT	
05/01/21	-
TOTAL EXPENDITURES	47,813
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ -

STATEMENT 7
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A-2 BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2018	785,000	6.250%	72,969	857,969		765,000
11/1/2018		6.250%	23,906	23,906	881,875	765,000
5/1/2019		6.250%	23,906	23,906		765,000
11/1/2019		6.250%	23,906	23,906	47,813	765,000
5/1/2020		6.250%	23,906	23,906		765,000
11/1/2020		6.250%	23,906	23,906	47,813	765,000
5/1/2021		6.250%	23,906	23,906		765,000
11/1/2021		6.250%	23,906	23,906	47,813	765,000
5/1/2022		6.250%	23,906	23,906		765,000
11/1/2022		6.250%	23,906	23,906	47,813	765,000
5/1/2023		6.250%	23,906	23,906		765,000
11/1/2023		6.250%	23,906	23,906	47,813	765,000
5/1/2024		6.250%	23,906	23,906		765,000
11/1/2024		6.250%	23,906	23,906	47,813	765,000
5/1/2025		6.250%	23,906	23,906		765,000
11/1/2025		6.250%	23,906	23,906	47,813	765,000
5/1/2026		6.250%	23,906	23,906		765,000
11/1/2026		6.250%	23,906	23,906	47,813	765,000
5/1/2027		6.250%	23,906	23,906		765,000
11/1/2027		6.250%	23,906	23,906	47,813	765,000
5/1/2028		6.250%	23,906	23,906		765,000
11/1/2028		6.250%	23,906	23,906	47,813	765,000
5/1/2029		6.250%	23,906	23,906		765,000
11/1/2029		6.250%	23,906	23,906	47,813	765,000
5/1/2030		6.250%	23,906	23,906		765,000
11/1/2030		6.250%	23,906	23,906	47,813	765,000
5/1/2031		6.250%	23,906	23,906		765,000
11/1/2031		6.250%	23,906	23,906	47,813	765,000
5/1/2032		6.250%	23,906	23,906		765,000
11/1/2032		6.250%	23,906	23,906	47,813	765,000
5/1/2033		6.250%	23,906	23,906		765,000
11/1/2033		6.250%	23,906	23,906	47,813	765,000
5/1/2034		6.250%	23,906	23,906		765,000
11/1/2034		6.250%	23,906	23,906	47,813	765,000
5/1/2035		6.250%	23,906	23,906		765,000
11/1/2035	765,000	6.250%	23,906	788,906	812,813	-
Total	1,550,000		909,688	2,459,688	2,459,688	

Max Annual DS: (interest only) 47,813

Footnote:

For budgetary purposes only.

STATEMENT 8
EPPERSON RANCH CDD
\$9,205,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 624,681
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	624,681
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2021	237,341
November 1, 2021	237,341
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	145,000
TOTAL EXPENDITURES	619,681
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,000
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 5,000

Lot Width	Units	ERU	Total ERU	% ERU	MADS	MADS/Unit
40'-49'	164	0.82	134.5	23.2%	144,950	884
50'-59'	261	1.00	261.0	45.0%	281,320	1,078
60'-69'	156	1.18	184.1	31.8%	198,411	1,272
Total	581		579.6	100.0%	624,681	

MADS Assmt. per ERU - net	1,077.85
MADS Assmt. per ERU - gross	1,146.65
Total revenue - gross	664,554.52

STATEMENT 9
EPPERSON RANCH CDD
\$9,205,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
10/30/2017						9,205,000
5/1/2018		5.000%	245,572	245,572		9,205,000
11/1/2018		5.000%	244,216	244,216	489,788	9,205,000
5/1/2019		5.000%	244,216	244,216		9,205,000
11/1/2019	135,000	5.000%	244,216	379,216	623,431	9,070,000
5/1/2020		5.000%	240,841	240,841		9,070,000
11/1/2020	140,000	5.000%	240,841	380,841	621,681	8,930,000
5/1/2021		5.000%	237,341	237,341		8,930,000
11/1/2021	145,000	5.000%	237,341	382,341	619,681	8,785,000
5/1/2022		5.000%	233,716	233,716		8,785,000
11/1/2022	155,000	5.000%	233,716	388,716	622,431	8,630,000
5/1/2023		5.000%	229,841	229,841		8,630,000
11/1/2023	165,000	5.000%	229,841	394,841	624,681	8,465,000
5/1/2024		5.000%	225,716	225,716		8,465,000
11/1/2024	170,000	5.000%	225,716	395,716	621,431	8,295,000
5/1/2025		5.000%	221,466	221,466		8,295,000
11/1/2025	180,000	5.000%	221,466	401,466	622,931	8,115,000
5/1/2026		5.000%	216,966	216,966		8,115,000
11/1/2026	190,000	5.000%	216,966	406,966	623,931	7,925,000
5/1/2027		5.000%	212,216	212,216		7,925,000
11/1/2027	200,000	5.000%	212,216	412,216	624,431	7,725,000
5/1/2028		5.000%	207,216	207,216		7,725,000
11/1/2028	210,000	5.000%	207,216	417,216	624,431	7,515,000
5/1/2029		5.375%	201,966	201,966		7,515,000
11/1/2029	220,000	5.375%	201,966	421,966	623,931	7,295,000
5/1/2030		5.375%	196,053	196,053		7,295,000
11/1/2030	230,000	5.375%	196,053	426,053	622,106	7,065,000
5/1/2031		5.375%	189,872	189,872		7,065,000
11/1/2031	240,000	5.375%	189,872	429,872	619,744	6,825,000
5/1/2032		5.375%	183,422	183,422		6,825,000
11/1/2032	255,000	5.375%	183,422	438,422	621,844	6,570,000
5/1/2033		5.375%	176,569	176,569		6,570,000
11/1/2033	270,000	5.375%	176,569	446,569	623,137	6,300,000
5/1/2034		5.375%	169,313	169,313		6,300,000
11/1/2034	285,000	5.375%	169,313	454,313	623,625	6,015,000
5/1/2035		5.375%	161,653	161,653		6,015,000
11/1/2035	300,000	5.375%	161,653	461,653	623,306	5,715,000
5/1/2036		5.375%	153,591	153,591		5,715,000
11/1/2036	315,000	5.375%	153,591	468,591	622,181	5,400,000
5/1/2037		5.375%	145,125	145,125		5,400,000
11/1/2037	330,000	5.375%	145,125	475,125	620,250	5,070,000
5/1/2038		5.375%	136,256	136,256		5,070,000
11/1/2038	350,000	5.375%	136,256	486,256	622,513	4,720,000
5/1/2039		5.375%	126,850	126,850		4,720,000
11/1/2039	370,000	5.375%	126,850	496,850	623,700	4,350,000
5/1/2040		5.375%	116,906	116,906		4,350,000
11/1/2040	390,000	5.375%	116,906	506,906	623,813	3,960,000
5/1/2041		5.375%	106,425	106,425		3,960,000

STATEMENT 9
EPPERSON RANCH CDD
\$9,205,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2041	410,000	5.375%	106,425	516,425	622,850	3,550,000
5/1/2042		5.375%	95,406	95,406		3,550,000
11/1/2042	430,000	5.375%	95,406	525,406	620,813	3,120,000
5/1/2043		5.375%	83,850	83,850		3,120,000
11/1/2043	455,000	5.375%	83,850	538,850	622,700	2,665,000
5/1/2044		5.375%	71,622	71,622		2,665,000
11/1/2044	480,000	5.375%	71,622	551,622	623,244	2,185,000
5/1/2045		5.375%	58,722	58,722		2,185,000
11/1/2045	505,000	5.375%	58,722	563,722	622,444	1,680,000
5/1/2046		5.375%	45,150	45,150		1,680,000
11/1/2046	530,000	5.375%	45,150	575,150	620,300	1,150,000
5/1/2047		5.375%	30,906	30,906		1,150,000
11/1/2047	560,000	5.375%	30,906	590,906	621,813	590,000
5/1/2048		5.375%	15,856	15,856		590,000
11/1/2048	590,000	5.375%	15,856	605,856	621,713	-
Total	\$ 9,205,000		\$ 9,959,876	\$ 19,164,876	\$ 19,164,876	

max. annual debt service (MADS)

624,681

STATEMENT 10
EPPERSON RANCH CDD
\$11,285,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-2

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 529,463
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	529,463
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2021	264,731
November 1, 2021	264,731
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	-
TOTAL EXPENDITURES	529,463
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ -

STATEMENT 11
EPPERSON RANCH CDD
\$11,285,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-2
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
10/30/2017						11,285,000
5/1/2018	1,200,000	5.250%	297,877	297,877		10,085,000
11/1/2018		5.250%	264,731	264,731	562,608	10,085,000
5/1/2019		5.250%	264,731	264,731		10,085,000
11/1/2019		5.250%	264,731	264,731	529,463	10,085,000
5/1/2020		5.250%	264,731	264,731		10,085,000
11/1/2020		5.250%	264,731	264,731	529,463	10,085,000
5/1/2021		5.250%	264,731	264,731		10,085,000
11/1/2021		5.250%	264,731	264,731	529,463	10,085,000
5/1/2022		5.250%	264,731	264,731		10,085,000
11/1/2022		5.250%	264,731	264,731	529,463	10,085,000
5/1/2023		5.250%	264,731	264,731		10,085,000
11/1/2023		5.250%	264,731	264,731	529,463	10,085,000
5/1/2024		5.250%	264,731	264,731		10,085,000
11/1/2024		5.250%	264,731	264,731	529,463	10,085,000
5/1/2025		5.250%	264,731	264,731		10,085,000
11/1/2025		5.250%	264,731	264,731	529,463	10,085,000
5/1/2026		5.250%	264,731	264,731		10,085,000
11/1/2026		5.250%	264,731	264,731	529,463	10,085,000
5/1/2027		5.250%	264,731	264,731		10,085,000
11/1/2027		5.250%	264,731	264,731	529,463	10,085,000
5/1/2028		5.250%	264,731	264,731		10,085,000
11/1/2028		5.250%	264,731	264,731	529,463	10,085,000
5/1/2029		5.250%	264,731	264,731		10,085,000
11/1/2029	10,085,000	5.250%	264,731	10,349,731	10,614,463	-
Total	\$ 11,285,000		\$ 6,386,696	\$ 16,471,696	\$ 16,471,696	

max. annual debt service (MADS)

529,463

EXHIBIT 4.

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Epperson Ranch Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 6, 2020
HOUR: 6:15 p.m.
LOCATION*: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, FL

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as extended by Executive Orders 20-112, 20-123 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://www.eppersonranchcdd.org>.*

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

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

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

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

PASSED AND ADOPTED ON JUNE 4, 2020.

Attest:

**Epperson Ranch Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

EXHIBIT 5.

To: Anderson Davis
DPFG
File: 215612432

From: Matt Crim, P.E., PTOE
Stantec
Date: April 6, 2020

Reference: Yale Harbor Drive Speed Study

Vehicle spot speed data was collected for 72-hours on Yale Harbor Drive approximately 575 feet south of Epperson Boulevard. The location of the vehicle spot speed data collection is shown in **Figure 1**.

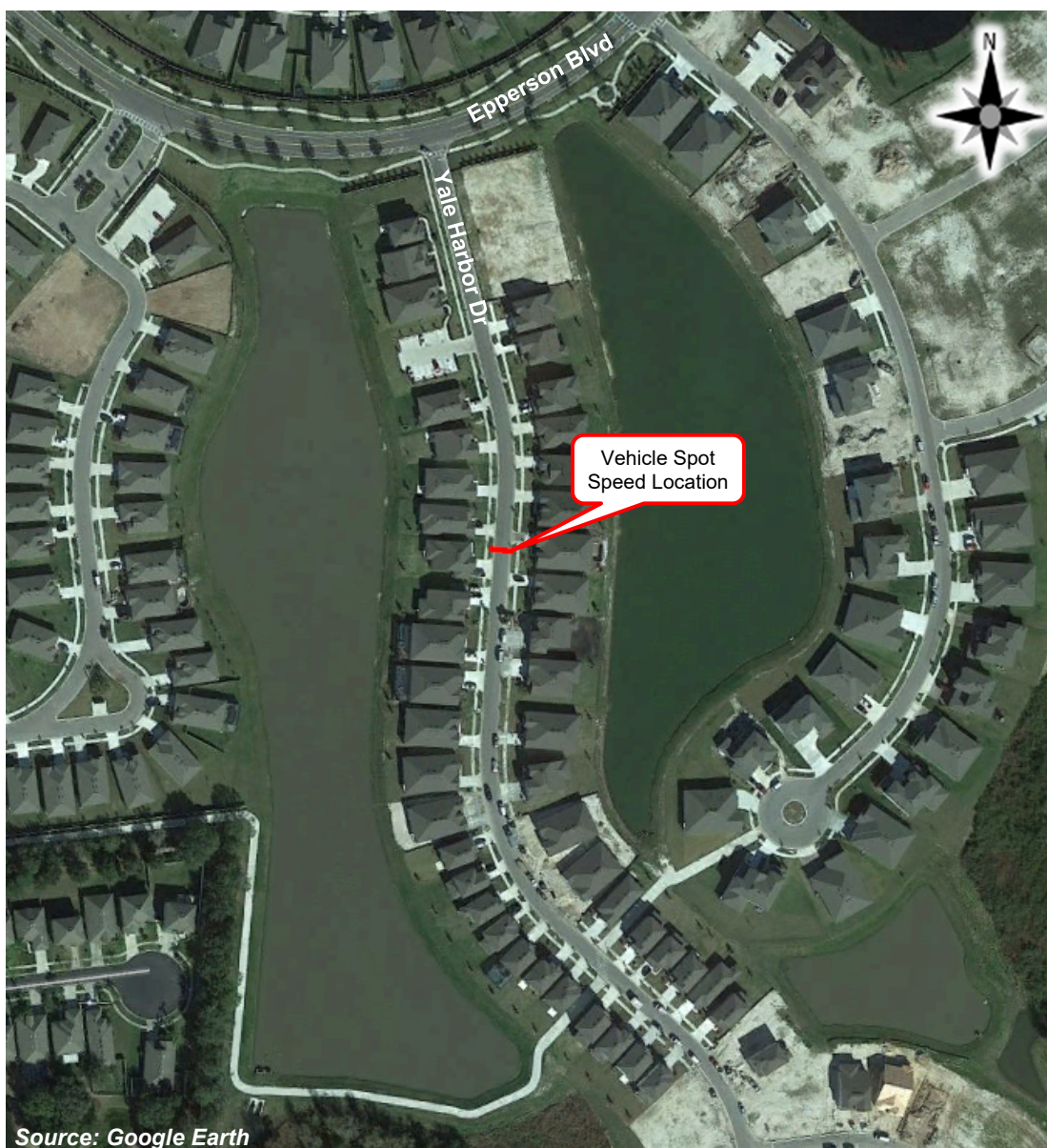


Figure 1: Study Location Map

Reference: Yale Harbor Drive Speed Study

The vehicle spot speed data was collected on March 10, 2020 through March 12, 2020. The results of the speed study are provided in **Table 1** and the detailed speed data collected is attached.

Table 1: Yale Harbor Drive Speed Data Summary

Location	Speed	Total	NB	SB
Yale Harbor Drive 575 feet south of Epperson Blvd	Posted Speed (mph)	20		
	85th Percentile (mph)	27	27	25
	Average Speed (mph)	21	21	20
	10 mph Pace Speed	16 - 25	16 - 25	16 - 25
	Total Vehicles Observed	4,636	2,342	2,294
	Number of Vehicles within 10 mph Pace	3,022	1,433	1,589
	Percentage of Vehicles within 10 mph Pace	65.2%	61.2%	69.3%
	Percentage of Vehicles in Compliance	54.4%	49.7%	59.1%

Per the FDOT Speed Manual, “with rounding, the posted speed limit should not differ from the 85th percentile speed or upper limit of the 10 mph pace (whichever is less) by more than 3 mph. Speed limits of more than 8 mph below the 85th percentile speed are not authorized. A speed limit of 4 to 8 mph less than the 85th percentile speed shall be authorized if supported by a supplemental investigation.” Additionally, the posted speed should not exceed the design speed of the facility.

The 85th percentile speed is 7 mph greater the posted speed and the upper limit of the 10 mph pace speed is 5 mph greater than the posted speed. Both the 85th percentile and upper limit of the 10 mph pace speed meet FDOT Speed Zoning guidelines and are within 8 mph of the posted speed. Given that they exceed the posted speed by more than 3 mph, installing dynamic speed display signs beneath posted speed limit signs may help to reduce travel speeds.

Attachment: Detailed Speed Data

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: NB DATE: Mar 10 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	2	2	0	0	0	0	0	0	0	0	0	0	4	21-30	4
01:00 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	16-25	2
02:00 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	16-25	1
03:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	26-35	1
04:00 AM	2	1	5	2	0	1	0	0	0	0	0	0	0	0	11	21-30	7
05:00 AM	0	3	7	7	4	2	0	0	0	0	0	0	0	0	23	21-30	14
06:00 AM	1	5	21	20	3	0	1	0	0	0	0	0	0	0	51	21-30	41
07:00 AM	3	22	22	15	1	0	0	0	0	0	0	0	0	0	63	16-25	44
08:00 AM	2	7	23	13	2	1	0	0	0	0	0	0	0	0	48	21-30	36
09:00 AM	4	16	30	20	8	0	0	0	0	0	0	0	0	0	78	21-30	50
10:00 AM	4	7	14	17	3	0	0	0	0	0	0	0	0	0	45	21-30	31
11:00 AM	1	14	16	5	1	1	0	0	0	0	0	0	0	0	38	16-25	30
12:00 PM	7	11	14	5	1	0	0	0	0	0	0	0	0	0	38	16-25	25
01:00 PM	7	11	14	11	1	0	0	0	0	0	0	0	0	0	44	16-25	25
02:00 PM	7	20	9	4	3	0	0	0	0	0	0	0	0	0	43	16-25	29
03:00 PM	21	24	14	7	0	0	0	0	0	0	0	0	0	0	66	16-25	38
04:00 PM	12	19	11	4	1	0	0	0	0	0	0	0	0	0	47	16-25	30
05:00 PM	8	22	14	4	0	0	0	0	0	0	0	0	0	0	48	16-25	36
06:00 PM	8	12	7	7	1	1	0	0	0	0	0	0	0	0	36	16-25	19
07:00 PM	14	11	10	3	1	1	0	0	0	0	0	0	0	0	40	16-25	21
08:00 PM	0	4	12	6	3	0	0	0	0	0	0	0	0	0	25	21-30	18
09:00 PM	1	3	4	3	0	0	0	0	0	0	0	0	0	0	11	16-25	7
10:00 PM	0	1	1	2	3	1	0	0	0	0	0	0	0	0	8	26-35	5
11:00 PM	2	0	2	2	0	0	0	0	0	0	0	0	0	0	6	21-30	4
Day Total	104	213	255	159	37	9	1	0	0	0	0	0	0	0	778	16-25	468
Percent	13.4%	27.4%	32.8%	20.4%	4.8%	1.2%	0.1%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	9:00 AM 4	7:00 AM 22	9:00 AM 30	6:00 AM 20	9:00 AM 8	5:00 AM 2	6:00 AM 1	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	9:00 AM 78		
PM Peak Volume	3:00 PM 21	3:00 PM 24	12:00 PM 14	1:00 PM 11	2:00 PM 3	6:00 PM 1	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	3:00 PM 66		
Comments:																	

Report generated on 3/20/2020 11:03 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: NB DATE: Mar 11 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	26-35	1
01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
02:00 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	16-25	1
03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
04:00 AM	1	2	6	1	0	0	0	0	0	0	0	0	0	0	10	16-25	8
05:00 AM	1	3	13	13	2	3	0	0	0	0	0	0	0	0	35	21-30	26
06:00 AM	2	4	20	19	2	1	0	0	0	0	0	0	0	0	48	21-30	39
07:00 AM	4	12	32	11	5	0	0	0	0	0	0	0	0	0	64	16-25	44
08:00 AM	2	13	30	14	3	0	0	0	0	0	0	0	0	0	62	21-30	44
09:00 AM	2	12	27	12	5	0	0	0	0	0	0	0	0	0	58	16-25	39
10:00 AM	6	11	15	6	1	0	0	0	0	0	0	0	0	0	39	16-25	26
11:00 AM	5	7	17	5	1	0	0	0	0	0	0	0	0	0	35	16-25	24
12:00 PM	4	18	13	5	2	0	0	0	0	0	0	0	0	0	42	16-25	31
01:00 PM	12	18	10	7	0	0	0	0	0	0	0	0	0	0	47	16-25	28
02:00 PM	9	23	15	5	1	1	0	0	0	0	0	0	0	0	54	16-25	38
03:00 PM	9	15	17	7	3	0	0	0	0	0	0	0	0	0	51	16-25	32
04:00 PM	7	21	17	5	0	0	0	0	0	0	0	0	0	0	50	16-25	38
05:00 PM	10	16	15	4	1	0	0	0	0	0	0	0	0	0	46	16-25	31
06:00 PM	6	16	12	8	2	2	1	0	0	0	0	0	0	0	47	16-25	28
07:00 PM	1	8	10	4	2	0	0	0	0	0	0	0	0	0	25	16-25	18
08:00 PM	1	3	9	5	3	0	0	0	0	0	0	0	0	0	21	21-30	14
09:00 PM	2	3	6	5	0	0	0	0	0	0	0	0	0	0	16	21-30	11
10:00 PM	0	3	3	2	2	0	0	0	0	0	0	0	0	0	10	16-25	6
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
Day Total	84	208	288	138	36	8	1	0	0	0	0	0	0	0	763	16-25	496
Percent	11%	27.3%	37.7%	18.1%	4.7%	1%	0.1%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	10:00 AM 6	8:00 AM 13	7:00 AM 32	6:00 AM 19	5:00 AM 5	4:00 AM 3	3:00 AM 0	2:00 AM 0	1:00 AM 0	12:00 AM 0	11:00 PM 0	10:00 PM 0	9:00 PM 0	8:00 PM 0	7:00 AM 64		
PM Peak Volume	1:00 PM 12	2:00 PM 23	3:00 PM 17	6:00 PM 8	3:00 PM 3	6:00 PM 2	6:00 PM 1	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	2:00 PM 54		
Comments:																	

Report generated on 3/20/2020 11:03 AM


SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: NB DATE: Mar 12 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	3	1	0	0	0	0	0	0	0	0	0	0	4	21-30	4
01:00 AM	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3	16-25	3
02:00 AM	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	21-30	2
03:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	21-30	1
04:00 AM	1	0	2	2	1	0	0	0	0	0	0	0	0	0	6	21-30	4
05:00 AM	2	6	11	13	1	1	1	0	0	0	0	0	0	0	35	21-30	24
06:00 AM	0	11	16	25	7	2	0	0	0	0	0	0	0	0	61	21-30	41
07:00 AM	2	11	27	14	6	0	0	0	0	0	0	0	0	0	60	21-30	41
08:00 AM	2	9	19	18	6	1	0	0	0	0	0	0	0	0	55	21-30	37
09:00 AM	15	19	24	9	2	1	0	0	0	0	0	0	0	0	70	16-25	43
10:00 AM	2	14	20	10	0	0	1	0	0	0	0	0	0	0	47	16-25	34
11:00 AM	5	11	17	17	2	0	0	0	0	0	0	0	0	0	52	21-30	34
12:00 PM	11	19	11	6	3	0	0	0	0	0	0	0	0	0	50	16-25	30
01:00 PM	9	10	12	6	0	0	0	0	0	0	0	0	0	0	37	16-25	22
02:00 PM	5	10	20	2	0	0	0	0	0	0	0	0	0	0	37	16-25	30
03:00 PM	4	12	21	12	5	4	0	0	0	0	0	0	0	0	58	16-25	33
04:00 PM	3	9	13	8	2	0	0	0	0	0	0	0	0	0	35	16-25	22
05:00 PM	12	10	13	8	1	1	0	0	0	0	0	0	0	0	45	16-25	23
06:00 PM	5	9	19	9	1	2	0	0	0	0	0	0	0	0	45	16-25	28
07:00 PM	7	15	8	4	1	0	0	0	0	0	0	0	0	0	35	16-25	23
08:00 PM	3	4	10	7	4	0	0	0	0	0	0	0	0	0	28	21-30	17
09:00 PM	1	4	5	4	1	0	0	0	0	0	0	0	0	0	15	18-27	9
10:00 PM	0	2	4	4	0	0	0	0	0	0	0	0	0	0	10	21-30	8
11:00 PM	1	1	4	2	2	0	0	0	0	0	0	0	0	0	10	21-30	6
Day Total	90	187	282	183	45	12	2	0	0	0	0	0	0	0	801	16-25	469
Percent	11.2%	23.3%	35.2%	22.8%	5.6%	1.5%	0.2%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	9:00 AM 15	9:00 AM 19	7:00 AM 27	6:00 AM 25	6:00 AM 7	6:00 AM 2	5:00 AM 1	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	9:00 AM 70		
PM Peak Volume	5:00 PM 12	12:00 PM 19	3:00 PM 21	3:00 PM 12	3:00 PM 5	3:00 PM 4	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	3:00 PM 58		
Comments:																	

Report generated on 3/20/2020 11:03 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: Yale Harbor Dr south of Epperson Blvd														QC JOB #: 15188701			
SPECIFIC LOCATION:														DIRECTION: NB			
CITY/STATE: Wesley Chapel, FL														DATE: Mar 10 2020 - Mar 12 2020			
Speed Range	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Grand Total	278	608	825	480	118	29	4	0	0	0	0	0	0	0	2342	16-25	1433
Percent	11.9%	26%	35.2%	20.5%	5%	1.2%	0.2%	0%	0%	0%	0%	0%	0%	0%			
Cumulative Percent	11.9%	37.8%	73.1%	93.6%	98.6%	99.8%	100%	100%	100%	100%	100%	100%	100%	100%			
ADT 780															85th Percentile: 27 MPH Mean Speed(Average): 21 MPH Median: 21 MPH Mode: 23 MPH		
Comments:																	

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: SB DATE: Mar 10 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	1	4	2	0	0	0	0	0	0	0	0	0	0	7	21-30	6
01:00 AM	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	16-25	3
02:00 AM	0	1	0	3	0	1	0	0	0	0	0	0	0	0	5	21-30	3
03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
04:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	21-30	1
05:00 AM	0	0	2	2	0	0	0	0	0	0	0	0	0	0	4	21-30	4
06:00 AM	2	1	3	3	1	0	0	0	0	0	0	0	0	0	10	21-30	6
07:00 AM	1	5	9	3	0	0	0	0	0	0	0	0	0	0	18	16-25	14
08:00 AM	4	14	11	2	0	0	0	0	0	0	0	0	0	0	31	16-25	25
09:00 AM	5	14	23	9	0	0	0	0	0	0	0	0	0	0	51	16-25	37
10:00 AM	3	11	19	10	2	0	0	0	0	0	0	0	0	0	45	16-25	30
11:00 AM	9	10	16	10	3	0	0	0	0	0	0	0	0	0	48	19-28	26
12:00 PM	8	11	9	3	0	0	0	0	0	0	0	0	0	0	31	16-25	20
01:00 PM	6	17	19	3	1	0	0	0	0	0	0	0	0	0	46	16-25	36
02:00 PM	11	15	8	8	0	1	0	0	0	0	0	0	0	0	43	16-25	23
03:00 PM	15	19	12	3	2	0	0	0	0	0	0	0	0	0	51	16-25	31
04:00 PM	14	38	21	6	1	0	0	0	0	0	0	0	0	0	80	16-25	59
05:00 PM	13	31	11	5	0	1	1	0	0	0	0	0	0	0	62	16-25	42
06:00 PM	11	27	23	5	0	0	0	0	0	0	0	0	0	0	66	16-25	50
07:00 PM	15	18	10	3	2	0	0	0	0	0	0	0	0	0	48	16-25	28
08:00 PM	0	19	22	6	3	0	0	0	0	0	0	0	0	0	50	16-25	41
09:00 PM	4	15	14	7	0	0	0	0	0	0	0	0	0	0	40	16-25	29
10:00 PM	0	2	5	5	1	0	0	0	0	0	0	0	0	0	13	21-30	10
11:00 PM	0	4	2	2	1	0	0	0	0	0	0	0	0	0	9	16-25	6
Day Total	121	273	246	101	17	3	1	0	0	0	0	0	0	0	762	16-25	519
Percent	15.9%	35.8%	32.3%	13.3%	2.2%	0.4%	0.1%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	11:00 AM 9	8:00 AM 14	9:00 AM 23	10:00 AM 10	11:00 AM 3	2:00 AM 1	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	9:00 AM 51		
PM Peak Volume	3:00 PM 15	4:00 PM 38	6:00 PM 23	2:00 PM 8	8:00 PM 3	2:00 PM 1	5:00 PM 1	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	4:00 PM 80		
Comments:																	

Report generated on 3/20/2020 11:03 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: SB DATE: Mar 11 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	2	1	1	0	0	0	0	0	0	0	0	0	4	21-30	3
01:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1
02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
03:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	21-30	1
04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
05:00 AM	5	0	1	0	0	0	0	0	0	0	0	0	0	0	6	1-10	3
06:00 AM	2	3	4	1	0	0	0	0	0	0	0	0	0	0	10	16-25	7
07:00 AM	2	9	7	3	1	0	0	0	0	0	0	0	0	0	22	16-25	16
08:00 AM	1	8	9	4	1	1	0	0	0	0	0	0	0	0	24	16-25	17
09:00 AM	3	16	11	8	1	1	0	0	0	0	0	0	0	0	40	16-25	27
10:00 AM	5	14	22	7	1	0	0	0	0	0	0	0	0	0	49	16-25	36
11:00 AM	5	14	24	8	1	0	0	0	0	0	0	0	0	0	52	16-25	38
12:00 PM	10	17	13	7	3	1	0	0	0	0	0	0	0	0	51	16-25	30
01:00 PM	11	16	19	7	2	0	0	0	0	0	0	0	0	0	55	16-25	35
02:00 PM	11	33	21	5	1	0	0	0	0	0	0	0	0	0	71	16-25	54
03:00 PM	11	15	17	10	6	0	0	0	0	0	0	0	0	0	59	16-25	32
04:00 PM	2	24	18	7	1	0	0	0	0	0	0	0	0	0	52	16-25	42
05:00 PM	10	28	22	5	0	1	0	0	0	0	0	0	0	0	66	16-25	50
06:00 PM	3	15	24	17	3	2	0	0	0	0	0	0	0	0	64	21-30	41
07:00 PM	0	23	15	1	2	1	0	0	0	0	0	0	0	0	42	16-25	38
08:00 PM	3	12	13	11	0	0	0	0	0	0	0	0	0	0	39	16-25	25
09:00 PM	0	13	16	11	0	0	0	0	0	0	0	0	0	0	40	16-25	29
10:00 PM	2	6	12	6	1	0	0	0	0	0	0	0	0	0	27	16-25	18
11:00 PM	0	1	5	1	0	0	0	0	0	0	0	0	0	0	7	19-28	6
Day Total	86	267	276	121	25	7	0	0	0	0	0	0	0	0	782	16-25	543
Percent	11%	34.1%	35.3%	15.5%	3.2%	0.9%	0%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	5:00 AM 5	9:00 AM 16	11:00 AM 24	9:00 AM 8	12:00 AM 1	8:00 AM 1	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	11:00 AM 52		
PM Peak Volume	1:00 PM 11	2:00 PM 33	6:00 PM 24	6:00 PM 17	3:00 PM 6	6:00 PM 2	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	2:00 PM 71		
Comments:																	

Report generated on 3/20/2020 11:03 AM


SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: SB DATE: Mar 12 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	5	0	1	0	0	0	0	0	0	0	0	0	6	16-25	5
01:00 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	11-20	1
02:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1
03:00 AM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	31-40	2
04:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	11-20	1
05:00 AM	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	21-30	2
06:00 AM	2	4	7	0	0	0	0	0	0	0	0	0	0	0	13	16-25	11
07:00 AM	1	7	11	1	2	0	0	0	0	0	0	0	0	0	22	16-25	18
08:00 AM	8	5	14	4	2	1	0	0	0	0	0	0	0	0	34	16-25	19
09:00 AM	1	10	16	7	0	0	0	0	0	0	0	0	0	0	34	16-25	26
10:00 AM	2	8	13	3	0	0	0	0	0	0	0	0	0	0	26	16-25	21
11:00 AM	6	9	20	11	1	0	1	0	0	0	0	0	0	0	48	21-30	31
12:00 PM	4	13	16	6	0	1	0	0	0	0	0	0	0	0	40	16-25	29
01:00 PM	13	20	22	7	0	0	0	0	0	0	0	0	0	0	62	16-25	42
02:00 PM	5	16	16	8	2	0	0	0	0	0	0	0	0	0	47	16-25	32
03:00 PM	5	17	21	7	2	0	0	0	0	0	0	0	0	0	52	16-25	38
04:00 PM	4	10	32	14	2	1	1	0	0	0	0	0	0	0	64	21-30	46
05:00 PM	7	21	27	5	1	0	0	0	0	0	0	0	0	0	61	16-25	48
06:00 PM	13	22	25	5	1	0	0	0	0	0	0	0	0	0	66	16-25	47
07:00 PM	9	26	23	5	0	0	0	0	0	0	0	0	0	0	63	16-25	49
08:00 PM	3	10	14	4	3	0	1	0	0	0	0	0	0	0	35	16-25	24
09:00 PM	7	9	11	4	1	0	0	0	0	0	0	0	0	0	32	16-25	20
10:00 PM	1	5	12	4	0	0	0	0	0	0	0	0	0	0	22	16-25	17
11:00 PM	2	1	6	4	1	0	0	0	0	0	0	0	0	0	14	21-30	10
Day Total	94	215	312	101	21	4	3	0	0	0	0	0	0	0	750	16-25	527
Percent	12.5%	28.7%	41.6%	13.5%	2.8%	0.5%	0.4%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	8:00 AM 8	9:00 AM 10	10:00 AM 20	11:00 AM 11	12:00 PM 2	1:00 PM 1	2:00 PM 1	3:00 PM 0	4:00 PM 0	5:00 PM 0	6:00 PM 0	7:00 PM 0	8:00 PM 0	9:00 PM 0	11:00 AM 48		
PM Peak Volume	1:00 PM 13	2:00 PM 26	3:00 PM 32	4:00 PM 14	5:00 PM 3	6:00 PM 1	7:00 PM 1	8:00 PM 0	9:00 PM 0	10:00 PM 0	11:00 PM 0	12:00 PM 0	1:00 AM 0	2:00 AM 0	6:00 PM 66		
Comments:																	

Report generated on 3/20/2020 11:03 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: Yale Harbor Dr south of Epperson Blvd														QC JOB #: 15188701			
SPECIFIC LOCATION:														DIRECTION: SB			
CITY/STATE: Wesley Chapel, FL														DATE: Mar 10 2020 - Mar 12 2020			
Speed Range	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Grand Total	301	755	834	323	63	14	4	0	0	0	0	0	0	0	2294	16-25	1589
Percent	13.1%	32.9%	36.4%	14.1%	2.7%	0.6%	0.2%	0%	0%	0%	0%	0%	0%	0%			
Cumulative Percent	13.1%	46%	82.4%	96.5%	99.2%	99.8%	100%	100%	100%	100%	100%	100%	100%	100%			
ADT 764															85th Percentile: 25 MPH Mean Speed(Average): 20 MPH Median: 20 MPH Mode: 23 MPH		
Comments:																	

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: NB, SB DATE: Mar 10 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	1	6	4	0	0	0	0	0	0	0	0	0	0	11	21-30	10
01:00 AM	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5	16-25	5
02:00 AM	0	1	1	3	0	2	0	0	0	0	0	0	0	0	7	21-30	4
03:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	26-35	1
04:00 AM	2	1	5	3	0	1	0	0	0	0	0	0	0	0	12	21-30	8
05:00 AM	0	3	9	9	4	2	0	0	0	0	0	0	0	0	27	21-30	18
06:00 AM	3	6	24	23	4	0	1	0	0	0	0	0	0	0	61	21-30	47
07:00 AM	4	27	31	18	1	0	0	0	0	0	0	0	0	0	81	16-25	58
08:00 AM	6	21	34	15	2	1	0	0	0	0	0	0	0	0	79	16-25	55
09:00 AM	9	30	53	29	8	0	0	0	0	0	0	0	0	0	129	16-25	83
10:00 AM	7	18	33	27	5	0	0	0	0	0	0	0	0	0	90	21-30	60
11:00 AM	10	24	32	15	4	1	0	0	0	0	0	0	0	0	86	16-25	56
12:00 PM	15	22	23	8	1	0	0	0	0	0	0	0	0	0	69	16-25	45
01:00 PM	13	28	33	14	2	0	0	0	0	0	0	0	0	0	90	16-25	61
02:00 PM	18	35	17	12	3	1	0	0	0	0	0	0	0	0	86	16-25	52
03:00 PM	36	43	26	10	2	0	0	0	0	0	0	0	0	0	117	16-25	69
04:00 PM	26	57	32	10	2	0	0	0	0	0	0	0	0	0	127	16-25	89
05:00 PM	21	53	25	9	0	1	1	0	0	0	0	0	0	0	110	16-25	78
06:00 PM	19	39	30	12	1	1	0	0	0	0	0	0	0	0	102	16-25	69
07:00 PM	29	29	20	6	3	1	0	0	0	0	0	0	0	0	88	16-25	49
08:00 PM	0	23	34	12	6	0	0	0	0	0	0	0	0	0	75	16-25	57
09:00 PM	5	18	18	10	0	0	0	0	0	0	0	0	0	0	51	16-25	36
10:00 PM	0	3	6	7	4	1	0	0	0	0	0	0	0	0	21	21-30	13
11:00 PM	2	4	4	4	1	0	0	0	0	0	0	0	0	0	15	16-25	8
Day Total	225	486	501	260	54	12	2	0	0	0	0	0	0	0	1540	16-25	987
Percent	14.6%	31.6%	32.5%	16.9%	3.5%	0.8%	0.1%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	11:00 AM 10	9:00 AM 30	9:00 AM 53	9:00 AM 29	9:00 AM 8	2:00 AM 2	6:00 AM 1	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	9:00 AM 129		
PM Peak Volume	3:00 PM 36	4:00 PM 57	8:00 PM 34	1:00 PM 14	8:00 PM 6	2:00 PM 1	5:00 PM 1	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	4:00 PM 127		
Comments:																	

Report generated on 3/20/2020 11:03 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: NB, SB DATE: Mar 11 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	2	1	2	0	0	0	0	0	0	0	0	0	5	21-30	3
01:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1
02:00 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	16-25	1
03:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	21-30	1
04:00 AM	1	2	6	1	0	0	0	0	0	0	0	0	0	0	10	16-25	8
05:00 AM	6	3	14	13	2	3	0	0	0	0	0	0	0	0	41	21-30	27
06:00 AM	4	7	24	20	2	1	0	0	0	0	0	0	0	0	58	21-30	44
07:00 AM	6	21	39	14	6	0	0	0	0	0	0	0	0	0	86	16-25	60
08:00 AM	3	21	39	18	4	1	0	0	0	0	0	0	0	0	86	16-25	60
09:00 AM	5	28	38	20	6	1	0	0	0	0	0	0	0	0	98	16-25	66
10:00 AM	11	25	37	13	2	0	0	0	0	0	0	0	0	0	88	16-25	62
11:00 AM	10	21	41	13	2	0	0	0	0	0	0	0	0	0	87	16-25	62
12:00 PM	14	35	26	12	5	1	0	0	0	0	0	0	0	0	93	16-25	61
01:00 PM	23	34	29	14	2	0	0	0	0	0	0	0	0	0	102	16-25	63
02:00 PM	20	56	36	10	2	1	0	0	0	0	0	0	0	0	125	16-25	92
03:00 PM	20	30	34	17	9	0	0	0	0	0	0	0	0	0	110	16-25	64
04:00 PM	9	45	35	12	1	0	0	0	0	0	0	0	0	0	102	16-25	80
05:00 PM	20	44	37	9	1	1	0	0	0	0	0	0	0	0	112	16-25	81
06:00 PM	9	31	36	25	5	4	1	0	0	0	0	0	0	0	111	16-25	67
07:00 PM	1	31	25	5	4	1	0	0	0	0	0	0	0	0	67	16-25	56
08:00 PM	4	15	22	16	3	0	0	0	0	0	0	0	0	0	60	21-30	38
09:00 PM	2	16	22	16	0	0	0	0	0	0	0	0	0	0	56	18-27	38
10:00 PM	2	9	15	8	3	0	0	0	0	0	0	0	0	0	37	16-25	24
11:00 PM	0	1	5	1	0	0	0	0	0	0	0	0	0	0	7	19-28	6
Day Total	170	475	564	259	61	15	1	0	0	0	0	0	0	0	1545	16-25	1039
Percent	11%	30.7%	36.5%	16.8%	3.9%	1%	0.1%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	10:00 AM 11	9:00 AM 28	11:00 AM 41	6:00 AM 20	7:00 AM 6	5:00 AM 3	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	9:00 AM 98		
PM Peak Volume	1:00 PM 23	2:00 PM 56	5:00 PM 37	6:00 PM 25	3:00 PM 9	6:00 PM 4	6:00 PM 1	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	2:00 PM 125		
Comments:																	

Report generated on 3/20/2020 11:03 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Yale Harbor Dr south of Epperson Blvd SPECIFIC LOCATION: CITY/STATE: Wesley Chapel, FL															QC JOB #: 15188701 DIRECTION: NB, SB DATE: Mar 12 2020		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	8	1	1	0	0	0	0	0	0	0	0	0	10	21-30	9
01:00 AM	0	2	2	0	1	0	0	0	0	0	0	0	0	0	5	16-25	4
02:00 AM	0	0	2	1	0	0	0	0	0	0	0	0	0	0	3	21-30	3
03:00 AM	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3	26-35	2
04:00 AM	1	1	2	2	1	0	0	0	0	0	0	0	0	0	7	21-30	4
05:00 AM	3	6	11	15	1	1	1	0	0	0	0	0	0	0	38	21-30	26
06:00 AM	2	15	23	25	7	2	0	0	0	0	0	0	0	0	74	21-30	48
07:00 AM	3	18	38	15	8	0	0	0	0	0	0	0	0	0	82	16-25	56
08:00 AM	10	14	33	22	8	2	0	0	0	0	0	0	0	0	89	21-30	55
09:00 AM	16	29	40	16	2	1	0	0	0	0	0	0	0	0	104	16-25	69
10:00 AM	4	22	33	13	0	0	1	0	0	0	0	0	0	0	73	16-25	55
11:00 AM	11	20	37	28	3	0	1	0	0	0	0	0	0	0	100	21-30	65
12:00 PM	15	32	27	12	3	1	0	0	0	0	0	0	0	0	90	16-25	59
01:00 PM	22	30	34	13	0	0	0	0	0	0	0	0	0	0	99	16-25	64
02:00 PM	10	26	36	10	2	0	0	0	0	0	0	0	0	0	84	16-25	62
03:00 PM	9	29	42	19	7	4	0	0	0	0	0	0	0	0	110	16-25	71
04:00 PM	7	19	45	22	4	1	1	0	0	0	0	0	0	0	99	21-30	67
05:00 PM	19	31	40	13	2	1	0	0	0	0	0	0	0	0	106	16-25	71
06:00 PM	18	31	44	14	2	2	0	0	0	0	0	0	0	0	111	16-25	75
07:00 PM	16	41	31	9	1	0	0	0	0	0	0	0	0	0	98	16-25	72
08:00 PM	6	14	24	11	7	0	1	0	0	0	0	0	0	0	63	16-25	38
09:00 PM	8	13	16	8	2	0	0	0	0	0	0	0	0	0	47	16-25	29
10:00 PM	1	7	16	8	0	0	0	0	0	0	0	0	0	0	32	21-30	24
11:00 PM	3	2	10	6	3	0	0	0	0	0	0	0	0	0	24	21-30	16
Day Total	184	402	594	284	66	16	5	0	0	0	0	0	0	0	1551	16-25	996
Percent	11.9%	25.9%	38.3%	18.3%	4.3%	1%	0.3%	0%	0%	0%	0%	0%	0%	0%			
AM Peak Volume	9:00 AM 16	9:00 AM 29	9:00 AM 40	11:00 AM 28	7:00 AM 8	6:00 AM 2	5:00 AM 1	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	12:00 AM 0	9:00 AM 104		
PM Peak Volume	1:00 PM 22	7:00 PM 41	4:00 PM 45	4:00 PM 22	3:00 PM 7	3:00 PM 4	4:00 PM 1	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	12:00 PM 0	6:00 PM 111		
Comments:																	

Report generated on 3/20/2020 11:03 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)


LOCATION: Yale Harbor Dr south of Epperson Blvd														QC JOB #: 15188701			
SPECIFIC LOCATION:														DIRECTION: NB, SB			
CITY/STATE: Wesley Chapel, FL														DATE: Mar 10 2020 - Mar 12 2020			
Speed Range	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Grand Total	579	1363	1659	803	181	43	8	0	0	0	0	0	0	0	4636	16-25	3022
Percent	12.5%	29.4%	35.8%	17.3%	3.9%	0.9%	0.2%	0%	0%	0%	0%	0%	0%	0%			
Cumulative Percent	12.5%	41.9%	77.7%	95%	98.9%	99.8%	100%	100%	100%	100%	100%	100%	100%	100%			
ADT 1545															85th Percentile: 27 MPH Mean Speed(Average): 21 MPH Median: 21 MPH Mode: 23 MPH		
Comments:																	

EXHIBIT 6.

34720 Prospect Road
Dade City, Florida

Grandview Botanicals Inc
Landscape Contractor
Since 1985

Email: grandviewb@aol.com
Phone: 813-997-1670

Design * Install * Maintain

Quote# 011820

Property: Epperson Ranch-Overpass Road Entrance

Re: Addition of new common areas added to original scope

Date: January 17, 2020

Service Description	Monthly Price	Yearly Price
Base Price for Standard Services: Mowing, Edging, Blow Clean, and Shrub Trimming and bed maintenance, irrigation service	\$7,000	\$84,000
Addendum #1 Total Monthly Standard Services Cost:	\$ 350 \$7,850	\$10,200 \$94,200
Bedding Plants- 4x a year (2600 units at \$1.75/4" unit)		\$18,200
Fertilization, weed, insect, fungus control as scheduled	\$4,500	\$27,000
Mulch- Priced per square footage of area requested, billed at time of service	\$6.00/bale of pine straw	
Major Tree Trimming (unit cost/tree, billed at time of service)	\$45/tree	

34720 Prospect Road
Dade City, Florida

Grandview Botanicals Inc
Landscape Contractor
Since 1985

Email: grandviewb@aol.com
Phone: 813-997-1670

Design * Install * Maintain

Standard Scope of Work:

- Serviced weekly May 1st thru October 31st, twice monthly from November 1st to April 31st (41x/yr)
- Contractor shall perform the planning and execution of all regularly recurring tasks during the hours of 7 am to 5 pm Monday to Friday. Well groomed, professional employees will make every effort to complete the work as planned in a neat and professional manor. Delays due to Acts of God or Others shall be made up at the earliest possible time.
- Service area to include the entire length of overpass road from Curley rd up to the gate on Epperson rd, both sides of the road and all retention ponds and plant beds within those boundaries.
- Builder and developer owned lots and the Crystal Lagoon are not part of this contract

Addendum #1- additional common areas added

- Addition of Retention pond on the northern boundary of the lagoon parking lot
- Addition of Dog park
- Addition of Fakahatchee grass on the outside of the black metal fence along the sidewalk that is accessible from cart path under Overpass road
-

Standard Service Package

1. Turf Maintenance

- A. Mowing- High powered rotary mowers will be used to provide a neat and clean appearance. Retention areas, and other areas to wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures, so that tire ruts do not occur. Mowing and hand trimming of retention ponds will be to the edge where Bahia sod has been laid (not seeded). At no time under this contract will areas that are not sodded or are rutted up by erosion or other means, be mowed or hand trimmed without a written addendum to this contract. St Augustine grass shall be mowed at a height of three (3" 1/2 - 4") inches.
- B. Edging and String Trimming- Shall be done on a weekly basis during standard mowing scheduled visits. A steel blade edger will be used for curbs, sidewalks and plant beds. A string trimmer will be used for all other surfaces requiring a neat and trim look. No more than 8" wide of retention pond slope to be trimmed by hand. If retention pond slope is too steep for a ZTR mower to mow and requires more than 8" wide of trimming, a separate PO will be required.
- C. Blowing Clean- High powered blowers will be used to blow off all hard surfaces affected by mowing and trimming equipment during each site visit.
- D. Fertilization, Weed, Insect and Fungus Control- to be applied using granular slow release fertilizers. Spot spraying for infestations of fungus, weeds and insects will be used accordingly. Only appropriate label approved products will be used. See master schedule below for application times.

Disclaimer: Grandview Botanicals will not be held responsible for sod loss due to lack of water (county restrictions) or over watering (flooded areas or excessive watering by ownership), infestations of post emergent grassy weeds like

34720 Prospect Road * Dade City, Florida * 33525

Phone: 352-567-2577
Email: grandviewb@aol.com

Grandview Botanicals Inc

34720 Prospect Road
Dade City, Florida

Landscape Contractor
Since 1985

Email: grandviewb@aol.com
Phone: 813-997-1670

Design * Install * Maintain

crabgrass and sedge, or infestations of chinch bugs, mole crickets or sod web worms, due to the absence of new chemical class of pesticides or herbicides to treat these problem area.

2. Shrub Maintenance –

- A. Pruning of Shrubs- Done on a regular basis using a rotation schedule to ensure a neat and uniform appearance. Hedge trimming shall be performed at a minimum of monthly from May through October, bi-monthly from November through April,
- B. Plant Beds- Weed control of planted beds will be done on weekly site visits using Hand and/or chemical applications. Plant beds are to remain 95% weed free at all times. Chemical which may cause plant injury, decline or death shall not be used.
- C. Fertilization- see master fertilizer schedule

3. Tree Maintenance

- A. Minor limb maintenance (limbs under 1.5") that hinder pedestrian or vehicle traffic will be done as needed throughout the year and included in this price.
- B. Major tree and limb pruning to shape individual plant species and/or to renew the vigor done on a separate PO between November and March.
- C. Fertilization- See master schedule below

4. Irrigation service

Once per month the irrigation system will be run manually by a Grandview employees to ensure the proper maintenance of;

- Proper rotation of sprinkler rotors and spray heads
- All heads are clear of turf so they 'pop up' when system and zone is running
- Damaged sprinklers. If damage occurs from contractor's equipment it will be fixed at no charge. If damage to irrigation system occurs by any other events or persons not associated with Grandview Botanicals or due to Acts of God, it shall be fixed at cost of materials plus labor (\$50/mhr).
- Grandview Botanicals will work with current ownership to develop a scheduled time and duration for irrigation of property (typically early morning and weekends). This schedule will allow Grandview employees to perform their scheduled maintenance visits without hindrance. In the event the irrigation system's scheduled time for watering the property is adjusted by Ownership and does not notified Grandview Botanicals in a timely manner which creates a difficult working environment for Grandview crew to perform that week's scheduled maintenance, Grandview's crew will skip that week's scheduled visit and resume the following week, assuming the irrigation watering schedule has been remedied.
- Contractor is not responsible for turf or plant loss due to water restriction. Currently County/SWFWMD restricts water use to 1 day per week. For new construction County allows watering every day for the first 30 days.

Grandview Botanicals Inc

34720 Prospect Road
Dade City, Florida

Landscape Contractor
Since 1985

Email: grandviewb@aol.com
Phone: 813-997-1670

Design * Install * Maintain

- The Contractor shall inform the District immediately of any serious problems in the irrigation system, that will result in landscape stress or equipment failure needing repair. In the event the system is damaged by others the owner or representative will be notified of damages. Contractor will fix all damages in order to reduce any stress caused by non functioning system. Damages to be paid by owner.

5. Mulch

- A. Apply approximately 2" top dressing over existing areas of pine straw
- B. Applied between November and March or as owner requires. priced per square footage
- C. Billed separately from this contract upon approval from owner

6. Fertilization Schedules

Master Turf Fertilizer Schedule

<u>Month</u>	<u>St Augustine Turf</u>
January	16-4-8
March	16-4-8
May	20-0-20
July	8-4-10 +Iron
September	20-0-20
November	16-4-8

- Minor elements included in all fertilizer blends and applied at label and UF IFAS recommended rates.
- These fertilizer and herbicide/insecticide blends and applications will control most issues that cause damage from weed infestation, fungus and insect populations. In the event an outbreak and damage results from over population of fungus or chinch bugs, Grandview Botanicals will spot spray the affected areas and bill ownership accordingly.
- Any excess granular fertilizer to be blown clean of all sidewalks, curbs and roadways

Master Tree Fertilizer Schedule for trees

<u>Month</u>	<u>Hardwood Trees</u>	<u>Palm Trees</u>
January	16-4-8	8-2-12
March		
May	16-4-8	8-2-12
July	16-4-8	8-2-12
September	16-4-8	8-2-12

The suggested application rate for central Florida landscapes is 1 lbs of the 8-2-12 with micronutrients fertilizer per 100 sq. ft. of palm canopy area, 4x year

34720 Prospect Road * Dade City, Florida * 33525

Phone: 352-567-2577
Email: grandviewb@aol.com

Grandview Botanicals Inc

34720 Prospect Road
Dade City, Florida

Landscape Contractor
Since 1985

Email: grandviewb@aol.com
Phone: 813-997-1670

Design * Install * Maintain

7. Bedding plants

- Installed in six locations: Both front entrance monuments along Curley road, Overlook area, and three locations along Epperson Rd entrance.
- Changed out quarterly or as instructed by owner.
- Billed at time of change out, price per unit at \$1.75/4" unit.
- Using standard 4" bedding plants

Special Conditions

Prior to mobilization, any current conditions that do not meet the Owners level of service, will be corrected by current contractor, or by a written agreement, and subsequent payment, by Grandview Botanicals.

Contractor shall not be held responsible for any liability that the Owner may be exposed to due vandalism, floods, hurricanes, poor drainage, Acts of God (such as freezing temperatures), other sub-contractors, other personal not affiliated with Grandview Botanicals Inc, any past or present site conditions, whether or not it has been reported to the Owner or not.

All Plants, trees, sod and irrigation system are to be healthy and in proper working order prior to mobilization.


Payment:

Contractor agrees to provide all of the above services for an annual fee of see summary page to be paid in 12 equal installments of see summary page unless otherwise agreed upon in writing. Invoices will be emailed to Owners/owner representative at the beginning of each month. In order to avoid interruption in service, full payment shall be made no later than the 5th of the following month payment. If payment is not received by the 10th of that month, all work may cease until account is brought current

This Contract is for 12 months and will automatically renew on the anniversary date unless either party gives written notice of their intent for non-renewal 30 days prior to end of current agreement. A 5% increase in the new contract may apply. All notices shall be sent to the addresses indicated on this agreement.

This Contract is valid for 90 days from date of signature from authorized Grandview Botanicals representative.

Submitted by


Paul Finora
Grandview Botanicals

Approved by

PO#

34720 Prospect Road * Dade City, Florida * 33525

Phone: 352-567-2577
Email: grandviewb@aol.com



Waste Management Inc. of Florida
2700 Wiles Road
Coconut Creek, FL, 33073
(800) 255-7172

WM Agreement #
 Customer ID
 Acct. Name
 Salesperson
 Effective Date
 Last PI Date

S0011723877

DPFG, Inc.
Chris Keesee
5/17/2019

Service Agreement

Non-Hazardous Waste Service Summary

Service Information

Name **Epperson Club** Contact **Anderson Davis**
 Address **31885 OVERPASS RD** Telephone # **(813) 404-2010**
 City State Zip **WESLEY CHAPEL, FL 33545-4934** Fax #
 County/Parish **PASCO** Email **anderson.davis@dpfg.com**

Customer Comments: Container to be located onsite close to dog park. Address for Epperson Lagoon used.

Billing Information

Name **DPFG, INC.** Contact **Anderson Davis**
 Address **250 INTERNATIONAL PKWY STE 280** Telephone # **(813) 404-2010**
 City State Zip **LAKE MARY, FL 32746-5018** Fax #
 County/Parish **SEMINOLE** Email **anderson.davis@dpfg.com**
 PO#

Service Description & Recurring Rates

Quantity	Equipment	Material Stream	Frequency	Base Rate	
1	6 Yard FEL	MSW Commercial	1xPer Week	Fuel & Environmental/RCR	\$ 70.00 \$ 0.00 *

Current rate for Extra Pickup (per Lift): \$ 56.00

Current FSC 0.00%, EVC 0.00%, RCR 0.00%

MONTHLY TOTAL : \$ 70.00 *

Customer's Waste Materials not to exceed an average weight of lbs./yard.

Initial One Time Service Charges*

Initial Delivery \$ 185.00

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*Fuel Surcharge ("FSC"), Environmental Charge ("EVC"), and Regulatory Cost Recovery Charge ("RCR") apply to all other Charges whether or not listed on this summary. Any FSC, EVC and RCR amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about these charges and their calculation can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments.

This Agreement does not provide for a fixed price during the Contract Term. Unless specifically provided otherwise herein, Customer should expect Company to increase Charges as allowed by Section 4(b) and Company to seek other price increases subject to Customer's consent under Section 4(c) of this Agreement. Consent to price increases may be given orally, in writing, or by notice and Customer's payment of, or failure to object to, the price increase.

Contract Term is for 3 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 36 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

DocuSigned by:

Customer Signature

Anderson Davis
 Printed Name

Title

5/16/2019
 Date

DocuSigned by:

Company: Waste Management Inc. of
 Florida

Chris Keesee
 Printed Name

Waste Management Sales Rep.
 Title

5/16/2019
 Date

Terms and Conditions on following page(s)

1. (a) SERVICE GUARANTEE. We guarantee our Services (as defined below). If Company fails to perform Services in accordance with the attached service summary (the “Service Summary”), and Company does not remedy such failure within five (5) business days of its receipt of a written demand from Customer, Customer may immediately terminate this Agreement without penalty.

(b) SERVICES RENDERED; WASTE MATERIALS. Customer grants to Company the exclusive right, and Company through itself and its Affiliates shall furnish equipment and services, to collect and dispose of and/or recycle (collectively, the “Services”) all of Customer's Waste Materials at Customer's Service Address(es) listed on the attached Service Summary, subject to the terms and provisions contained herein (collectively, with the Service Summary, the “Agreement”). If Customer changes its Service Address(es), this Agreement shall remain valid and enforceable with respect to Services rendered at Customer's new service location(s) if such location(s) is within Company's service area. Customer represents and warrants that the materials to be collected under this Agreement shall be only “Waste Materials” as defined herein. For purposes of this Agreement, “Waste Materials” means all non-hazardous solid waste, organic waste, and if applicable, Recyclable Materials (as defined in Section 12) generated by Customer or at Customer's Service Address(es). Waste Materials includes “Special Waste”, such as industrial process wastes, asbestos-containing material, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company in writing. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of (i) any waste tires, (ii) radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, (iii) any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to an additional Exhibit L to this Agreement), (iv) any other items or material prohibited by federal, state or local laws or regulations, or that could adversely affect the operation or useful life of the facility(ies) receiving Customer's Waste Materials, or (v) Special Waste not approved in writing by Company (collectively, “Excluded Materials”). Title to and liability for Excluded Materials shall remain with Customer at all times. Title to Customer's Waste Materials is transferred to Company upon Company's receipt or collection unless otherwise provided in this Agreement or applicable law.

2. CONTRACT TERM. The Initial Term and any subsequent Renewal Term of this Agreement (collectively, the “Contract Term”) is set forth on the Service Summary. Unless otherwise specified on the Service Summary, at the end of the Initial Term and any subsequent Renewal Term, the Contract Term shall automatically renew for an additional Renewal Term at the then current Service levels and applicable Charges, unless (a) for a Renewal Term of twelve (12) months or more, either party gives to the other party written notice of termination at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the termination of the then-existing term, and (b) for a Renewal Term of less than twelve (12) months, either party gives to the other party written notice of termination at least thirty (30) days prior to the termination of the then-existing term. Notice of termination received at any other time will be considered ineffective and the Agreement will be considered automatically renewed upon completion of the then-existing term.

3. TERMINATION RIGHTS. Notwithstanding the foregoing, this Agreement can be terminated prior to the end of the Initial Term or a Renewal Term as follows: (a) by Customer (with no obligation to pay liquidated damages as provided in Section 7), (i) if Company fails to satisfy the Service Guarantee provided in Section 1(a) or (ii) pursuant to Section 4(c) if Company increases the Charges payable by Customer hereunder with a Consensual Price Increase; (b) by Customer with thirty (30) days prior written notice to Company, subject to Customer's obligation to pay liquidated damages as provided in Section 7 no later than thirty (30) days after written notice of termination; (c) by Company, (i) if as a result of Customer's breach of Section 5, Company suspends Services for more than fifteen (15) days, or (ii) if Customer fails to cure any other breach of its obligations under this Agreement within five (5) business days of its receipt of written demand from Company to cure such breach; and (d) by Company, with at least fifteen (15) days prior written notice to the Customer, any time after Customer retains, designates or appoints a broker or agent to act for Customer, or manage its Services, under this Agreement. In order to move containers in a safe, secure and orderly fashion, Company shall have up to seven (7) days to remove any equipment from Customer's service location(s) after the effective date of the termination of this Agreement.

4. (a) CHARGES; ADDITIONAL SERVICES; CHANGES. The initial charges, fees and other amounts payable by Customer (“Charges”) for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, whether requested or incurred by Customer, including, but not limited to, container relocation or removal; gate, enclosure or roll out services; account resume or reactivation services; extra pickups or trip charges; container overages and overflows; and equipment repair and maintenance (see www.wm.com/billhelp for a list of “Additional Services”, which may be updated from time to time), all at such standard prices or rates that Company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under this Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer's failure to object to such changes, which shall be deemed to be Customer's affirmative consent to such changes.

(b) PERMITTED PRICE INCREASES Company reserves the right, and Customer acknowledges that it should expect Company to increase or add Charges payable by Customer hereunder during the Contract Term: (i) for any changes or modifications to, or differences between, the actual equipment and Services provided by Company to Customer and those specified on the Service Summary; (ii) for any changes or difference in the composition, amount or weight of the Waste Materials collected by Company from Customer's service location(s) from what is specified on the Service Summary (including for container overages or overflows); (iii) for any increase in or other modification made by Company to the Fuel Surcharge, Regulatory Cost Recovery Charge, Recyclable Materials Offset, Environmental Charge, and/or any other Charges included or referenced in the Service Summary (which Charges are calculated and/or determined on enterprise-wide basis, including Company and all Affiliates); (iv) to cover any increases in disposal, processing, and/or transportation costs, including fuel surcharges; (v) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, or acts of God such as floods, fires, hurricanes and natural disasters; and (vi) for increases in the Consumer Price Index (“CPI”) for Water, Sewer and Trash Collection Services published by U.S. Bureau of Labor Statistics, or with written notice to Customer, any other national, regional or local CPI, with such increases in CPI being measured from the Effective Date, or as applicable, Customer's last CPI based price increase date (“PI Date”). Increases to Charges specified in this Section 4(b) may be applied singularly or cumulatively and may include an amount for Company's operating or profit margin. Customer acknowledges and agrees that any increased Charges under this Section 4 (including any Consensual Price Increases or Negotiated Price Adjustments) are not represented to be solely an offset or pass through of Company's costs.

(c) CONSENSUAL PRICE INCREASES Without limiting the foregoing, Company also reserves the right to seek, and Customer acknowledges that it should expect Company to seek, increases in the Charges payable by Customer hereunder for reasons not specifically permitted in Section 4(b) (a “Consensual Price Increase”). If Customer does not accept the Consensual Price Increase, Customer's sole right and remedy shall be to terminate this Agreement by written notice to Company no later than thirty (30) days after Company notifies Customer of such Consensual Price Increase. Customer's failure to terminate this Agreement (within the 30-day period) shall be construed as Customer's acknowledgement that the continuation of the Services by Company hereunder is good, valuable and sufficient consideration for the Consensual Price Increase. Notwithstanding the foregoing, the parties may, but are not obligated to, agree to a different increase or an adjustment to Customer's Charges (a “Negotiated Price Adjustment”) as a result of a Consensual Price Increase. Absent a Negotiated Price Adjustment, the Consensual Price Increase shall be binding and enforceable against Customer under this Agreement unless the Customer terminates this Agreement (within the 30-day period) as described above. Customer's agreement to a Consensual Price Increase or Negotiated Price Adjustment may be evidenced pursuant to Section 4(a) and the parties agree that this Agreement with such modified Charges will continue in full force and effect.

5. INVOICES; PAYMENT TERMS Company shall send all invoices for Charges and any required notices to Customer under this Agreement to Customer's billing address specified in the Service Summary, or if the Customer elects to participate in the Company's electronic billing program, make them available by email to Customer's designated e-mail address. Unless specifically agreed to in writing by Company and subject to such additional costs that Company may charge, in its discretion, Company shall not be required to bill Customer using Customer's or any third party billing portal or program. In no event shall the use by Company of Customer's or any third party billing portal or program, or any terms thereof, operate to amend or supplement the terms and conditions of this Agreement, which will remain binding in accordance with its terms. Customer shall pay all invoiced Charges within thirty (30) days of the invoice date, by check mailed to Company's payment address on Customer's invoice. Payment by any other method or channel, including in person, online or by phone, shall be as may be allowed by Company and subject to applicable convenience fees and other costs charged by Company, from time to time. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late charge, and any Customer check returned for insufficient funds is subject to a non-sufficient funds charge, both to the maximum extent allowed by applicable law. Customer acknowledges that any late charge charged by Company is not to be considered as interest on debt or a finance charge, and is a reasonable charge for the anticipated loss and cost to Company for late payment. If payment is not made when due, Company retains the right to suspend Services until the past due balance is paid in full. In addition to full payment of outstanding balances, Customer shall be required to pay a reactivation charge to resume suspended Services. If Services are suspended for more than fifteen (15) days, Company may immediately terminate this Agreement for default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.

6. EQUIPMENT, ACCESS. All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer's service location(s). Customer shall not overload, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Company's equipment shall be in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend Services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, any additional Charges, determined by Company in its sole discretion, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from Customer's

failure to provide access. Customer warrants that Customer's property is sufficient to bear the weight of Company's equipment and vehicles and agrees that Company shall not be responsible for any damage to Customer's pavement or any other surface resulting from the equipment or Services.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Initial or Renewal Term for any reason other than as set forth in Section 3(a), or in the event Company terminates this Agreement for Customer's default pursuant to Section 3(c), Customer shall pay the following liquidated damages in addition to Company's legal fees, if any: (a) if the remaining Contract Term (including any applicable Renewal Term) under this Agreement is six (6) or more months, Customer shall pay the average of its six (6) monthly Charges immediately prior to default or termination (or, if the Effective Date is within six (6) months of Company's last invoice date, the average of all monthly Charges) multiplied by six (6); or (b) if the remaining Contract Term is less than six months, Customer shall pay the average of its six (6) most recent monthly Charges multiplied by the number of months remaining in the Contract Term. Customer acknowledges that the actual damage to Company in the event of Customer's early termination or breach of contract is impractical or extremely difficult to fix or prove, the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting therefrom, and such liquidated damages payment is an agreed upon charge for Customer's early termination or breach of contract and is not imposed as a penalty. Customer shall also pay liquidated damages of \$100 for every Customer waste tire that is found at any disposal facility used by Company. In addition to and not in limitation of the foregoing, Company shall be entitled to recover all losses, damages and costs, including attorneys' fees and costs, resulting from Customer's breach of any other provision of this Agreement in addition to all other remedies available at law or in equity.

8. INDEMNITY. Company agrees to indemnify, defend and save Customer and its Affiliates harmless from and against any and all liability which Customer or its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law, to the extent caused by any negligent act or omission or willful misconduct of Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by Company or an Affiliate, provided that Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save Company and its Affiliates harmless from and against any and all liability which Company and its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by Company. Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. RIGHT TO PROVIDE COMPETING OFFERS. If Customer receives an offer from (or makes any offer to) a third party relating to such third party's provision to the Customer of the same or similar Services to those provided hereunder, Customer shall give Company prompt written notice of any such offer and a 15-day period to respond to such third party offer prior to Customer agreeing to such third party offer.

10. DISPUTE RESOLUTION-ARBITRATION AGREEMENT AND CLASS ACTION WAIVER.BINDING ARBITRATION: Except for those claims expressly excluded below (EXCLUDED CLAIMS), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement or any prior agreements between the parties, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement or any other agreements, shall be resolved by mandatory binding arbitration (see www.wm.com for details on arbitration procedures). **CLASS ACTION WAIVER:** Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company. **EXCLUDED CLAIMS:** The following are not subject to mandatory binding arbitration: (a) either party's claims against the other in connection with bodily injury or real property damage and for environmental indemnification; and (b) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise) or any other amounts due or payable to Company by Customer under this Agreement or any prior agreements between the parties, but Customer and Company may mutually agree to arbitrate any Excluded Claims.

11. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder for Services already performed, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) The terms, conditions and disclosures set forth on www.wm.com relating to Billing/Billing Help, Charges, Arbitration Procedures, and for those Customers that sign up for electronic billing and payment, WM ezPay or Autopay, are incorporated by reference and made a part hereof (as such terms, conditions and disclosures may be changed or modified from time to time, effective from such change or modification). In addition to, and not in limitation of, the foregoing, the terms and provisions of this Agreement may be amended and modified as agreed to by the parties as provided in Section 4(a). Subject to the foregoing, this Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same Services at the same Customer locations covered by this Agreement, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the state in which the Services are provided. (e) All written notification to Company required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, courier or by hand to Company's address on the first page of the Service Summary, provided that Company may provide written notice to Customer of a different address for written notice to Company. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event Company successfully enforces its rights against Customer hereunder, Customer shall be required to pay Company's attorneys' fees and court costs. (h) Notwithstanding the termination of this Agreement, Sections 6, 7, 8, 10, 11, 12(d) and Customer's obligation to make payments for all Charges and other amounts due or payable hereunder through the termination date shall survive the termination of this Agreement. (i) The term "Affiliate" means with respect to any specified party, any corporation, limited liability company, partnership or other legal entity, directly or indirectly, controlled by, controlling or under common control with such specified party, with "control" meaning, directly or indirectly, the power to direct or cause the direction of the management and policies of such legal entity, whether through the ownership of voting securities, by contract or otherwise. (j) "business day" means Monday through Friday, excluding bank holidays.

12. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services:

- (a) (i) Single stream Recyclable Materials ("Single Stream") will consist of Customer's entire volume of clean, dry, paper or cardboard without wax liners; clean, dry and empty aluminum food and beverage containers, ferrous (iron) or steel cans, aerosol cans, and rigid container plastics #1-7, including narrow neck containers and tubs. Any material not specifically set forth above, including but not limited to foam, film plastics, plastic bags, and tissue or paper that had been in contact with food, is unacceptable ("Unacceptable Materials"). provided that glass may be included in Single Stream with specific written approval of Company. Single Stream may not contain any Unacceptable Materials. (ii) Customer shall provide source-separated wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof. (iii) All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to Customer by Company from time-to-time. (iv) Company reserves the right, upon notice to Customer, to discontinue acceptance of any category of Recyclable Materials as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials which are subject to this Agreement.
- (b) Recyclable Materials may not contain Excluded Materials or other materials that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of Company's structures or equipment. Company may reject in whole or in part, or may process, in its sole discretion, Recyclable Materials not meeting the specifications, and Customer shall pay and reimburse Company for all costs, losses and expenses incurred with respect to such non-conforming Recyclable Materials including costs for handling, processing, transporting and/or disposing of such non-conforming Recyclable Materials which charges may include an amount for Company's operating or profit margin. Without limiting the foregoing, Company may assess and Customer shall pay a contamination charge for additional handling, processing, transporting and/or disposing of Unacceptable Materials, Excluded Materials, and/or all or part of non-conforming loads.
- (c) Where Company has agreed in writing to provide a market-based rebate to Customer, the following shall apply. Customer acknowledges that the market value for Recyclable Materials will fluctuate based upon various factors, and such materials may at times have no value or that the value may be negative. Company will establish the value of Recyclable Materials each month based upon such various factors, including but not limited to quantity, quality and location. For recycling services, Company shall pay or charge Customer on or about the last day of each month for Recyclable Materials accepted during the preceding month, after deduction of any charges owed to Company by Customer. Any invoice shall be payable upon receipt. Where recycling services are provided, charges may include separate fuel and environmental surcharges as set forth at www.wm.com.
- (d) Notwithstanding anything to the contrary set forth above, the liquidated damages calculation set forth in Section 7 of this Agreement shall not apply to any Customer breach of the Agreement pertaining to Services for Recyclable Materials, which have been determined by Company to have a positive value. If a breach occurs under such circumstances, the damages shall be determined by calculating actual damages rather than such liquidated damages.
- (e) Service arrangements will be agreed upon between Customer and Company for the service location(s) set forth in this Agreement. For trailer load quantities, Customer shall load trailers to full visible capacity to achieve 40,000 pounds minimum shipping weight and trailers shall be loaded or caused to be loaded in accordance with the most current ISRI/AF&PA Shipping Guide. Freight and/or adjustments may apply to light loads. For baled wastepaper picked up by bale route service, the minimum quantity for pickup is six (6) bales and for purposes of payment, weights shall be estimated weights.

Additional Information: Provides all materials and labor to complete above job to customer's satisfaction. Payment to be paid in full within 10 days or a %15 fee will be applied

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Epperson Ranch CDD

Concrete Pads for Bike Racks

12/12/2019

Construct 4' x 5' x 4" thick concrete pads for bike racks

Scope includes grading prep/excess soil removal as needed

4 pads @ \$600 each

TOTAL \$2,400

GATE PROS, INC.

2550 US HIGHWAY 17 S
WAUCHULA, FL 33873

Voice: 863-474-3090

Fax: 863-474-3084

INVOICE

Invoice Number: 3327

Invoice Date: Jan 3, 2020

Page: 1

Duplicate

Bill To:
EPPERSON RANCH CDD 250 INTERNATIONAL PARKWAY SUITE 280 LAKE MARY , FL 32746

Ship to:
EPPERSON RANCH CURLEY ROAD

Customer ID	Customer PO	Payment Terms	
EPPERSON RANCH CDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		2/2/20

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 1/3/2020 GATE HIT BY A VEHICLE. REPLACE TRANSFORMER IN INSIDE ENTRY GATE AND TEST EXIT GATE. WATER DAMAGE NOTED FROM IRRIGATION SYSTEM.		800.00
Subtotal				800.00
Sales Tax				
Total Invoice Amount				800.00
Payment/Credit Applied				
TOTAL				800.00

Check/Credit Memo No:



Proposal # 091319

To: Epperson Ranch CDD
Project: Blvd Palm Tree Replacement
Date: September 13, 2019

Scope of Work:

Remove and replace 1, 14' CT Sylvester and 1, 14' CT Bismark from the Overpass Blvd common area. Trees to be removed and disposed of off site. New fill imported for tree replanting, staked, mulched and additional hand watering for the next 4 – 6 weeks.

<u>Quantity</u>	<u>Description of work</u>	<u>Unit Price</u>	<u>Amount</u>
1	14' CT Sylvester	\$2,750	\$2,750
1	14' CT Bismark	\$2,750	\$2,750
Total			\$5,500

Submitted by

Paul Finora

Approved _____ Date _____

PO# _____



Request for Price

Proposal # 101419

Project Name: Epperson Ranch CDD

Date: October 14, 2019

Scope of Work: Irrigation Repair

Description	Amount
Irrigation repair to main system along Overpass Blvd., due to construction Traffic.	
12.5 hours @ \$60/hr	\$750.00
Total	\$750.00

Submitted by;

Joan Postle

Office Manager

ap@grandview85.com

(352) 567-2577

Grandview Botanicals, Inc.

Approved & Accepted: _____ Date _____



Proposal

Date 2/14/2020 **Proposal #** HS2-1550

Cornerstone Hardscapes, Inc. and or Hardscapes 2, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

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 in accordance with the attached Cornerstone Hardscapes, Inc. and or Hardscapes 2, Inc. Business Terms and Conditions. I also acknowledge that I have read, understand, and agree to the Cornerstone Hardscapes, Inc. and or Hardscapes 2, Inc. Business Terms and Conditions attached hereto and made a part of this Agreement. I warrant and represent that I am the Client/Owner.

Representing (Name of Firm):

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 3427

Invoice Date: Jan 6, 2020

Page: 1

Duplicate

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:EPPERSON RANCH CDD
250 INTERNATIONAL PARKWAY
SUITE 280
LAKE MARY, FL 32746**Ship to:**EPPERSON RANCH
MAIN ENTRANCE

Customer ID	Customer PO	Payment Terms	
EPPERSON RANCH CDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		2/5/20

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 1/6 AND 2/4/2020 MAIN ENTRANCE OUTSIDE GATE STRUCK BY A VEHICLE 1/6/2020: PICKETS KNOCKED OUT OF GATE; REMOVE FOR REPAIR 2/4/2020: REPLACE REPAIRED GATE, GEARBOX AND BARRIER ARM.		3,250.00
Subtotal				3,250.00
Sales Tax				
Total Invoice Amount				3,250.00
Payment/Credit Applied				
TOTAL				3,250.00

Check/Credit Memo No:

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 3473

Invoice Date: Feb 13, 2020

Page: 1

Duplicate

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:EPPERSON RANCH CDD
250 INTERNATIONAL PARKWAY
SUITE 280
LAKE MARY , FL 32746**Ship to:**EPPERSON RANCH
GOLF CART GATE

Customer ID	Customer PO	Payment Terms	
EPPERSON RANCH CDD	PAUL CUSMANO	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		3/14/20

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 2/13, 2/17 AND 2/18/2020 2/13/2020: NO WIRE FOR ACCESS CONTROL 2/17/2020: RUN CONDUIT INTO BREAKER BOX AND VIKING F1. 2/18/2020: RUN WIRE AND TEST GATE. TURN GATE OVER AT 11:30AM		1,400.00
Subtotal				1,400.00
Sales Tax				
Total Invoice Amount				1,400.00
Payment/Credit Applied				
TOTAL				1,400.00

Check/Credit Memo No:

Grandview Botanicals Landscape Co

34720 Prospect Road
Dade City, FL 33525

INVOICE

Invoice Number: 18757
Invoice Date: Feb 10, 2020
Page: 1
Duplicate

Voice:
Fax:

Bill To:
Epperson Ranch CDD DPFG 250 International pkwy St. 280 lake mary, FL 32746

Ship to:
Epperson Ranch CDD DPFG 250 International pkwy St. 280 lake mary, FL 32746

Customer ID	Customer PO	Payment Terms	
EPR0511		Net 20 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/1/20

Quantity	Item	Description	Unit Price	Amount
1.00		Construction materials for Epperson Ranch CDD	51.10	51.10
Subtotal				51.10
Sales Tax				
Total Invoice Amount				51.10
Payment/Credit Applied				
TOTAL				51.10

Check/Credit Memo No:

Proposal for Extra Work at Epperson Ranch CDD Phase 2 & P

Property Name	Epperson Ranch CDD Phase 2 & P	Contact	Anderson Davis
Property Address	7825 Tuscany Bay Circle Wesley Chapel, FL 33545	To	Epperson Ranch CDD
		Billing Address	c/o DPFG 250 International Pkwy Ste 280 Lake Mary, FL 32746
Project Name	Epperson Ranch CDD		
Project Description	March irrigation repairs		

Scope of Work

heads look to be broken due to construction and people driven over them.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Head - Replacement- Spray 6" Clock 1 Zone 35	\$32.00	\$32.00
2.00	EACH	Head - Replacement- Spray 6" Clock 1 Zone 40	\$32.00	\$64.00
2.00	EACH	Head - Replacement- Spray 6" Clock 3 Zone 29	\$32.00	\$64.00

For internal use only

SO# 7179908
JOB# 342200159
Service Line 150

Total Price \$160.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

PM

Signature	Title
-----------	-------

Anderson Davis	March 31, 2020
----------------	----------------

Printed Name	Date
--------------	------

BrightView Landscape Services, Inc. "BrightView"

Account Manager, Senior

Signature	Title
-----------	-------

Epifanio Carvajal Ulloa	March 31, 2020
-------------------------	----------------

Printed Name	Date
--------------	------

Job #: 342200159 Proposed Price: \$160.00

SO # 7179908

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 3588

Invoice Date: Mar 20, 2020

Page: 1

Duplicate

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:EPPERSON RANCH CDD
250 INTERNATIONAL PARKWAY
SUITE 280
LAKE MARY, FL 32746**Ship to:**EPPERSON RANCH
GOLF CART GATE

Customer ID	Customer PO	Payment Terms	
EPPERSON RANCH CDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		4/19/20

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 3/20/2020 GOLF CART GATE HAS NO COMMUNICATION. TEST WITH DOOR KING AND TEEANNA. NO ISSUES FOUND.		200.00
Subtotal				200.00
Sales Tax				
Total Invoice Amount				200.00
Payment/Credit Applied				
TOTAL				200.00

Check/Credit Memo No:

[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

INVOICE

INVOICE #

1424475

INVOICE DATE

February 11, 2020

SUBSCRIBER

Accounts Payable
Epperson Ranch
OM-EP-DPFG-003
250 International Pkwy Suite
280
Lake Mary, Florida 32746

User ID:

Epperson

Previous Balance: \$99.90 ***Note: All \$ amounts are in US Dollars.***
Payment Received: (\$99.90)
New Charges: \$45.00
Total Amount Due: \$45.00 USD

Payments

Date	Details	Amount
2/10/2020	Check received	(\$99.90)

Cell Activation

Activated	Name	Phone	MC	Amount
2/11/2020	Epperson Golf Cart Gate	813 482 4693	9999	\$45.00

Summary	Total Amount Due
This amount is due by March 12, 2020	\$45.00 USD

Aquatic Systems, Inc., a SOLitude Lake Management Company

Lake & Wetland Management Services

Everything a Lake Should Be

2100 NW 33rd Street, Pompano Beach, FL 33069

Telephone: 1-800-432-4302

www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Aquatic Services Renewal Agreement

Mr. Paul Cusmano, District Manager
Epperson Ranch CDD
c/o DPFG
1060 North Maitland Avenue
Maitland, Florida 32751
(813) 418-7473, Ext. 104
paul.cusmano@dpfg.com

#00072291 Automatic Renewal

Thee-Years: 05/01/20 – 04/30/23

Anniversary Date: 05/01/20 JET

hereinafter called "Customer". The parties hereto agree as follows:

1. **ASI** agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Thirty-Seven waterways (48,580 total linear foot perimeter) located at **Epperson Ranch** in Wesley Chapel, Florida.

2. Minimum of **FORTY-EIGHT (48)** inspections with treatment as required (four times monthly).
3. **CUSTOMER** agrees to pay **ASI**, its agents or assigns, the following sum for specified water management service:

Annual Maintenance Program:

Algae & Aquatic Weed Management	Included
Shoreline Grass Management to the Water's Edge	Included
Lake Dye	As Required by ASI *
Debris Removal ¹	Included
Management Reporting	Included
Monthly Special Customer Site Inspection Report	Included

Total Program Investment	\$ 2,504.00	Monthly (Year 1)
	\$ 2,579.00	Monthly (Year 2)
	\$ 2,656.00	Monthly (Year 3)

¹ Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

**Services performed at ASI's sole discretion for the success of the Waterway Management Program*

Terms & Conditions of Aquatic Services Agreement

1. If **CUSTOMER** does not directly own the areas where services are to be provided, **CUSTOMER** warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold **ASI** harmless for the consequences of such services.
2. **ASI** will be reimbursed by the **CUSTOMER** for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on **ASI** by the **CUSTOMER** that are not explicitly included in this contract's specifications.


3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.


Customer or Authorized Agent Signature

2-4-20
Date


Print Name and Title of Signer

Print Company Name of Signer


Aquatic Systems, Inc. Signature

04/10/2020
Date

Proposal for Extra Work at Epperson Ranch CDD

Property Name Epperson Ranch CDD
Property Address 7825 Tuscany Bay Circle
Wesley Chapel, FL 33545

Contact Anderson Davis
To Epperson Ranch CDD
Billing Address c/o DPFG 250 International Pkwy Ste 280
Lake Mary, FL 32746

Project Name Epperson Ranch CDD
Project Description Gate Valve replacement

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	PVC Repair - Mainline and Brass gat valve 3" (Time and Materials Not to Exceed)

Images

IMG_1846



IMG_1848



For internal use only

SO# 7192314
JOB# 342200159
Service Line 150

Total Price \$958.70

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

PM

Signature	Title
-----------	-------

Anderson Davis

April 16, 2020

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager, Senior

Signature	Title
-----------	-------

Epifanio Carvajal Ulloa

April 16, 2020

Printed Name

Date

Job #: 342200159

Proposed Price: \$958.70

SO # 7192314

Proposal for Extra Work at Epperson Ranch CDD

Property Name	Epperson Ranch CDD	Contact	Anderson Davis
Property Address	7825 Tuscany Bay Circle Wesley Chapel, FL 33545	To	Epperson Ranch CDD
		Billing Address	c/o DPFG 250 International Pkwy Ste 280 Lake Mary, FL 32746
Project Name	Palm Replacement		
Project Description	Replace a Death 1 Sabal Palm on a Island at Olive Broke Drive		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	

For internal use only

SO# 7040466
JOB# 342200159
Service Line 130

Total Price \$250.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

PM

Signature

Title

Anderson Davis

April 17, 2020

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Exterior

Signature

Title

Epifanio Carvajal

April 17, 2020

Printed Name

Date

Job #: 342200159

Proposed Price: \$250.00

SO # 7040466

Proposal for Extra Work at Epperson Ranch CDD Phase 2 & P

Property Name	Epperson Ranch CDD Phase 2 & P	Contact	Anderson Davis
Property Address	7825 Tuscany Bay Circle	To	Epperson Ranch CDD
	Wesley Chapel, FL 33545	Billing Address	c/o DPFG 250 International Pkwy Ste 280 Lake Mary, FL 32746

Project Name Holly Trees Replacement

Project Description Replace 10 30Gallon Eagleston Holly Trees along the Blvd

Scope of Work

QTY	UoM/Size	Material/Description
10.00	EACH	Replace 10-30 Gallon Eagleston Holly Trees Standards along the Blvd

For Internal use only

SO# 7154075
JOB# 342200159
Service Line 130

Total Price \$3,769.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.


The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer
Signature:  Title: PM - Chair
Printed Name: Anderson Davis Date: February 26, 2020

BrightView Landscape Services, Inc. "BrightView"
Account Manager Exterior
Signature: _____ Title: _____

Epifanio Carvajal February 26, 2020
Printed Name: _____ Date: _____

Job #: 342200159 Proposed Price: \$3,769.00
SO #: 7154075

Lore Yeira

From: Anderson Davis
Sent: Tuesday, March 10, 2020 9:07 AM
To: Lore Yeira
Subject: FW: Proposal for Holly Trees Replacement (#7154075.00)
Attachments: Holly Trees Replacement SO 7154075.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Lore,

This is a proposal to get Holly Trees replaced in Epperson. It was requested by Marc and I. They are no longer under warranty.

Thank you,



Anderson Davis
Anderson.davis@dpfg.com

15310 Amberly Drive
Suite 175
Tampa, FL 33647
www.dpfg.com
(813) 404-2010

Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law or include any one Supervisor in the reply

From: Epifanio Carvajal <Epifanio.Carvajal@brightview.com>
Sent: Wednesday, February 26, 2020 4:54 AM
To: Anderson Davis <anderson.davis@dpfg.com>
Subject: Proposal for Holly Trees Replacement (#7154075.00)

Dear Anderson Davis :

Thank you for choosing us for your landscape improvement project. We hope the recommendations outlined in our attached proposal meet your expectations. Below is a quick summary:

2/26/2020 12:38:53 PM | SO# 7154075.00
Name - Holly Trees Replacement
Description -Replace 10 30Gallon Eagleston Holly Trees along the Blvd
Scope of Work-
Sub-Total Price - \$3769.00

Tax - \$0.00

Total Price - \$3769.00

If you would like us to proceed with the attached proposal, please respond to this e-mail with the word 'Approved'. We appreciate your business and look forward to enhancing the beauty and value of your property.

Thank you,

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 3498

Invoice Date: Feb 20, 2020

Page: 1

Duplicate

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:EPPERSON RANCH CDD
250 INTERNATIONAL PARKWAY
SUITE 280
LAKE MARY, FL 32746**Ship to:**EPPERSON RANCH
YALE HARBOR ENTRY

Customer ID	Customer PO	Payment Terms	
EPPERSON RANCH CDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		3/21/20

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 2/20 AND 3/2/2020 YALE HARBOR ENTRY GATE IS LOCKED OPEN. EXIT GATE OPERATION VERIFIED. TEST ENTRY INSIDE OPERATOR; NOT WORKING. NO A/C OUTPUT FROM TRANSFORMER IN GATE OPERATOR DUE TO WATER DAMAGE. REPLACE POWER COIL IN INSIDE ENTRY OPERATOR AND TEST GATES.		800.00
Subtotal				800.00
Sales Tax				
Total Invoice Amount				800.00
Payment/Credit Applied				
TOTAL				800.00

Check/Credit Memo No:

Lore_Yeira

From: Tonya_Elliott-Moore
Sent: Friday, April 17, 2020 5:12 PM
To: Anderson_Davis
Cc: Lore_Yeira; Ken_Joines
Subject: RE: Epperson Ranch

Ok sounds like a plan. Go ahead and pay this Lore.

Tonya Elliott Moore
District Manager



15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Anderson_Davis
Sent: Friday, April 17, 2020 5:05 PM
To: Tonya_Elliott-Moore
Cc: Lore_Yeira ; Ken_Joines
Subject: Re: Epperson Ranch

We had a problem with people driving their cars into the gates. It happened like three times this fiscal year...

I believe that is why we have no money left for gate repairs.. this is why a proposal was sent in for cameras.. so we can hold people responsible. I've had 4 plus meetings out there and multiple proposals for cameras and better systems to avoid the issue.

Very expensive ideas. I will send everything I have in on Monday for your review and to catch you up on this issue.

Let me know if there is anything else I can help with.

Thanks,
Anderson Davis

Sent from my iPhone



PROPOSAL / AUTHORIZATION FOR WORK

April 20, 2020

To: Mr. Mike Lawson
Epperson Ranch CDD
2502 N. Rocky Point Drive, Suite 1050
Tampa, FL 33607



Project Name: Epperson South
Description: Exhibits for Petitions to
Amend the CDD Boundaries

Scope of Services:

- Revise CDD maps B, H, and K as directed

Job No Assignment	Description	Billing Type	Amount
MDG-ES-026	Revise CDD maps	Lump Sum	\$1,500

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

ACCEPTANCE: EPPERSON RANCH CDD	CLEARVIEW LAND DESIGN, P.L.
By:  Chairman	
Date: <u>4-20-20</u>	Toxey A. Hall, Principal

Please return one signed copy to: heather.meyer@clearviewland.com

P:\Epperson South\Master Plan\Contracts\2020.04.20_MDG-ES-026_CDD Maps Revised_WO.docx



ATTACHMENT "A"

In addition to the fees in this Work Order, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls and postage. These expenses will be charged to you at our cost. Consultant Fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Clearview Land Design, P.L., by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event such items are paid by Clearview Land Design, P.L. fees shall be reimbursed by Client in addition to the contract prices stated herein.

Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

Work will be billed at the end of each month under the terms of this Work Order, and we shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Work Order and the terms of said statement and invoice. If Client fails to make any payment due Clearview Land Design, P.L. for services within 30 days of the invoice date, the amount(s) due shall include an interest charge at the rate of 1 ½ percent per month for the thirtieth day.

Additionally, notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Clearview Land Design, P.L., at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Clearview Land Design, P.L. harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

All rates and fees are subject to renegotiation after a one month period from the date of this Work Order if it has not been accepted.

Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Clearview Land Design, P.L., pursuant to this contract are instruments of service and are the property of Clearview Land Design, P.L. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Clearview Land Design, P.L. Notwithstanding any provision in this contract to the contrary, in the event of a default by Client (including, without limitation, any failure to pay amounts due within 30 days of invoice date), Clearview Land Design, P.L., shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

In the event this contract is terminated prior to completion, Clearview Land Design, P.L. shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Client shall indemnify, defend and hold harmless Clearview Land Design, P.L., from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Clearview Land Design, P.L., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this contract, except to the extent such claims arise from the gross negligence or intentional misconduct of Clearview Land Design, P.L.

Your acceptance of this proposal shall constitute a contract between the Client and Clearview Land Design, P.L.

The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

Opinions of probable construction costs provided by Clearview Land Design, P.L. represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Clearview Land Design, P.L. accepts no responsibility or liability in this regard.

Client acknowledges that the work described herein will constitute a lien against the property. The signature on this Work Order authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner. In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Clearview Land Design, P.L. shall be entitled to a lien on all property abutting said improvements.

Limitation of Liability

To the maximum extent permitted by law, CLEARVIEW LAND DESIGN, P.L.'s liability for CLIENT's damages will not exceed the compensation received by CLEARVIEW LAND DESIGN, P.L. under this Agreement. CLEARVIEW LAND DESIGN, P.L. is not responsible for the duties and responsibilities that belong to the borrower(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project (currently, in the past or in the future) not in the employ of or a subcontractor to CLEARVIEW LAND DESIGN, P.L. The limitations of liability and indemnities will apply whether CLEARVIEW LAND DESIGN, P.L.'s liability arises under breach of contract or warranty; tort; including negligence (but not sole negligence); strict liability; statutory liability; or any other causes of action; and shall apply to CLEARVIEW LAND DESIGN, P.L.'s officers, employees, and subcontractors. Due to the inherent risk involved in the type of work in this agreement, at the Client's discretion, and upon payment of an additional fee to be negotiated, CLEARVIEW LAND DESIGN, P.L.'s liability for the work can be increased.

The Client agrees to extend any and all liability limitation and indemnification provided by the Client to the Clearview Land Design, P.L. to those individuals and entities that Clearview Land Design, P.L. retains for performance of the services

under this Agreement, including but limited to the Clearview Land Design , P.L.'s current or former officers and employees and their heirs and assigns.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.

Revised 09/29/15



PROPOSAL/AUTHORIZATION FOR WORK

To: Epperson Ranch CDD
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

Date: April 22, 2020

Attn: Michael Lawson


Re: Epperson Ranch

We hereby propose to do the following work:

Task	Description:	Lump Sum
1	Create CDD Parcel Maps for CDD Petitions	\$500

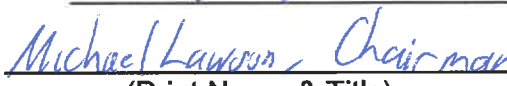
All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, April 22nd, 2020

GeoPoint Surveying, Inc.

By: 
James LeViner, P.S.M.
Vice President
Director of Central Florida Operations

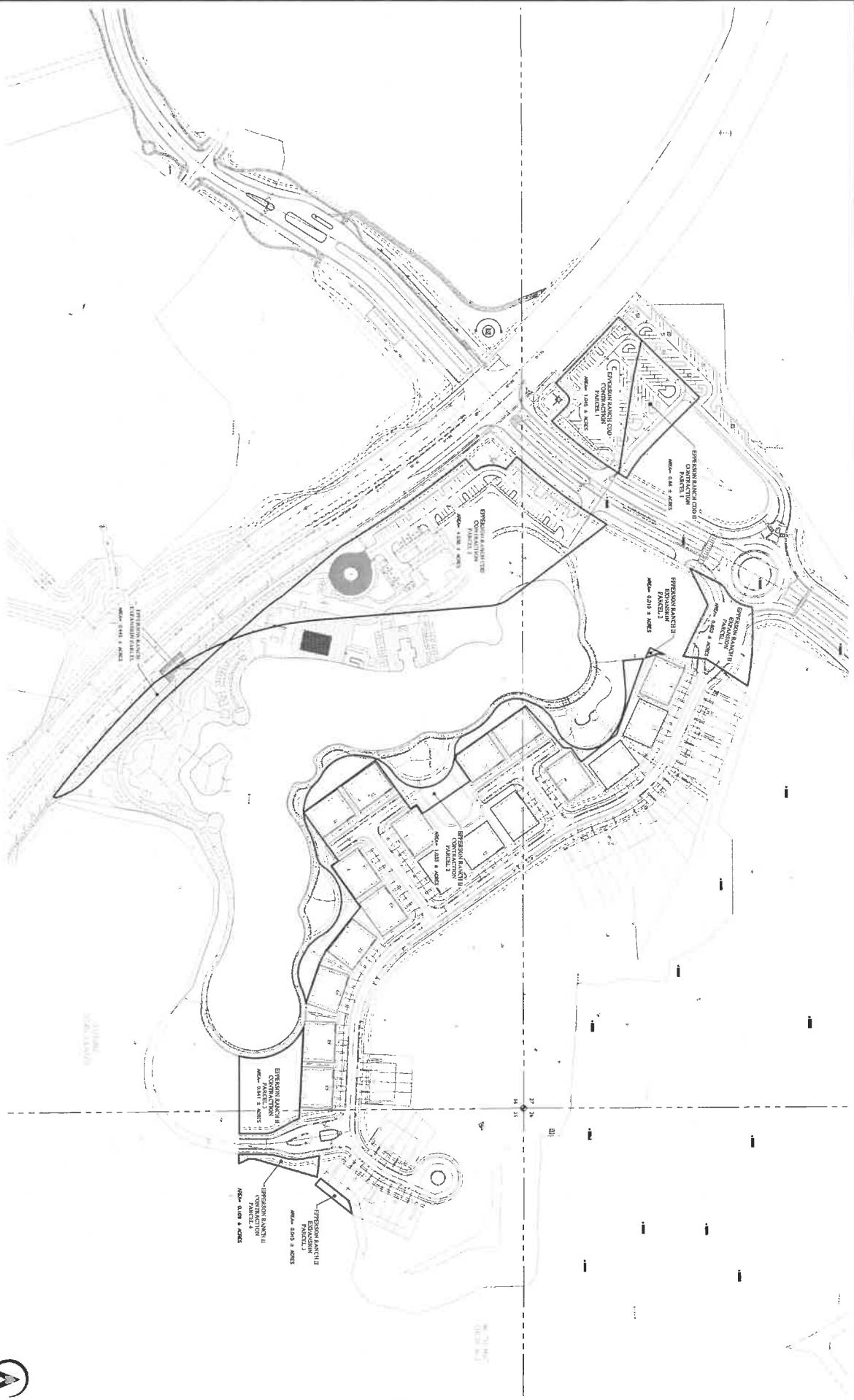
ACCEPTANCE:

By: 
(Authorized Signature)

Date: 4-23-20

(Print Name & Title)

Please return one signed copy to: accounting@geopointsurvey.com

File Name: J:\Epperson Ranch\Contracts\Epperson Ranch, CDD\Epperson Ranch CDD Prcl Maps for Petitions Id.JDL
04.22.2020



EPPERSON PARCELS EXHIBIT

Attachment "A"

Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

Attachment "A"

Terms and Conditions

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 3669

Invoice Date: Apr 23, 2020

Page: 1

Duplicate

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:EPPERSON RANCH CDD
250 INTERNATIONAL PARKWAY
SUITE 280
LAKE MARY , FL 32746**Ship to:**EPPERSON RANCH
FRONT & BACK GATES

Customer ID	Customer PO	Payment Terms	
EPPERSON RANCH CDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		5/23/20

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 4/16 AND 4/17/2020 TEST SYSTEMS ON FRONT AND BACK GATES 4/16/2020 - MASTER: MAIN BOARD UNPLUGGED. SLAVE: ARM IS NOT MOUNTED IN THE RIGHT PLACE. BACK GATE TESTS VERIFY FUNCTION. 4/17/2020 - TWO MAN RE-INSTALLATION OF OUTSIDE GATE AND ARM ADJUSTMENT. REMOVE AND RE-INSTALL INSIDE GATE WITH NEVER SEIZE AND ADJUST OPERATOR.		600.00
Subtotal				600.00
Sales Tax				
Total Invoice Amount				600.00
Payment/Credit Applied				
TOTAL				600.00

Check/Credit Memo No:

Lore_Yeira

From: Tonya_Elliott-Moore
Sent: Friday, April 17, 2020 5:12 PM
To: Anderson_Davis
Cc: Lore_Yeira; Ken_Joines
Subject: RE: Epperson Ranch

Ok sounds like a plan. Go ahead and pay this Lore.

Tonya Elliott Moore
District Manager



15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Anderson_Davis
Sent: Friday, April 17, 2020 5:05 PM
To: Tonya_Elliott-Moore
Cc: Lore_Yeira ; Ken_Joines
Subject: Re: Epperson Ranch

We had a problem with people driving their cars into the gates. It happened like three times this fiscal year...

I believe that is why we have no money left for gate repairs.. this is why a proposal was sent in for cameras.. so we can hold people responsible. I've had 4 plus meetings out there and multiple proposals for cameras and better systems to avoid the issue.

Very expensive ideas. I will send everything I have in on Monday for your review and to catch you up on this issue.

Let me know if there is anything else I can help with.

Thanks,
Anderson Davis

Sent from my iPhone

On Apr 17, 2020, at 4:42 PM, Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com> wrote:

Did they already perform the work? If so, we have to pay them. So I approve this. Anderson, are we having issues with this gate breaking frequently or was it a matter of just not budgeting enough money for gate repairs? With only \$200 left we are in bad shape we have another 5.5 months to go on the year.

Tonya

Tonya Elliott Moore
District Manager

15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Lore_Yeira <lore.yeira@dpfg.com>
Sent: Friday, April 17, 2020 2:11 PM
To: Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com>
Cc: Ken_Joines <ken.joines@dpfg.com>
Subject: FW: Epperson Ranch

See below. I never received an answer for this invoice from Maik. Tonya, please let me know if your comfortable with me processing this invoice for gate repairs.
Thank you,
Best regards,
Lore Yeira

From: Lore Yeira
Sent: Tuesday, March 17, 2020 11:22 PM
To: maik_aagaard <maik.aagaard@dpfg.com>
Subject: Epperson Ranch

I have a pending invoice for 800 from the last time they repaired the gate and its pending a PO#. We have enough in the funds but that'll leave us with 200. Let me know if I should put this on hold Maik or should I put a PO# on it?

From: Maik Aagaard <maik.aagaard@dpfg.com>

Sent: Tuesday, March 17, 2020 4:17 PM

To: Logan Muether <logan.muether@dpfg.com>; Anderson Davis <anderson.davis@dpfg.com>; Lore Yeira <lore.yeira@dpfg.com>

Subject: Re: Epperson Ranch

All

See Logan's running out of repairs alert below. Please keep that in mind for next POs. Need to determine how to save money on repairs. Only \$1000 left

Best Regards,
Maik Aagaard
(407) 529-8915

Sent from my iPhone

On Mar 17, 2020, at 15:50, Logan Muether <logan.muether@dpfg.com> wrote:

FYI – Epperson Ranch has almost depleted their gate repair budget.

Logan Muether
Manager Associate

250 International Parkway Suite 280
Lake Mary, FL 32746
321-263-0132 x 4208
logan.muether@dpfg.com
www.dpfg.com

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Rebecca Rivas

Sent: Tuesday, March 17, 2020 3:35 PM

To: Logan Muether <logan.muether@dpfg.com>; Lore Yeira <lore.yeira@dpfg.com>;

Lisa Santana <lisa.santana@dpfg.com>

Subject: RE: Epperson Ranch

Lore,

I have attached a transaction report for the gate repairs. There is only \$1k left in the budget.

From: Logan Muether

Sent: Tuesday, March 17, 2020 3:22 PM

To: Lore Yeira <lore.yeira@dpfg.com>; Rebecca Rivas <rebecca.rivas@dpfg.com>; Lisa Santana <lisa.santana@dpfg.com>

Subject: RE: Epperson Ranch

Importance: High

Lore, I'm not sure how much is in there. Where are you seeing \$2,400? That doesn't sound good if we're down to that with over half a year left.

Rebecca - Can you confirm how much is remaining in the FY19-20 budget for gate repairs?

Lisa - Can you confirm how much we've paid in gate repairs from October 1st to date?

Thanks,

Logan Muether

Manager Associate

250 International Parkway Suite 280

Lake Mary, FL 32746

321-263-0132 x 4208

logan.muether@dpfg.com

www.dpfg.com

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Lore Yeira

Sent: Tuesday, March 17, 2020 3:02 PM

To: Logan Muether <logan.muether@dpfg.com>

Subject: Epperson Ranch

Importance: High

Hey Logan,

As of January we have \$2400 left in funds for gate repairs. Is this accurate being that we are in March? Want to make sure we have enough to pay an invoice for gate repair.

Thank you,

Lore Yeira

Associate Manager

Lore.yeira@dpfg.com

15310 Amberly Drive

Suite 175

Tampa, FL 33647

www.dpfg.com

office: 813-418-7473 EXT 4303

H2 Pool Services


PO Box 6291
Sun City Center, FL
33571

Invoice

Date	Invoice #
5/1/2020	1878

Bill To
Epperson Ranch CDD c/o DPFG 250 International Parkway Suite 280 Lake Mary, FL 32746

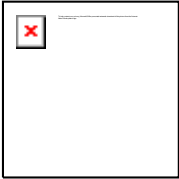
P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Sanitization of the Playground equipment.	550.00	550.00
		0.00	0.00
	Additional PPE	20.00	20.00
 Epperson Ranch CDD 5-7-20			
		Total	\$570.00

Lore_Yeira

From: Mike Lawson <Mike@metrodg.com>
Sent: Thursday, May 7, 2020 10:45 AM
To: Tonya_Elliott-Moore
Cc: Ken_Joines; Lore_Yeira; Teeanna_Kamalu; Kelly_Rowe; Anderson_Davis
Subject: RE: Epperson Ranch Deep Clean Proposal
Attachments: Epperson Ranch CDD Approved H2Pool Cleaning Proposal 5-7-20.pdf

Approved proposal attached.
thanks



Mike Lawson | Managing Director, Operations
METRO DEVELOPMENT GROUP
2502 N. Rocky Point Drive | Ste 1050 | Tampa, FL 33607
office: 813.288.8078 | mobile: 813.843.3875

MetroDevelopmentGroup.com | MetroPlaces.com

From: Tonya_Elliott-Moore
Sent: Thursday, May 7, 2020 10:25 AM
To: Mike Lawson
Cc: Ken_Joines ; Lore_Yeira ; Teeanna_Kamalu ; Kelly_Rowe ; Anderson_Davis
Subject: Epperson Ranch Deep Clean Proposal

Mike,

Here is the proposal for Epperson Ranch for the deep clean we talked about – H2 pools can perform this work.
Please sign and return.

Thank you,

Tonya Elliott Moore

District Manager



15310 Amberly Drive Suite 175

Tampa, FL 33647

Phone: 813-374-9104 Ext 4301

Email: Tonya.Elliott-Moore@dpfg.com

Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

**Electric Motors
Lift Station Service, Inc
4480 126th Ave N
Clearwater, FL 33762**

Invoice

Date	Invoice #
5/8/2020	34988

Bill To
Epperson Ranch CDD 2502 N Rocky Point Drive Suite 1050 Tampa, FL 33607

Ship To
Epperson Ranch CDD 2502 N Rocky Point Drive Suite 1050 Tampa, FL 33607

P.O. Number	Terms	Rep	Job	Project	ID #	
	Net 30					
Quantity	Item Cat	Description			Price Each	Amount
1	Misc. Income	Removed motor/pump, brought back to shop, disassembled and installed new bearings, new seal, clean and wash out motor, baked, reassembled and test run and re-installed on site.			1,350.00	1,350.00

Thank You For Your Business!
P: 727-538-4778 F: 727-538-4776
Email: Sales@emflorida.com, Website: emflorida.com

*Part due balances may be subject to a finance charge of 1.5% per month;
18% per annum.*

Subtotal	\$1,350.00
Sales Tax (7.0%)	\$94.50
Total	\$1,444.50
Payments/Credits	\$0.00
Balance Due	\$1,444.50

Lore_Yeira

From: Tonya_Elliott-Moore
Sent: Tuesday, June 2, 2020 12:44 PM
To: Ken_Joiner; Anderson_Davis
Cc: Lore_Yeira
Subject: RE: 4f22d50ba6f245499658586669a9e75e.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Lore cut the PO.

Tonya Elliott Moore
District Manager

15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

-----Original Message-----

From: Ken_Joiner <ken.joiner@dpfg.com>
Sent: Tuesday, June 2, 2020 12:41 PM
To: Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com>; Anderson_Davis <anderson.davis@dpfg.com>
Cc: Lore_Yeira <lore.yeira@dpfg.com>
Subject: RE: 4f22d50ba6f245499658586669a9e75e.pdf

Tonya,

Yes, this still fits within the \$4,000 budgeted for irrigation repairs.

Kind Regards,
Ken

Ken Joiner
DPFG Management & Consulting LLC
Office 813-374-9104 x 4306

-----Original Message-----

From: Tonya_Elliott-Moore

Sent: Tuesday, June 2, 2020 12:07 PM

To: Ken_Joiner <ken.joiner@dpfg.com>; Anderson_Davis <anderson.davis@dpfg.com>

Cc: Lore_Yeira <lore.yeira@dpfg.com>

Subject: FW: 4f22d50ba6f245499658586669a9e75e.pdf

Ken,

Is there funds to pay for this in Epperson so Lore can cut a PO? We need to pay \$1350. I see they charged us tax, which they shouldn't have. Can we have Lore reach out and ask them to remove that?

Tonya Elliott Moore

District Manager

15310 Amberly Drive Suite 175

Tampa, FL 33647

Phone: 813-374-9104 Ext 4301

Email: Tonya.Elliott-Moore@dpfg.com

Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

-----Original Message-----

From: Lore_Yeira <lore.yeira@dpfg.com>

Sent: Tuesday, June 2, 2020 11:36 AM

To: Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com>

Subject: RE: 4f22d50ba6f245499658586669a9e75e.pdf

This does not have a PO#. Would you like me to issue a PO# for this?

-----Original Message-----

From: Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com>

Sent: Tuesday, June 2, 2020 10:58 AM

To: Lore_Yeira <lore.yeira@dpfg.com>

Subject: FW: 4f22d50ba6f245499658586669a9e75e.pdf

Tonya Elliott Moore

District Manager

15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

-----Original Message-----

From: Anderson_Davis <anderson.davis@dpfg.com>
Sent: Tuesday, June 2, 2020 10:47 AM
To: Lore_Yeira <lore.yeira@dpfg.com>
Cc: Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com>
Subject: 4f22d50ba6f245499658586669a9e75e.pdf

Proposal for Extra Work at Epperson Ranch CDD

Property Name	Epperson Ranch CDD	Contact	Anderson Davis
Property Address	7825 Tuscany Bay Circle Wesley Chapel, FL 33545	To	Epperson Ranch CDD
		Billing Address	c/o DPFG 250 International Pkwy Ste 280 Lake Mary, FL 32746
Project Name	Epperson Ranch CDD		
Project Description	May inspection repairs		

Scope of Work

May inspection repairs

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Head - Replacement Spray 6" Clock 1 Zone 9	\$32.00	\$32.00
1.00	EACH	Head - Replacement Spray 6" Clock 1 Zone 32	\$32.00	\$32.00
1.00	EACH	Head - Replacement Spray 6" Clock 1 Zone 35	\$32.00	\$32.00
1.00	EACH	Nozzle - Replacement Clock 1 Zone 36	\$17.89	\$17.89
1.00	EACH	Head - Replacement Spray 6" Clock 1 Zone 40	\$32.00	\$32.00
1.00	EACH	Nozzle - Replacement Clock 2 Zone 4	\$17.89	\$17.89
1.00	EACH	Nozzle - Replacement Clock 2 Zone 10	\$17.89	\$17.89
1.00	EACH	Nozzle - Replacement Clock 2 Zone 20	\$17.89	\$17.89
1.00	EACH	Nozzle - Replacement Clock 2 Zone 21	\$17.89	\$17.89
1.00	EACH	Head - Replacement Rotor 6" Clock 3 Zone 1	\$46.00	\$46.00
2.00	EACH	Head - Replacement Spray 6" Clock 3 Zone 29	\$32.00	\$64.00

For internal use only

SO# 7231033
JOB# 342200159
Service Line 150

Total Price \$327.45

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

PM

Signature	Title
-----------	-------

Anderson Davis

June 01, 2020

Printed Name	Date
--------------	------

BrightView Landscape Services, Inc. "BrightView"

Account Manager, Senior

Signature	Title
-----------	-------

Epifanio Carvajal Ulloa

June 01, 2020

Printed Name	Date
--------------	------

Job #: 342200159

Proposed Price: \$327.45

SO # 7231033

Lore_Yeira

From: Tonya_Elliott-Moore
Sent: Tuesday, June 2, 2020 12:46 PM
To: Ken_Joines; Lore_Yeira
Cc: Anderson_Davis
Subject: RE: Proposal for Epperson Ranch CDD (#7231033.00)

Follow Up Flag: Follow up
Flag Status: Flagged

Approved – Lore can you please cut the PO.

Tonya Elliott Moore
District Manager



15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Ken_Joines
Sent: Monday, June 1, 2020 6:09 PM
To: Tonya_Elliott-Moore ; Lore_Yeira
Cc: Anderson_Davis
Subject: RE: Proposal for Epperson Ranch CDD (#7231033.00)

Tonya,

We've used \$1,508 through March of \$4,000 for the year in Phase 1 and used \$698 of \$4,000 in Phase 2. So, you can approve the repairs, no need for Chair.

Kind Regards,
Ken

Ken Joines
[DPFG Management & Consulting LLC](#)
Office 813-374-9104 x 4306

From: Tonya_Elliott-Moore
Sent: Monday, June 1, 2020 5:31 PM
To: Lore_Yeira <lore.yeira@dpfg.com>; Ken_Joines <ken.joines@dpfg.com>
Cc: Anderson_Davis <anderson.davis@dpfg.com>
Subject: RE: Proposal for Epperson Ranch CDD (#7231033.00)

Ken,

It looks like we have \$1508 in Phase 1 irrigation and \$698 left in phase 2 irrigation. But we are getting low on irrigation repair money. As this is an annual contract, even though it is just \$327, I assume I need to get the Chair's approval?

Tonya Elliott Moore
District Manager



15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

From: Lore_Yeira <lore.yeira@dpfg.com>
Sent: Monday, June 1, 2020 4:21 PM
To: Ken_Joines <ken.joines@dpfg.com>; Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com>
Subject: FW: Proposal for Epperson Ranch CDD (#7231033.00)

Hello Ken And Tonya,
Please let me know if this is ok to pay. Irrigation costs for ER.

From: Melvin Beagle <Melvin.Beagle@brightview.com>
Sent: Monday, June 1, 2020 8:19 AM
To: Anderson_Davis <anderson.davis@dpfg.com>
Cc: Lore_Yeira <lore.yeira@dpfg.com>; Epifanio Carvajal <Epifanio.Carvajal@brightview.com>
Subject: Proposal for Epperson Ranch CDD (#7231033.00)

Dear Anderson Davis :

Thank you for choosing us for your landscape improvement project. We hope the recommendations outlined in our attached proposal meet your expectations. Below is a quick summary:

6/1/2020 12:05:50 PM | SO# 7231033.00

Name - Epperson Ranch CDD

Description -May inspection repairs

Scope of Work-

May inspection repairs

Sub-Total Price - \$327.45

Tax - \$0.00

Total Price - \$327.45

If you would like us to proceed with the attached proposal, please respond to this e-mail with the word 'Approved'. We appreciate your business and look forward to enhancing the beauty and value of your property.

Thank you,

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 3541

Invoice Date: Mar 6, 2020

Page: 1

Duplicate

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:EPPERSON RANCH CDD
250 INTERNATIONAL PARKWAY
SUITE 280
LAKE MARY , FL 32746**Ship to:**EPPERSON LAGOON
LAGOON GATE

Customer ID	Customer PO	Payment Terms	
EPPERSON RANCH CDD	AARON HERSCHBERGER	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		4/5/20

Quantity	Item	Description	Unit Price	Amount
		SERVICE CALL ON 3/6/2020 ADD REMOTE AND LEAVE MANUAL FOR KEYPADS.		230.00
Subtotal				230.00
Sales Tax				
Total Invoice Amount				230.00
Payment/Credit Applied				
TOTAL				230.00

Check/Credit Memo No:

Lore_Yeira

From: Tonya_Elliott-Moore
Sent: Monday, June 1, 2020 5:22 PM
To: Lore_Yeira; Ken_Joiner
Subject: RE: Invoice # 3541 Need PO please

Approved.

Tonya Elliott Moore
District Manager

15310 Amberly Drive Suite 175
Tampa, FL 33647
Phone: 813-374-9104 Ext 4301
Email: Tonya.Elliott-Moore@dpfg.com
Website: www.dpfg.com

BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY TO ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY ONLY

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

-----Original Message-----

From: Lore_Yeira <lore.yeira@dpfg.com>
Sent: Monday, June 1, 2020 4:25 PM
To: Ken_Joiner <ken.joiner@dpfg.com>; Tonya_Elliott-Moore <tonya.elliott-moore@dpfg.com>
Subject: FW: Invoice # 3541 Need PO please

This is for a gate service call at ER. Let me know if this is ok to pay. I believe for gate maintenance we have exhausted our funds but maybe another line item your comfortable pulling this from.

-----Original Message-----

From: Gate Pros Accounting <accounting@gate-pros.com>
Sent: Monday, June 1, 2020 10:36 AM
To: Lore_Yeira <lore.yeira@dpfg.com>
Subject: FW: Invoice # 3541 Need PO please

Hi Lore! I don't believe I ever received a PO on this one. Can you please check on it for me? I know you guys had a system issue around the timeframe of the original request.

Thank you,
Christie Dean, Bookkeeper
Gate Pros Inc.

2550 US Hwy 17 South
Wauchula, FL 33873
863.474.3090 (P)
863.474.3084 (F)

-----Original Message-----

From: Gate Pros Accounting
Sent: Wednesday, March 25, 2020 2:40 PM
To: Lore Yeira <lore.yeira@dpfg.com>
Subject: Invoice # 3541 Need PO please

Please see the attached invoice. We appreciate your prompt payment. Feel free to contact us if you have any questions.

Thank you for your business!

Attached is Invoice # 3541 from GATE PROS, INC.

To view the attachment, you must have the Adobe(r) Reader(r) software installed on your computer. To get a free version of this software from Adobe, click here: <http://www.adobe.com/support/downloads/main.html>