

Epperson Ranch II Community Development District

March 23, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 271 348 956 348 7
Call In Number: 646-838-1601

Passcode: Ae94Hw6G
Phone Conference ID: 942 797 931#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Epperson Ranch II Community Development District

Board of Supervisors:

Joseph Murphy, Chairman
Michele Frank, Vice Chairman
Miguel Casellas-Gil, Assistant Secretary
Michael Lawson, Assistant Secretary

Staff:

Alize Aninipot, District Manager
Kristee Cole, Senior District Manager
Natasha Sowani, District Accountant
Vasili Kostakis, District Engineer
Jere Earlywine, District Counsel
Shane Wumkes, Fieldstone
Kevin Riemensperger, Steadfast Alliance
Nate Montagna, Inframark
Crystal Yem, District Admin

Final Meeting Agenda Monday, March 23, 2026 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 4. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from January 22, 2026.....Page 3
 - B. Consideration of the Regular Meeting Minutes from February 5, 2026.....Page 8
- 5. Staff Reports**
 - A. District Accountant
 1. Review of the January Financial Report..... Page 12
 2. Consideration of the January Check Register..... Page 24
 - B. Field Inspection Report Page 60
 1. Consideration of Additional Pet Waste Canister Proposal
(Under Separate Cover)
 2. Consideration of the Larger Dog Waster Canister Proposal
(Under Separate Cover)
 - C. Landscape Update Report
 1. Consideration of Viburnum Replacement Proposal Page 72
 2. Consideration of Dead Plant Removal Proposal..... Page 76
 - D. Aquatic Maintenance Report Page 80
 - E. District Counsel
 - F. District Engineer
 1. Update of Earthen Weir
 2. Update on Pond 17
 - G. District Manager
 1. Discussion of Towing Policy
- 6. Business Items**
 - A. Consideration of Fencing Proposals.....Page 88
 - B. Ratification of Visitor Sign near DRB Townhomes Proposal.....Page 99
- 7. Audience Comments**
- 8. Supervisor Requests**
- 9. Adjournment**

The next meeting is scheduled for Thursday, April 9, 2026, at 5:00 p.m.

<https://teams.microsoft.com/l/meetup-join/>

Meeting ID: 271 348 956 348 7 Passcode: Ae94Hw6G

Dial in by phone

Call In Number: 646-838-1601 Phone conference ID: 942 797 931#

District Office:

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

<https://www.eppersonranch2cdd.org/>

Meeting Location:

Watergrass 2 Club
32711 Windelstraw Dr.,
Wesley Chapel, FL 33545

1 **MINUTES OF MEETING**
2 **EPPERSON RANCH II**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community
6 Development District was held on Thursday, January 22, 2026 at 5:19 p.m. at Watergrass 2 Club.,
7 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.
8

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

10 Ms. Aninipot Called the meeting to order at 5:19 p.m. and conducted a roll call.

11 Present and constituting a quorum were:

12 Joseph Murphy	Board Supervisor, Chairman
13 Michele Frank	Board Supervisor, Vice Chairman
14 Michael Lawson	Board Supervisor, Assistant Secretary

15
16 Also present were:

17	
18 Kristee Cole	District Manager, Inframark
19 Alize Aninipot	District Manager, Inframark
20 Long Nguyen	Field Services, Inframark
21 Natasha Sowani	District Accountant, Inframark (via teleconference)
22	
23 Kyle McGee	District Counsel, Kutak Rock
24 Shane Wumkes	Representative, Fieldstone (via Teleconference)
25	
26 Kevin Riemensperger	Representative, Steadfast Alliance
27	

28 **SECOND ORDER OF BUSINESS**

Approval of the Agenda

29 The Board approved the agenda as revised, removing the Consideration of Additional Pet Waste
30 Canister Proposal and the Consideration of Larger Dog Waste Canister Proposal, and directing
31 that both items be placed on the February agenda.

32 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
33 Board approved January 22, 2026, Final Agenda as amended, for the Epperson Ranch
34 II Community Development District.

35
36 **THIRD ORDER OF BUSINESS**

Audience Comments

37 There were no audience comments.
38

39 **FOURTH ORDER OF BUSINESS**

Business Administration

40 **A. Consideration of the Audit Meeting Minutes of December 4, 2025**
41

42 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
43 Board approved the Audit Meeting Minutes of December 4, 2025, for the Epperson Ranch II
44 Community Development District.

45 **B. Consideration of the Regular Meeting Minutes of December 4, 2025**
46

47 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
48 Board approved the Regular Meeting Minutes of December 4, 2025, for the Epperson Ranch II
49 Community Development District.

50
51 **FIFTH ORDER OF BUSINESS** **Staff Reports**

52 **A. District Accountant**

53 Due to a 19-minute time delay and limited time remaining in the meeting, the Board
54 requested that the Accountant provide the report via email to the entire Board. The
55 Accountant subsequently sent the report to the Board at 5:20 p.m.

56
57 **1. Consideration of the November and December 2025 Check Register**
58

59 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
60 Board approved the November and December 2025 Check Register for the Epperson Ranch II
61 Community Development District.

62
63 **B. Field Inspection Report**

64 Mr. Long presented his report to the Board. The Board requested that all dog waste stations
65 be fully stocked with three rolls each, rather than replenishing them with a single roll.

66
67 **1. Consideration of Additional Pet Waste Canister Proposal**

68 Tabled.

69
70 **2. Consideration of Larger Dog Waster Canister Proposal**

71 Tabled.
72

73 **C. Landscape Update Report**

74 Mr. Wumkes presented his report to the Board. Mr. Wumkes informed the Board that
75 inspections are now scheduled on a bi-weekly basis on Wednesdays. He further noted that
76 the irrigation proposal referenced on page 202 will be reviewed following the January
77 inspection in order to account for any completed work and make the necessary adjustments
78 to the proposal.

79
80 **1. Consideration of Fieldstone Landscape Maintenance Contract**
81

82 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board
83 approved the Fieldstone Landscape Maintenance Contract in substantial form, pending an
84 addendum from District Counsel, for the Epperson Ranch II Community Development District.

85
86 **2. Consideration of Mulch Installation Proposals**

87 Tabled to the next meeting. The Board requested a draft proposal for an additional
88 contract for the east areas to Fieldstone.
89

90 **3. Consideration of Irrigation Repair Proposal**
91

92 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
93 Board approved the Irrigation Repair Proposal in the amount of \$1,634.26 for the Epperson Ranch
94 II Community Development District.

95
96 **D. Aquatic Maintenance Report**

97 Mr. Riemensperger arrived at 5:24 p.m. and presented his report to the Board. The Board
98 requested that the estimated number of units always be included on proposals presented
99 moving forward. The Board also requested that the contract renewal cost be provided at
100 the February meeting.
101

102 **1. Discussion of Trash Clean Up Proposal**
103

104 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board
105 approved the Trash Clean Up Proposal for the Epperson Ranch II Community Development
106 District.

107
108 **2. Consideration of Wetland Maintenance and Monitoring Proposal**
109

110 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board
111 approved the Quarterly Wetland Maintenance and Monitoring Proposal for \$2,350 annually
112 for the Epperson Ranch II Community Development District.

113
114 **E. District Counsel**

115 Mr. McGee presented the discussion with American Realty Advisors on the termination of
116 the Beacon Townhomes Agreement.
117

118 **1. Discussion of Removal of the Maintenance License Agreement from Beacon
119 Townhomes**

120 The Maintenance License Agreement from the Beacon Townhomes has a March
121 1st termination date.

122 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board
123 accepted the Termination of the Maintenance License Agreement from Beacon Townhomes, for
124 the Epperson Ranch II Community Development District.

125 **2. Discussion Regarding Signage at the DRB Townhomes**

126 The Board requested quotes from Cooper Pools to repair the entry fountain for the
127 next meeting agenda.

128
129 **3. Consideration of Certification of Financial Capability for Perpetual**
130 **Operations and Maintenance Entities**

131 Mr. McGee presented the Certification of Financial Capability for Perpetual
132 Operations and Maintenance Entities to the Board.

133 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board
134 approved the Certification of Financial Capability for Perpetual Operations and Maintenance
135 Entities for the Epperson Ranch II Community Development District.

136
137 **F. District Engineer**

138 No updates at this time.

139
140 **1. Discussion of Earthen Weir**

141 Ms. Cole updates the Board regarding the Earthen Weir. Mr. McGee previously
142 stated he believed it was not constructed to plan. Mr. Lawson stated he would
143 look into this and mentioned that site masters was a reputable vendor.

144
145 **G. District Manager**

146 The next meeting will be held on February 5, 2026, at 5:00 pm.

147
148 **SIXTH ORDER OF BUSINESS** **Business Items**

149 **A. Ratification of Resolution 2026-03, General Election**

150 The Board was informed that Seats 1 and 2 are expiring in November 2026.

151
152 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
153 Board ratified Resolution 2026-03, General Election, for the Epperson Ranch II Community
154 Development District.

155
156 **B. Consideration of Resolution 2026-04, Designation of Officers**

157 There was a change in the Treasurer from Leah P. to Stephen Bloom.

158
159 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board
160 adopted Resolution 2026-04, Designation of Officers for the Epperson Ranch II Community
161 Development District.

162
163 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

164 There were no audience comments.

165
166 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

167 Mr. Murphy requested that, for future meetings, vendors not be present and instead submit their
 168 reports in advance for inclusion on the agenda for the Board’s review. He also requested that the
 169 project board be presented at the next meeting to review the status of projects across Epperson
 170 Ranch II. Additionally, the Board requested that Mr. Wumkes and Mr. Riemensperger provide
 171 proposals to include maintenance services for the Beacon Townhomes at the next meeting.

172

173 **NINTH ORDER OF BUSINESS**

Adjournment

174

175 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board
 176 adjourned the meeting at 6:21 p.m. for the Epperson Ranch II Community Development District.

177

178

Signature

Signature

1 **MINUTES OF MEETING**
2 **EPPERSON RANCH II**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community
6 Development District was held on Thursday, February 5, 2026 at 5:00 p.m. at Watergrass 2 Club.,
7 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.
8

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

10 Ms. Aninipot Called the meeting to order at 5:00 p.m. and conducted a roll call.
11

12 Present and constituting a quorum were:

13 Joseph Murphy	Board Supervisor, Chairman
14 Michele Frank	Board Supervisor, Vice Chairman
15 Michael Lawson	Board Supervisor, Assistant Secretary

16
17 Also present were:

18		
19 Kristee Cole	District Manager, Inframark	
20 Alize Aninipot	District Manager, Inframark	
21 Vasili Kostakis	District Engineer, Stantec (<i>via teleconference</i>)	
22 Long Nguyen	Field Services, Inframark	
23 John Fowler	Field Services, Inframark	
24 Brandon Bowling	Representative, Inframark	
25 Kyle McGee	District Counsel, Kutak Rock	
26 Kevin Riemensperger	Representative, Steadfast Alliance	
27		

28 **SECOND ORDER OF BUSINESS**

Approval of the Agenda

29
30 On a MOTION by Ms. Frankel, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
31 Board approved the February 5, 2026, Final Agenda, for the Epperson Ranch
32 II Community Development District.

33 **THIRD ORDER OF BUSINESS**

Audience Comments

34 There were no audience comments.
35
36

37 **FOURTH ORDER OF BUSINESS**

Business Administration

38 There were no business administration items.
39

40 **FIFTH ORDER OF BUSINESS**

Special Business Items

41 **A. Acceptance of Resignation**
42

43 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
44 Board accepted Doug Draper's Resignation from Seat 2 with a term expiring in November 2026,
45 for the Epperson Ranch II Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Mr. Murphy requested that Ms. Aninipot schedule a meeting with Ms. Frank and the accountant to get Ms. Frank up to date on the finances and requested that she be the liaison moving forward.

B. Field Inspection Report

1. Consideration of Additional Pet Waste Canister Proposal

Tabled.

2. Consideration of the Larger Dog Waster Canister Proposal

Tabled. The Board requested Mr. Montagna to provide an update at the next meeting.

C. Landscape Update Report

Mr. Wumkes presented his report to the Board. He informed the Board that inspections are now conducted on a bi-weekly basis on Wednesdays. He further noted that the irrigation proposal referenced on page 202 will be reviewed following the January inspection to account for any completed work and to incorporate any necessary adjustments to the proposal.

1. Consideration of Fieldstone Landscape Maintenance Contract

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-, WITH ALL IN FAVOR, the Board approved the Fieldstone Landscape Maintenance Contract for \$16,866 per month in substantial form, pending an addendum from District Counsel, for the Epperson Ranch II Community Development District.

2. Consideration of Mulch Installation Proposals

The Board tabled the Viburnum replacement proposal for \$1,970.00 to the March Meeting

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Mulch Installation Proposal in the amount of \$14,570, for the Epperson Ranch II Community Development District.

D. Aquatic Maintenance Report

1. Consideration of Contract Renewal for Aquatic Maintenance

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the Contract Renewal for Aquatic Maintenance at \$18,600 per year at \$1,5550 per month as amended with the Beacon Townhome Maintenance, pending a contact from District Counsel for the Epperson Ranch II Community Development District.

88 **E. District Counsel**

89 There were no updates.

90

91 **F. District Engineer**

92 No updates at this time.

93

94 **1. Discussion of Earthen Weir**

95 Mr. McGee provided an update to the Board and mentioned he is waiting on the
96 response from the developer on fixing the weir.

97

98 **G. District Manager**

99 The next meeting will be held on March 5, 2026, at 5:00 pm. Discussion of Towing tabled
100 until the March Meeting.

101

102 **1. Discussion of Project Board**

103 Discussion ensued regarding the Project Board. The Board requested that the
104 Project Board be updated to include tabs identifying completed, pending, and open
105 projects.

106

107 Further discussion followed regarding the entrance monument signage and the
108 fountain leak. Consideration was given to canceling the contract with Cooper Pools.

109

110 The Board requested that Mr. McKee send a letter to Kai/Metro, on behalf of
111 Inframark, stating that if a response is not received by the next scheduled meeting,
112 the Board will entertain a motion to remove the signage immediately and replace
113 the fountain with a flower bed.

114

115 **SEVENTH ORDER OF BUSINESS**

Business Items

116 **A. Discussion of Reserve Study**

117 A Reserve study recommended increasing assessments to build the reserve fund and
118 provided a list of areas that will need repairs, including entry monuments, grounds and
119 infrastructure, and roadways.

120

121 **EIGHTH ORDER OF BUSINESS**

Audience Comments

122 There were no audience comments.

123

124 **NINTH ORDER OF BUSINESS**

Supervisor Requests

125 Mr. Casellas-Gil requested that a discussion regarding the towing policy be added to the agenda
126 for the next scheduled meeting. He also inquired of Mr. Kostakis whether Pond 17 is owned by
127 the CDD and requested the associated permit.

128

129 A question was raised regarding the monuments on Meadow Ridge and whether the CDD is
130 permitted to remove the signage located within the District's property line. The District Manager
131 advised that the District is responsible for maintaining the signage.

132

133 Mr. Murphy requested that Ms. Aninipot schedule a call with the accounting staff and the VMs.
 134 Frank. He also requested that a mid-May Budget Workshop be advertised, with the intent to hold
 135 a double meeting in May. Additionally, Mr. Murphy requested that a banner be placed on the
 136 District’s website regarding Vacant Seat #2, with a term expiring in November 2026.

137

138 **TENTH ORDER OF BUSINESS**

Adjournment

139

140 On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board
 141 adjourned the meeting at 6:42 p.m. for the Epperson Ranch II Community Development District.

142

143

Signature

Signature

*Epperson Ranch II
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND SERIES 2018	DEBT SERVICE FUND SERIES 2020	CAPITAL PROJECTS FUND SERIES 2020	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM		TOTAL
						DEBT	FUND	
ASSETS								
Cash - Operating Account	\$ 282,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,918
Cash In Bank	741,601	-	-	-	-	-	-	741,601
Accounts Receivable	1,850	-	-	-	-	-	-	1,850
Accounts Receivable - Off-Roll	-	-	114,840	-	-	-	-	114,840
Investments:								
Acq. & Construction - Other	-	-	-	184	-	-	-	184
Acquisition & Construction Account	-	-	-	185	-	-	-	185
Construction Fund	-	-	-	35	-	-	-	35
Prepayment Account	-	180	26,865	-	-	-	-	27,045
Reserve Fund	-	218,477	232,354	-	-	-	-	450,831
Revenue Fund	-	449,041	245,875	-	-	-	-	694,916
Deposits	20,798	-	-	-	-	-	-	20,798
Fixed Assets								
RTU-Lighting Lease	-	-	-	-	1,055,068	-	-	1,055,068
Construction Work In Process	-	-	-	-	29,394,402	-	-	29,394,402
Amount To Be Provided	-	-	-	-	-	10,140,000	-	10,140,000
TOTAL ASSETS	\$ 1,047,167	\$ 667,698	\$ 619,934	\$ 404	\$ 30,449,470	\$ 10,140,000	\$ -	\$ 42,924,673

LIABILITIES

Accounts Payable	\$ 5,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,057
Bonds Payable - Series 2018	-	-	-	-	-	5,750,000	-	5,750,000
Bonds Payable - Series 2020	-	-	-	-	-	4,390,000	-	4,390,000
TOTAL LIABILITIES	5,057	-	-	-	-	10,140,000	-	10,145,057

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	GENERAL	GENERAL	TOTAL
		FUND SERIES	FUND SERIES	PROJECTS	FIXED ASSETS	LONG TERM	
		2018	2020	2020	FUND	DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	667,698	619,934	-	-	-	1,287,632
Capital Projects	-	-	-	404	-	-	404
Unassigned:	1,042,110	-	-	-	30,449,470	-	31,491,580
TOTAL FUND BALANCES	1,042,110	667,698	619,934	404	30,449,470	-	32,779,616
TOTAL LIABILITIES & FUND BALANCES	\$ 1,047,167	\$ 667,698	\$ 619,934	\$ 404	\$ 30,449,470	\$ 10,140,000	\$ 42,924,673

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 6,487	\$ 6,487	0.00%
Interest - Tax Collector	-	58	58	0.00%
Special Assmnts- Tax Collector	951,767	926,024	(25,743)	97.30%
TOTAL REVENUES	951,767	932,569	(19,198)	97.98%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	1,200	10,800	10.00%
Payroll Taxes	918	-	918	0.00%
Engineering Services	8,000	3,068	4,932	38.35%
Legal Services	15,000	10,733	4,267	71.55%
Management Consulting Fees	68,000	22,667	45,333	33.33%
Auditing Services	4,400	-	4,400	0.00%
Meeting Room Rental	1,500	375	1,125	25.00%
Insurance (Public Officials, Liab, Property, Casualty & Crime))	41,508	36,860	4,648	88.80%
Legal Advertising	1,500	793	707	52.87%
Assesment Collection Fee	5,000	1,667	3,333	33.34%
Regulatory And Permit Fees	175	175	-	100.00%
Bank Fees	175	-	175	0.00%
Payroll Service Fees	715	-	715	0.00%
Website Development & Hosting	1,515	1,515	-	100.00%
Miscellaneous Expenses	100	-	100	0.00%
Total Administration	160,506	79,053	81,453	49.25%
<u>Other Physical Environment</u>				
Midge Fly Treatment	7,565	-	7,565	0.00%
Comprehensive Field Tech Services	15,000	9,480	5,520	63.20%
Utility - Electric	8,024	4,874	3,150	60.74%
Utility - Water-Usage	22,800	-	22,800	0.00%
Utility - StreetLights	93,600	48,043	45,557	51.33%
Pond Fountain Maintenance	5,000	-	5,000	0.00%
Pet Waste Removal	7,000	960	6,040	13.71%
Pressure Washing	9,225	-	9,225	0.00%
Irrigation Repairs & Maintenance	50,000	2,063	47,937	4.13%
Landscape Maintenance	252,515	82,980	169,535	32.86%
Landscape Replacement	15,000	-	15,000	0.00%
Lake/Pond Maintenance & Inspection	15,388	5,381	10,007	34.97%
Biscayne Fountain Maintenance	5,400	1,373	4,027	25.43%

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency	259,712	4,016	255,696	1.55%
Holiday Decorations	8,000	-	8,000	0.00%
Total Other Physical Environment	774,229	159,170	615,059	20.56%
<u>Debt Service</u>				
Arbitrage	950	475	475	50.00%
Dissemination Agent	8,000	2,667	5,333	33.34%
Trustee Fees	8,082	4,041	4,041	50.00%
Disclosure Report Compliance Fee	-	3,000	(3,000)	0.00%
Total Debt Service	17,032	10,183	6,849	59.79%
TOTAL EXPENDITURES	951,767	248,406	703,361	26.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	684,163	684,163	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		357,947		
FUND BALANCE, ENDING		\$ 1,042,110		

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Debt Service Fund Series 2018 (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,470	\$ 4,470	0.00%
Special Assmnts- Tax Collector	445,800	424,706	(21,094)	95.27%
TOTAL REVENUES	445,800	429,176	(16,624)	96.27%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Assesment Collection Fee	9,288	-	9,288	0.00%
Total Administration	9,288	-	9,288	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	120,000	-	120,000	0.00%
Interest Expense	314,125	158,538	155,587	50.47%
Total Debt Service	434,125	158,538	275,587	36.52%
TOTAL EXPENDITURES	443,413	158,538	284,875	35.75%
Excess (deficiency) of revenues Over (under) expenditures	2,387	270,638	268,251	11338.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	180	180	0.00%
Contribution to (Use of) Fund Balance	2,387	-	(2,387)	0.00%
TOTAL FINANCING SOURCES (USES)	2,387	180	(2,207)	7.54%
Net change in fund balance	<u>\$ 2,387</u>	<u>\$ 270,818</u>	<u>\$ 263,657</u>	<u>11345.54%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		396,880		
FUND BALANCE, ENDING		<u>\$ 667,698</u>		

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Debt Service Fund Series 2020 (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,362	\$ 5,362	0.00%
Special Assmnts- Tax Collector	281,835	240,514	(41,321)	85.34%
Special Assmnts- Prepayment	-	5,777	5,777	0.00%
Special Assmnts- CDD Collected	-	57,638	57,638	0.00%
TOTAL REVENUES	281,835	309,291	27,456	109.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Assesment Collection Fee	5,872	-	5,872	0.00%
Total Administration	5,872	-	5,872	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	85,000	275,000	(190,000)	323.53%
Interest Expense	162,353	81,947	80,406	50.47%
Total Debt Service	247,353	356,947	(109,594)	144.31%
TOTAL EXPENDITURES	253,225	356,947	(103,722)	140.96%
Excess (deficiency) of revenues Over (under) expenditures	28,610	(47,656)	(76,266)	-166.57%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	28,610	-	(28,610)	0.00%
TOTAL FINANCING SOURCES (USES)	28,610	-	(28,610)	0.00%
Net change in fund balance	<u>\$ 28,610</u>	<u>\$ (47,656)</u>	<u>\$ (133,486)</u>	<u>-166.57%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		667,590		
FUND BALANCE, ENDING		<u>\$ 619,934</u>		

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Capital Projects Fund Series 2018 (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1	1	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(180)	(180)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(180)	(180)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (179)</u>	<u>\$ (179)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		179		
FUND BALANCE, ENDING		<u><u>\$ -</u></u>		

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Capital Projects Fund Series 2020 (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4	4	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		400		
FUND BALANCE, ENDING		<u>\$ 404</u>		

Bank Account Statement

Epperson Ranch II CDD

Bank Account No. 4913
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101001 Balance	282,917.71	Statement Balance	288,165.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	288,165.55
Subtotal	282,917.71	Outstanding Checks	-5,247.84
Negative Adjustments	0.00	Ending Balance	282,917.71
Ending G/L Balance	282,917.71		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/09/2026		JE000256	Special Assmnts-Tax Collector	Tax Collector Payment	230,795.27	230,795.27	0.00
01/09/2026		JE000257	Special Assmnts-Tax Collector	Tax Collector Payment	4,991.86	4,991.86	0.00
01/09/2026		JE000258	Special Assmnts-Tax Collector	Tax Collector Payment	1,148.90	1,148.90	0.00
01/31/2026		JE000297	Interest - Investments	Interest Earned	28.00	28.00	0.00
Total Deposits					236,964.03	236,964.03	0.00
Checks							0.00
12/03/2025	Payment	1094	WATERGRASS CDD II	Check for Vendor V00016	-125.00	-125.00	0.00
12/11/2025	Payment	1106	MIGUEL A CASELLAS GIL	Check for Vendor V00028	-200.00	-200.00	0.00
12/17/2025	Payment	1112	WATERGRASS CDD II	Check for Vendor V00016	-125.00	-125.00	0.00
12/17/2025	Payment	1113	FIELDSTONE LANDSCAPE SERVICES, LLC	Check for Vendor V00019	-300.00	-300.00	0.00
12/17/2025	Payment	1114	ARBITRAGE REBATE COUNSELORS, LLC -DBA	Check for Vendor V00031	-475.00	-475.00	0.00
12/17/2025	Payment	1116	GIG FIBER, LLC	Check for Vendor V00008	-12,778.00	-12,778.00	0.00
12/29/2025	Payment	1120	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00006	-1,792.97	-1,792.97	0.00
12/29/2025	Payment	1121	FIELDSTONE LANDSCAPE SERVICES, LLC	Check for Vendor V00019	-960.00	-960.00	0.00
12/29/2025	Payment	1122	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00020	-4,328.93	-4,328.93	0.00
01/07/2026	Payment	1123	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00006	-1,275.00	-1,275.00	0.00

Bank Account Statement

Epperson Ranch II CDD

Bank Account No. 4913

Statement No. 26_01

Statement Date

01/31/2026

Date	Type	Check No.	Vendor Name	Description	Debit	Credit	Balance
01/07/2026	Payment	1124	OBSERVER MEDIA GROUP, INC.	Check for Vendor V00030	-52.50	-52.50	0.00
01/07/2026	Payment	1125	FLORIDA RESERVE STUDY AND APPRAISAL, INC.	Check for Vendor V00038	-4,000.00	-4,000.00	0.00
01/13/2026	Payment	1126	STEADFAST ENVIRONMENTAL, LLC	Check for Vendor V00005	-2,021.00	-2,021.00	0.00
01/13/2026	Payment	1127	GIG FIBER, LLC	Check for Vendor V00008	-10,285.00	-10,285.00	0.00
01/13/2026	Payment	1128	FIELDSTONE LANDSCAPE SERVICES, LLC	Check for Vendor V00019	-20,430.00	-20,430.00	0.00
01/13/2026	Payment	1129	INFRAMARK (DE), LLC	Check for Vendor V00023	-12,340.01	-12,340.01	0.00
01/15/2026	Payment	1130	EPPERSON RANCH II CDD	Check for Vendor V00015	-99,051.19	-99,051.19	0.00
Total Checks					-170,539.60	-170,539.60	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/26/2026	Payment	1131	OBSERVER MEDIA GROUP, INC.	Check for Vendor V00030			-539.00
01/28/2026	Payment	1132	FIELDSTONE LANDSCAPE SERVICES, LLC	Check for Vendor V00019			-130.01
01/30/2026	Payment	1133	WATERGRASS CDD II	Check for Vendor V00016			-125.00
01/30/2026	Payment	1134	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00020			-4,453.83
Total Outstanding Checks							-5,247.84

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Epperson Ranch II CDD

Bank Account No. 6505
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101002 Balance	741,600.86	Statement Balance	741,600.86
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	741,600.86	Subtotal	741,600.86
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	741,600.86	Ending Balance	741,600.86

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/31/2026		JE000296	Interest - Investments	Interest Earned	2,667.25	2,667.25	0.00
Total Deposits					2,667.25	2,667.25	0.00
Checks							
Total Checks							0.00
Adjustments							
Total Adjustments							0.00
Outstanding Deposits							
Total Outstanding Deposits							0.00

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001									
001	1123	01/07/26	V00006	STANTEC CONSULTING SERVICES, INC.	2500106	Oct & Nov 2025 Engineering Services	12-4-25 Engineering	531013-51301	\$1,275.00
001	1124	01/07/26	V00030	OBSERVER MEDIA GROUP, INC.	26-00005P	Ad for Jan 22, 2026 Meeting	Jan 22 2026 meeting ad	548002-51301	\$52.50
001	1125	01/07/26	V00038	FLORIDA RESERVE STUDY AND APPRAISAL, INC.	12102025	Reserve Study 2025	Contingency	549900-53908	\$4,000.00
001	1126	01/13/26	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-18887	1/7/26 Wetland Treatment	Treatment to Wetland off of Elam	546366-53908	\$901.00
001	1126	01/13/26	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-19063	JAN 2026 Routine Aquatic Maintenance (Pond Spraying)	Lake/Pond Maintenance & Inspection	546366-53908	\$1,120.00
001	1127	01/13/26	V00008	GIG FIBER, LLC	5956	JAN 2026 Street lights - 4	Utility - StreetLights	543062-53908	\$1,905.50
001	1127	01/13/26	V00008	GIG FIBER, LLC	59590	1/1/26 Street Lights Epperson Ranch II CDD - 6-1_January 202	Epperson Ranch II CDD - 6-1_January 202	543062-53908	\$875.50
001	1127	01/13/26	V00008	GIG FIBER, LLC	59630	1/1/26 streetlights Meadow Ridge Pod C_January 2026	Epperson Ranch II CDD - Meadow Ridge Pod C_January 2026	543062-53908	\$500.00
001	1127	01/13/26	V00008	GIG FIBER, LLC	5960	JAN 2026 Street lights 6-2	Utility - StreetLights	543062-53908	\$721.00
001	1127	01/13/26	V00008	GIG FIBER, LLC	5957	JAN 2026 Street lights 5-1	Utility - StreetLights	543062-53908	\$1,133.00
001	1127	01/13/26	V00008	GIG FIBER, LLC	5962	JAN 2026 Street lights - Meadow Ridge Pod A	Utility - StreetLights	543062-53908	\$1,339.00
001	1127	01/13/26	V00008	GIG FIBER, LLC	5958	JAN 2026 Street lights - 5-2	Utility - StreetLights	543062-53908	\$772.50
001	1127	01/13/26	V00008	GIG FIBER, LLC	5961	JAN 2026 Street lights Crystal Lagoon Phase 7	Utility - StreetLights	543062-53908	\$1,287.50
001	1127	01/13/26	V00008	GIG FIBER, LLC	5959061	JAN 2026 Street lights 6-1	Utility - StreetLights	543062-53908	\$875.50
001	1127	01/13/26	V00008	GIG FIBER, LLC	5959	JAN 2026 Street lights 6-1	Utility - StreetLights	543062-53908	\$875.50
001	1128	01/13/26	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	27065	Jan 2026 Landscape Management Contract 2025	Landscape Maintenance	546300-53908	\$20,430.00
001	1129	01/13/26	V00023	INFRAMARK (DE), LLC	167847	Jan 2026 Field, Assessment Roll, Dissemination and District Management	Jan 2026 Assessment Roll, Dissemination and District Management	531027-51301	\$5,666.67
001	1129	01/13/26	V00023	INFRAMARK (DE), LLC	167847	Jan 2026 Field, Assessment Roll, Dissemination and District Management	Jan 2026 Assessment Roll, Dissemination and District Management	549070-51301	\$416.67
001	1129	01/13/26	V00023	INFRAMARK (DE), LLC	167847	Jan 2026 Field, Assessment Roll, Dissemination and District Management	Jan 2026 Assessment Roll, Dissemination and District Management	531012-51700	\$666.67
001	1129	01/13/26	V00023	INFRAMARK (DE), LLC	167847	Jan 2026 Field, Assessment Roll, Dissemination and District Management	Comprehensive Field Tech Services	534163-53908	\$1,250.00
001	1129	01/13/26	V00023	INFRAMARK (DE), LLC	1164510	11/3/25 and 12/5/25 Dog Station Maintenance Services	Pet Waste Removal	546169-53908	\$760.00
001	1129	01/13/26	V00023	INFRAMARK (DE), LLC	1164511	10/1/25 and 12/3/25 General Maintenance 12/1/25 one time dog station collection	One time Dog station collection	546169-53908	\$200.00
001	1129	01/13/26	V00023	INFRAMARK (DE), LLC	1164511	10/1/25 and 12/3/25 General Maintenance 12/1/25 one time dog station collection	10/1/25 and 12/3/25 General Maintenance	534163-53908	\$3,380.00
001	1131	01/26/26	V00030	OBSERVER MEDIA GROUP, INC.	25-01460P	JULY 25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$539.00
001	1132	01/28/26	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	27118	Landscape Management Contract 2025 IRR - Pre-Approved Repairs - 12/26/2025	Landscape Management Contract 2025 IRR Pre-Approved Repairs - 12/26/2025	546179-53908	\$130.01
001	1133	01/30/26	V00016	WATERGRASS CDD II	04087	1/22/26 Jan 2026 Meeting Room Rental	Meeting Room Rental	544004-51301	\$125.00
001	1134	01/30/26	V00020	WITHLACOOCHEE RIVER ELECTRIC	010926-2350080	1/6/26 8959 Bower Bass Cir Electric	Utility - Electric	543041-53908	\$43.35
001	1134	01/30/26	V00020	WITHLACOOCHEE RIVER ELECTRIC	010926-2350078	1/6/26 8630 Bower Bass Cir Electric	Utility - Electric	543041-53908	\$421.82
001	1134	01/30/26	V00020	WITHLACOOCHEE RIVER ELECTRIC	010926-2219125	1/6/26 31784 Biscayne Lagoon Dr Electric	Utility - Electric	543041-53908	\$742.64
001	1134	01/30/26	V00020	WITHLACOOCHEE RIVER ELECTRIC	010926-2234992	1/9/26 Public Lighting	Utility - StreetLights	543062-53908	\$3,028.00
001	1134	01/30/26	V00020	WITHLACOOCHEE RIVER ELECTRIC	010926-2350009	1/6/26 8819 Bower Bass Cir Electric	Utility - Electric	543041-53908	\$218.02
Fund Total									\$55,651.35
DEBT SERVICE FUND SERIES 2018 - 200									
200	1130	01/15/26	V00015	EPPERSON RANCH II CDD	01092026-0109	SERIES 2018 A1 FY26 DS	Cash in Transit	103200	\$63,238.64
Fund Total									\$63,238.64
DEBT SERVICE FUND SERIES 2020 - 201									
201	1130	01/15/26	V00015	EPPERSON RANCH II CDD	01092026-2020	SERIES 2020 FY26 DS	Cash in Transit	103200	\$35,812.55
Fund Total									\$35,812.55
Total Checks Paid								\$154,702.54	

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
OBSERVER MEDIA GROUP, INC.	7/18/2025	25-01460P	\$539.00			LEGAL ADVERTISING
Monthly Contract Subtotal			\$539.00			
Utilities						
GIG FIBER, LLC	1/1/2026	5956	\$1,905.50			JAN 2026 Street lights - 4
GIG FIBER, LLC	1/1/2026	5960	\$721.00			JAN 2026 Street lights 6-2
GIG FIBER, LLC	1/1/2026	5957	\$1,133.00			JAN 2026 Street lights 5-1
GIG FIBER, LLC	1/1/2026	5962	\$1,339.00			JAN 2026 Street lights - Meadow Ridge Pod A
GIG FIBER, LLC	1/1/2026	5958	\$772.50			JAN 2026 Street lights - 5-2
GIG FIBER, LLC	1/1/2026	5961	\$1,287.50			JAN 2026 Street lights Crystal Lagoon Phase 7
GIG FIBER, LLC	1/1/2026	5959061	\$875.50			JAN 2026 Street lights 6-1
GIG FIBER, LLC	1/1/2026	5959	\$875.50		\$8,909.50	JAN 2026 Street lights 6-1
WITHLACOOCHEE RIVER ELECTRIC	1/9/2026	010926-2350080	\$43.35			1/6/26 8959 Bower Bass Cir Electric
WITHLACOOCHEE RIVER ELECTRIC	1/9/2026	010926-2350078	\$421.82			1/6/26 8630 Bower Bass Cir Electric
WITHLACOOCHEE RIVER ELECTRIC	1/9/2026	010926-2219125	\$742.64			1/6/26 31784 Biscayne Lagoon Dr Electric
WITHLACOOCHEE RIVER ELECTRIC	1/9/2026	010926-2234992	\$3,028.00			1/9/26 Public Lighting
WITHLACOOCHEE RIVER ELECTRIC	1/9/2026	010926-2350009	\$218.02		\$4,453.83	1/6/26 8819 Bower Bass Cir Electric
Utilities Subtotal			\$13,363.33			
Regular Services						
FIELDSTONE LANDSCAPE SERVICES, LLC	1/1/2026	27065	\$20,430.00			Jan 2026 Landscape Management Contract 2025
FIELDSTONE LANDSCAPE SERVICES, LLC	1/12/2026	27118	\$130.01		\$20,560.01	Landscape Management Contract 2025 IRR Pre-Approved Repairs - 12/26/2025
GIG FIBER, LLC	1/1/2026	59590	\$875.50			Epperson Ranch II CDD - 6-1_January 202
GIG FIBER, LLC	1/1/2026	59630	\$500.00		\$1,375.50	Epperson Ranch II CDD - Meadow Ridge Pod C_January 2026
INFRAMARK (DE), LLC	1/2/2026	167847	\$5,666.67			Jan 2026 Assessment Roll, Dissemination and District Management
INFRAMARK (DE), LLC	1/2/2026	167847	\$416.67			Jan 2026 Assessment Roll, Dissemination and District Management
INFRAMARK (DE), LLC	1/2/2026	167847	\$666.67			Jan 2026 Assessment Roll, Dissemination and District Management

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK (DE), LLC	1/2/2026	167847	\$1,250.00	\$8,000.01		Jan 2026 Field, Assessment Roll, Dissemination and District Management
INFRAMARK (DE), LLC	1/6/2026	1164510	\$760.00			11/3/25 and 12/5/25 Dog Station Maintenance Services
INFRAMARK (DE), LLC	1/6/2026	1164511	\$200.00			One time Dog station collection
INFRAMARK (DE), LLC	1/6/2026	1164511	\$3,380.00	\$3,580.00	\$12,340.01	10/1/25 and 12/3/25 General Maintenance
OBSERVER MEDIA GROUP, INC.	1/2/2026	26-00005P	\$52.50			Jan 22 2026 meeting ad
STEADFAST ENVIRONMENTAL, LLC	1/7/2026	SA-18887	\$901.00			Treatment to Wetland off of Elam
STEADFAST ENVIRONMENTAL, LLC	1/1/2026	SA-19063	\$1,120.00		\$2,021.00	JAN 2026 Routine Aquatic Maintenance (Pond Spraying)
WATERGRASS CDD II	1/22/2026	04087	\$125.00			1/22/26 Jan 2026 Meeting Room Rental
Regular Services Subtotal			\$36,474.02			
Additional Services						
EPPERSON RANCH II CDD	1/9/2026	01092026-0109	\$63,238.64			SERIES 2018 A1 FY26 DS
EPPERSON RANCH II CDD	1/9/2026	01092026-2020	\$35,812.55		\$99,051.19	SERIES 2020 FY26 DS
Additional Services Subtotal			\$99,051.19			
TOTAL			\$149,427.54			

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01460P

Date 07/18/2025

Attn:
Epperson Ranch II Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01460P Public Board Meetings RE: Epperson Ranch Board of Supervisors Meeting on August 7, 2025 Published: 7/18/2025, 7/25/2025	\$539.00
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$539.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5956
Invoice Date: 01/01/26
Amount Due: \$1,905.50

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - 4_January 2026	37	\$51.50	\$1,905.50

Subtotal:	\$1,905.50
Sales Tax:	\$0.00
Total:	\$1,905.50
Payments:	\$0.00
Amount Due:	\$1,905.50

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5960
Invoice Date: 01/01/26
Amount Due: \$721.00

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_January 2026	14	\$51.50	\$721.00

Subtotal:	\$721.00
Sales Tax:	\$0.00
Total:	\$721.00
Payments:	\$0.00
Amount Due:	\$721.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5957
Invoice Date: 01/01/26
Amount Due: \$1,133.00

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_January 2026	22	\$51.50	\$1,133.00

Subtotal:	\$1,133.00
Sales Tax:	\$0.00
Total:	\$1,133.00
Payments:	\$0.00
Amount Due:	\$1,133.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5962
Invoice Date: 01/01/26
Amount Due: \$1,339.00

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_January 2026	26	\$51.50	\$1,339.00

Subtotal:	\$1,339.00
Sales Tax:	\$0.00
Total:	\$1,339.00
Payments:	\$0.00
Amount Due:	\$1,339.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5958
Invoice Date: 01/01/26
Amount Due: \$772.50

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_January 2026	15	\$51.50	\$772.50

Subtotal:	\$772.50
Sales Tax:	\$0.00
Total:	\$772.50
Payments:	\$0.00
Amount Due:	\$772.50

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5961
Invoice Date: 01/01/26
Amount Due: \$1,287.50

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_January 2026	25	\$51.50	\$1,287.50

Subtotal:	\$1,287.50
Sales Tax:	\$0.00
Total:	\$1,287.50
Payments:	\$0.00
Amount Due:	\$1,287.50

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5959
Invoice Date: 01/01/26
Amount Due: \$875.50

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_January 2026	17	\$51.50	\$875.50

Subtotal:	\$875.50
Sales Tax:	\$0.00
Total:	\$875.50
Payments:	\$0.00
Amount Due:	\$875.50

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5959
Invoice Date: 01/01/26
Amount Due: \$875.50

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_January 2026	17	\$51.50	\$875.50

Subtotal:	\$875.50
Sales Tax:	\$0.00
Total:	\$875.50
Payments:	\$0.00
Amount Due:	\$875.50

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

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

Bill Date **01/09/2026**
 Amount Due **43.35**
 Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/03	69850	01/06	69850				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Apr 2025	29	0

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

Previous Balance 45.16
Payment 45.16
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00
State Tax 2.79
Pasco County Tax 0.40

Total Current Charges 43.35
Total Due 43.35
Please Pay 43.35



2 0 0 5 2 9 0 1

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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/09/2026

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	02/02/2026
TOTAL CHARGES DUE	43.35
Total Charges Due After Due Date	48.35

000235008000000433500000483505

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

Bill Date **01/09/2026**
Amount Due **421.82**
Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

From		To		Multiplier	Dem. Reading	KW Demand	KWh Used
Date	Reading	Date	Reading				
12/03	50689	01/06	54011				3322

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	98
Dec 2025	30	96
Apr 2025	29	185

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



2 0 0 5 2 9 0 1

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

Previous Balance 349.75
Payment 349.75CR
Balance Forward 0.00

Customer Charge
Energy Charge 3,322 KWH @ 0.06090 39.16
Fuel Adjustment 3,322 KWH @ 0.04200 202.31
FL Gross Receipts Tax 139.52
State Tax 9.76
Pasco County Tax 27.16
3.91

Total Current Charges 421.82
Total Due 421.82
Please Pay

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

See Reverse Side For Mailing Instructions

Bill Date: 01/09/2026

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	02/02/2026
TOTAL CHARGES DUE	421.82
Total Charges Due After Due Date	428.15

000235007800004218200004281505

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

Bill Date **01/09/2026**
 Amount Due **742.64**
 Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/03		1099	01/06		7237		8.48	8	6138

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	34	181
Dec 2025	30	181
Jan 2025	34	37

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



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Previous Balance 673.28
Payment 673.28CR
Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 6,138 KWH @ 0.06090 373.80
 Fuel Adjustment 6,138 KWH @ 0.04200 257.80
 FL Gross Receipts Tax 17.19
 State Tax 47.81
 Pasco County Tax 6.88

Total Current Charges 742.64
Total Due 742.64

Please Pay

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

See Reverse Side For Mailing Instructions

Bill Date: 01/09/2026

Use above space for address change ONLY.

District: OP05

JAN 20 2026

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

Current Charges Due Date	02/02/2026
TOTAL CHARGES DUE	742.64
Total Charges Due After Due Date	753.78

9 32 2219125 OP05
 EPPERSON RANCH II CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **01/09/2026**
Amount Due **3,028.00**
Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
--------	------	---------------------

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



2 0 0 5 2 9 0 1

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

Previous Balance 3,073.42
Payment 3,073.42CR
Balance Forward 0.00

Poles (QTY 51) 2,805.00
State Tax 194.95
Pasco County Tax 28.05

Total Current Charges 3,028.00
Total Due Please Pay 3,028.00

Lights/Poles Type/Qty
998 51

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 01/09/2026

District: OP05

Use above space for address change ONLY.

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

OP05

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

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

000223499200030280000030734202

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

Bill Date **01/09/2026**
 Amount Due **218.02**
 Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	kWh Used
12/03	80839	01/06	82372			1533

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	34	45
Dec 2025	30	45
Apr 2025	29	44

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

Previous Balance **187.32**
 Payment **187.32CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 1,533 KWH @ 0.06090 **93.36**
 Fuel Adjustment 1,533 KWH @ 0.04200 **64.39**
 FL Gross Receipts Tax **5.05**
 State Tax **14.04**
 Pasco County Tax **2.02**

Total Current Charges **218.02**
 Total Due **218.02**
 Please Pay



2 0 0 5 2 9 0 1

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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/09/2026

Use above space for address change ONLY.

District: OP05

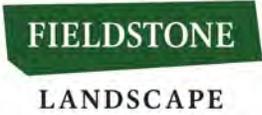
2350009
 EPPERSON RANCH II CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

OP05

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

Current Charges Due Date	02/02/2026
TOTAL CHARGES DUE	218.02
Total Charges Due After Due Date	223.02

0002350009000021&020000223020&



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 27065

Date	PO#
01/01/26	
SalesRep	Terms
Shane Wumkes	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2025 January 2026			\$20,430.00	\$20,430.00

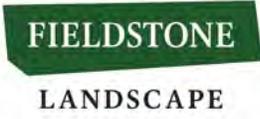
Sales Tax	\$0.00
Grand Total	\$20,430.00

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

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

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 27118

Date	PO#
01/12/26	
SalesRep	Terms
Shane Wumkes	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2025			\$130.01	\$130.01
<i>IRR - Pre-Approved Repairs - 12/26/2025</i>			<i>\$130.01</i>	
Labor - 12/05/25	1.22Hrs	\$80.00		
Labor - 12/19/25	0.27Hrs	\$80.00		
Drip- 3/4" Combo Female Tee (Material)	1.00ea	\$1.67		
Drip- Coupler (Material)	2.00ea	\$0.48		
Drip- Pipe (Material)	1.00ft	\$0.53		
Poly- 3/4"X1/2" Nipple (Material)	1.00ea	\$0.34		
Wire- Dryconn Waterproof Dbys (Material)	2.00ea	\$3.66		
			Sales Tax	\$0.00
			Grand Total	\$130.01

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

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5959
Invoice Date: 01/01/26
Amount Due: \$875.50

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_January 2026	17	\$51.50	\$875.50

Subtotal:	\$875.50
Sales Tax:	\$0.00
Total:	\$875.50
Payments:	\$0.00
Amount Due:	\$875.50

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5963
Invoice Date: 01/01/26
Amount Due: \$500.00

Bill To:

Epperson Ranch II CDD
1540 International Parkway
Suite 2000
Lake Mary, FL 32746
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_January 2026	10	\$50.00	\$500.00

Subtotal:	\$500.00
Sales Tax:	\$0.00
Total:	\$500.00
Payments:	\$0.00
Amount Due:	\$500.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
167847

DATE
1/2/2026

CUSTOMER ID
C7531

NET TERMS
Due On Receipt

PO#

DUE DATE
1/2/2026

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

Services provided for the Month of: January 2026

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

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

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
------------------	--

Invoice Number	1164510
Invoice Date	1/6/2026
Due Date	2/5/2026

To: Epperson Ranch II CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$760.00

Subtotal	\$760.00
Sales Tax	\$0.00
Total	\$760.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

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

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	12/5/2025	4372146	ER2CDD District Area	General Porter Service; October Monthly Dog Station Collection	\$0.00	\$0.00	\$380.00	\$0.00	\$380.00	N
	11/3/2025	4372147	ER2CDD District Area	General Porter Service; November Monthly Dog Station Collection.	\$0.00	\$0.00	\$380.00	\$0.00	\$380.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$760.00	\$0.00	\$760.00	
				BWO Total	\$0.00	\$0.00	\$760.00	\$0.00	\$760.00	
				Invoice Total	\$0.00	\$0.00	\$760.00	\$0.00	\$760.00	



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1164511
Invoice Date	1/6/2026
Due Date	2/5/2026

To: Epperson Ranch II CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$3,580.00

Subtotal	\$3,580.00
Sales Tax	\$0.00
Total	\$3,580.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

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

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

06 Jan 2026 11:11:43PM CST

DISTRICT : EPPERSON RANCH II CDD

Go Green! Think before you print.

INVOICE NO. 1164511 - DETAIL

INVOICE DATE: 1/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	12/1/2025	4372148	ER2CDD District Area	General Maintenance; One time Dog Station Collection	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	N
	10/1/2025	4400641	ER2CDD District Area	General Maintenance	\$0.00	\$0.00	\$380.00	\$0.00	\$380.00	N
	12/3/2025	4400740	ER2CDD District Area	General Maintenance; Sign removal.	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$3,580.00	\$0.00	\$3,580.00	
				BWO Total	\$0.00	\$0.00	\$3,580.00	\$0.00	\$3,580.00	
				Invoice Total	\$0.00	\$0.00	\$3,580.00	\$0.00	\$3,580.00	

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00005P

Date 01/02/2026

Attn:
Epperson Ranch II Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00005P Notice of Public Board Special Meeting RE: Epperson Ranch II CDD Meeting on January 22, 2026 at 5:00 p.m. Published: 1/2/2026	\$52.50
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$52.50

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Board Special Meeting Epperson Ranch II Community Development District

The Epperson Ranch II Community Development District will hold a Special Meeting on Thursday, January 22, 2026, at 5:00 p.m., at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571 at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Alize Aninipot
District Manager
January 2, 2026

26-00005P

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Steadfast Alliance

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

Invoice

Date	Invoice #
1/7/2026	SA-18887

Please make all Checks payable to:
Steadfast Alliance

Bill To
Epperson Ranch II CDD 1540 International P Lake Mary, FL 32746 breezeinvoices@payableslockbox.com

Ship To
SE1727 Wetland Treatment & Physical Removal 31885 Overpass Rd, Wesley Chapel, FL33545

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	
Quantity	Description		Rate	Serviced Date	Amount
1	Treatment of wetland off of Elam. Technician to utilize amphibious UTV to penetrate interior of wetland and disperse herbicide selectively on target vegetation, namely invasives and cattails.		425.00		425.00
1	Est. Timeframe: 1Day Removal of the decayed Caesaerweed & Primrose skeletons on the perimeter of the wetland off of Elam. Technicians to utilize brush cutters to cut in place, and transport material to dump trailer, to be taken offsite for proper disposal.		476.00		476.00

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

Total	\$901.00
Payments/Credits	\$0.00
Balance Due	\$901.00



Steadfast Alliance

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

Invoice

Date	Invoice #
1/1/2026	SA-19063

Please make all Checks payable to:
Steadfast Alliance

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

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

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

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,120.00		1,120.00

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

Total	\$1,120.00
Payments/Credits	\$0.00
Balance Due	\$1,120.00

Watergrass CDD2

INVOICE

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

INVOICE # 04087
DATE: 01/22/2026

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	January Meeting Room Rental 01/22/2026	125.00	125.00
		SUBTOTAL	125.0
		SALES TAX	0
		TOTAL DUE	125.00

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



EPPERSON RANCH II CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	97%
Net DS 2020	247,200.50	15.11%	15.11%	
Net Total	1,635,479.75	100.00%	100.00%	

Date Received	Amount Received	200		201		Proof	Distribution Number & Date Transferred
		58.19%	26.69%	15.11%			
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue			
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-		Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-		655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-		
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-		
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-		
12/4/2025	1,146,582.91	667,253.52	306,024.96	173,304.43	-		
12/11/2025	58,880.33	34,265.39	15,715.26	8,899.68	-		
12/18/2025	14,570.27	8,479.16	3,888.83	2,202.28	-		
1/9/2026	230,795.27	134,311.23	61,599.66	34,884.39	(0.01)		
1/9/2026	4,991.86	2,905.01	1,332.34	754.51	-		
1/9/2026	1,148.90	668.60	306.64	173.65	0.01		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	1,591,243.79	926,023.77	424,705.72	240,514.31			
Net Total on Roll	1,635,479.75						
Collection Surplus / (Deficit)	(44,235.96)						

EPPERSON RANCH II CDD

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1/9/2026	230,795.27	134,311.23	61,599.66	34,884.39	(0.01)	
1/9/2026	4,991.86	2,905.01	1,332.34	754.51	-	
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		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL	1,591,243.79	926,023.77	424,705.72	240,514.31		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(44,235.96)					



Epperson II CDD

Field Inspection Report -
Thursday, 12 February 2026

30 Items Identified
30 Items Incomplete

John Fowler
Inframark

Item 1

Assigned To: maintenance

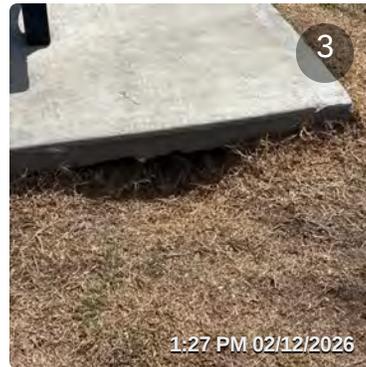
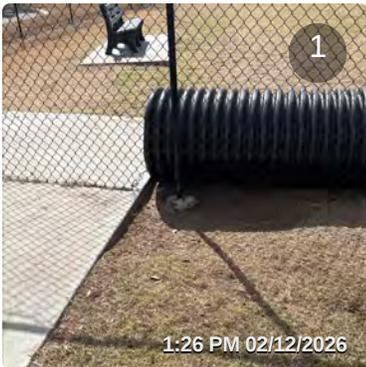
Need to repair chain-link fence at dog park area. Noting several holes at the bottom of the fence. Will have maintenance prepare a proposal.



Item 2

Assigned To: Fieldstone

Need to raise the soil level to surrounding grade for a potential trip hazard where the concrete ends coming into the dog park. Also, need soil added next to the bench. Provide a proposal.



Item 3

Assigned To: maintenance

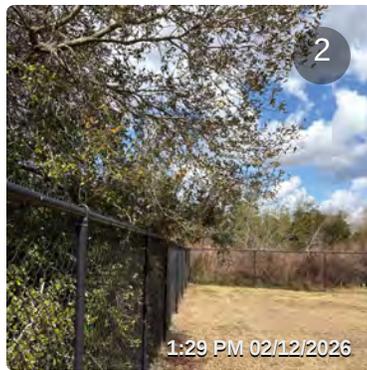
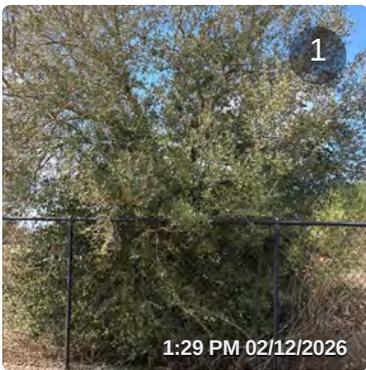
Still need to repair the bench at the large dog park missing a couple slats that are broken at the end.



Item 4

Assigned To: Fieldstone

Schedule a pruning event to trim back the oak limbs overhanging the fence at the large dog park as well as any vegetation touching it.



Item 5

Assigned To: Fieldstone

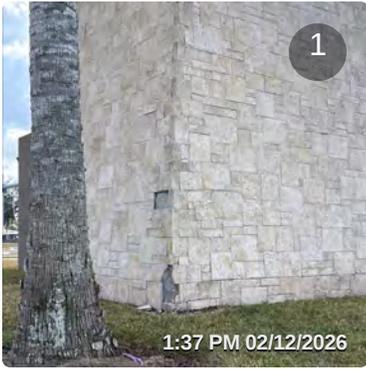
Small depression that should be filled in with soil at the small dog park that is a potential trip hazard.



Item 6

Assigned To: maintenance

Noting a few missing tiles on the monument structure at the exit monument on the corner of Epperson and Overpass Road. Suggesting replacements.



Item 7

Assigned To: Fieldstone

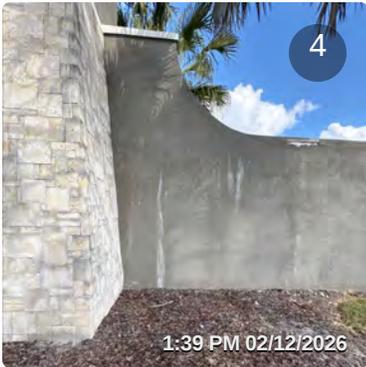
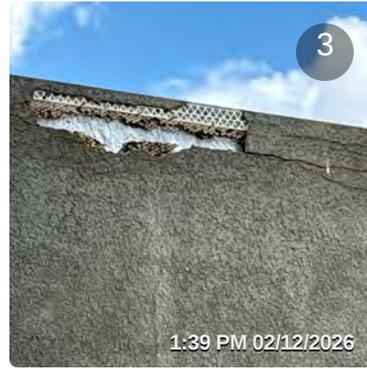
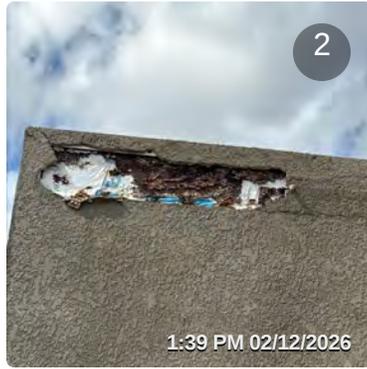
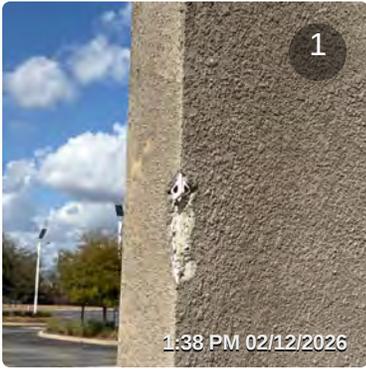
Treat a large active ant mound in front of the exit monument on Epperson and Overpass Rd. intersection. Once the mound is no longer active, smooth out to surrounding grade.



Item 8

Assigned To: maintenance

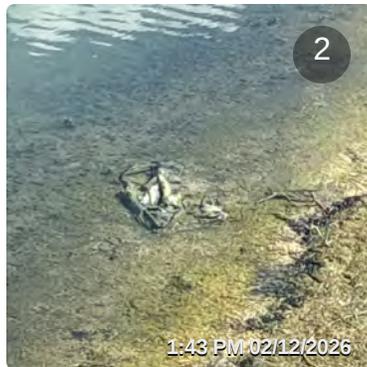
Noting repair and general cleanup for the stucco wall at the monument on the exit side of Epperson and Overpass Rd. Also, noting signs are no longer in place. Asking if these will be replaced?



Item 9

Assigned To: Steadfast

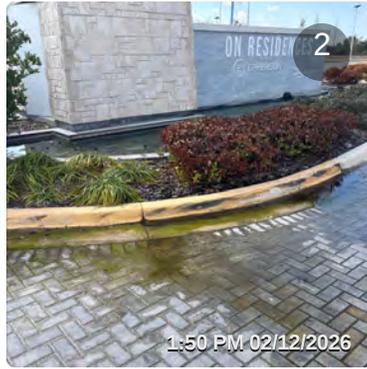
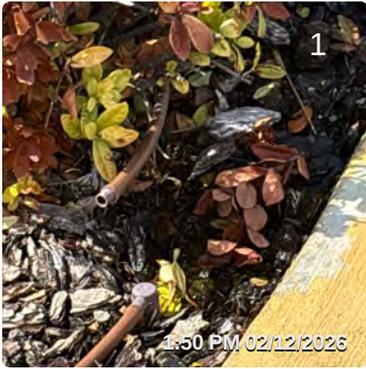
Noting trash in the pond 12. Ensure trash and debris is removed each service.



Item 10

Assigned To: Fieldstone

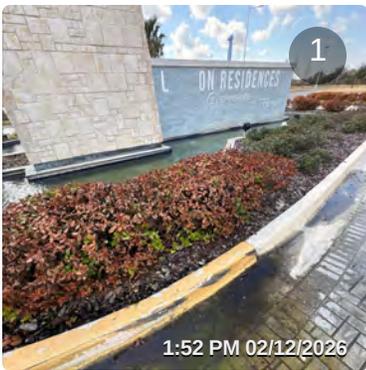
Need to repair a drip line on the east end of the median at the entrance of the Lagoon Residences Epperson monument. This has caused algae to grow on the tile causing a possible slip hazard



Item 11

Assigned To: Fieldstone

Noting certain species of plants throughout the district have frost damage. Suggesting rejuvenation cutbacks once the threat of frost is no longer in the forecast, ideally in March.



Item 12

Assigned To: maintenance

Noting the monument at Lagoon Residences Epperson needs to have lettering replaced where missing.

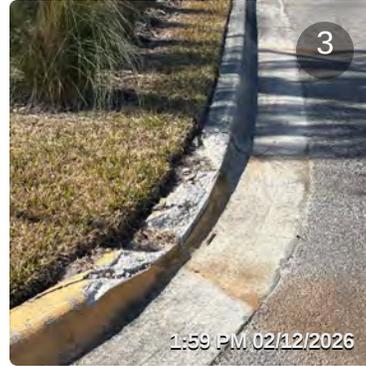


Item 13

Assigned To: maintenance

Noting the concrete curbing needs to be repaired on Abbey Brooks Circle. This is in the median on the exit side at the Epperson Boulevard intersection. Also, same issue on the

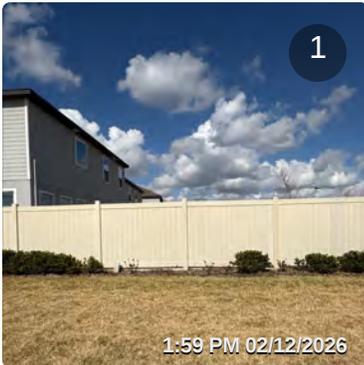
entrance side. Not sure if this is still being developed. If it is, we may want to wait till all the homes are built before repairs.



Item 14

Assigned To: Fieldstone

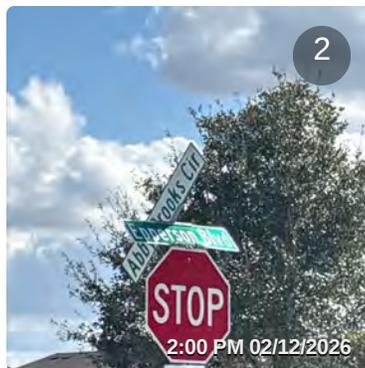
Just noting a couple gaps in the Viburnum that should be considered for replacement on the North Right of Way of Abbey Brook Circle at Epperson Boulevard intersection.



Item 15

Assigned To: maintenance

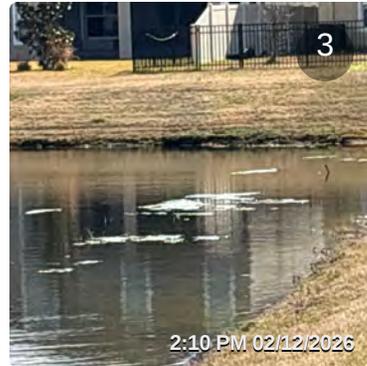
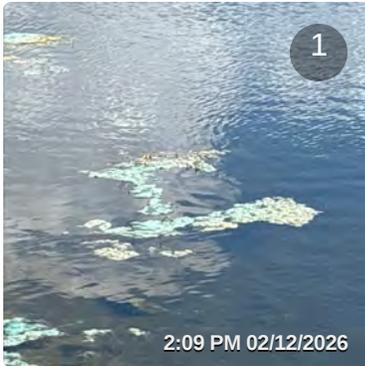
Noting the exit sign at needs to be repaired at Abbey Brook Cir. and Epperson Blvd.



Item 16

Assigned To: Steadfast

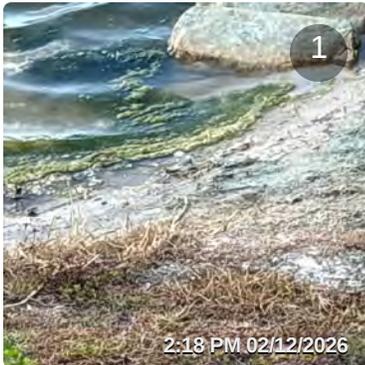
Noting it appears that algae in pond 3 has recently been treated. Will continue to monitor and may need retreatment as there's still a lot of algae in here.



Item 17

Assigned To: Steadfast

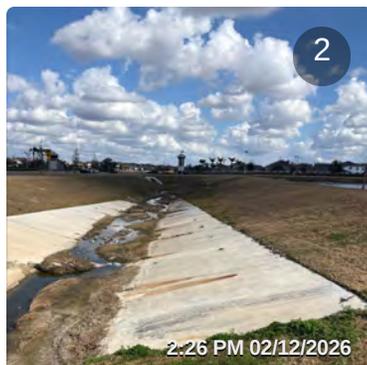
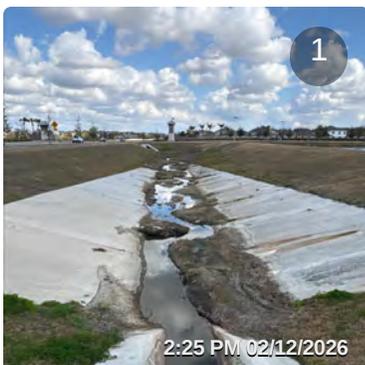
Appears algae has been treated for pond 9. Will continue to monitor to ensure the algae population is being suppressed. May need retreatment next month.



Item 18

Assigned To: Steadfast

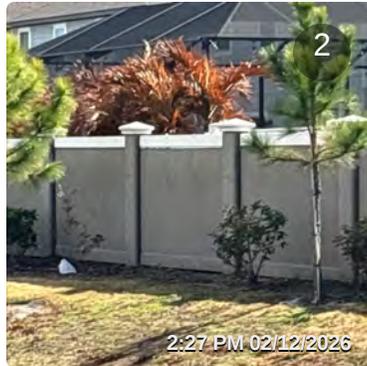
Need to have the bottom of this concrete culvert structure cleaned out for proper water flow before the rainy season starts. Provide a proposal to have this completed.



Item 19

Assigned To: Fieldstone

Noting a few missing Viburnum along the perimeter wall on the Northwest side of Epperson Boulevard. Provide a proposal for board consideration.



Item 20

Assigned To: Steadfast

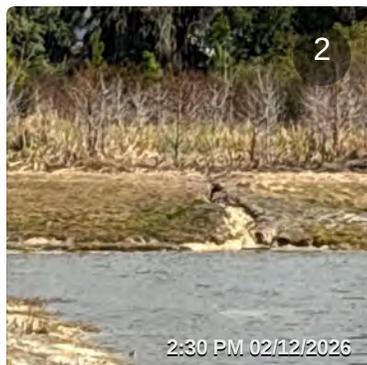
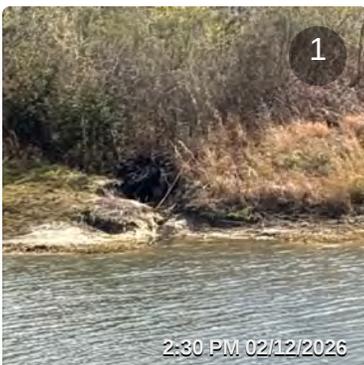
Treat algae in pond 4.



Item 21

Assigned To: Steadfast

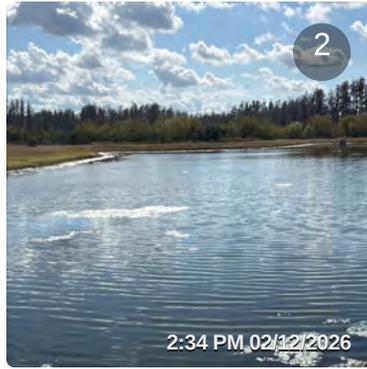
Noting possible bank restoration needed for pond 5. Investigate and report findings.



Item 22

Assigned To: Steadfast

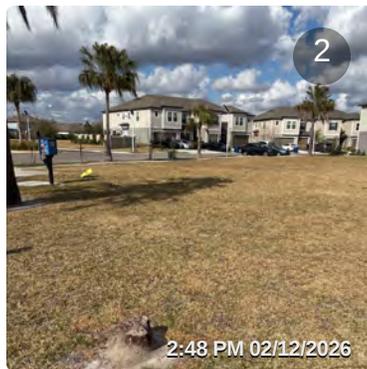
Treat algae present at pond 13.



Item 23

Assigned To: Board and Engineer

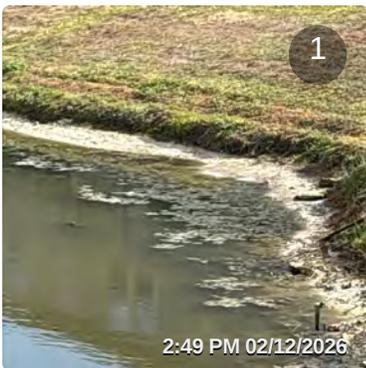
There is a metal circle filled with ants sticking out of the ground about 10 to 12 inches between the mailbox and pond 10. I feel this should be flush cut and sodded over or a valve box installed if still needed.



Item 24

Assigned To: Steadfast

Noting small area of algae starting to form around the edge of pond 10.



Item 25

Assigned To: Fieldstone

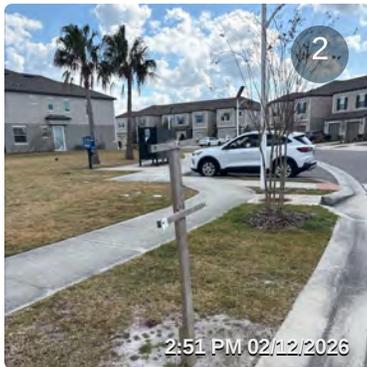
Ensure the valve boxes are being kept clear of vegetation next to the dog station on Blue Passing Loop.



Item 26

Assigned To: Board

Noting a stake in the ground that might be a sign holder on the right of way of Blue Passing Loop along the sidewalk by the mailbox kiosk. Is this still needed? What signage may need to be replaced.



Item 27

Assigned To: Steadfast

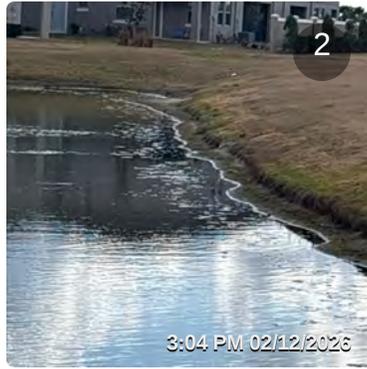
Treat algae present in pond 11.



Item 28

Assigned To: Steadfast

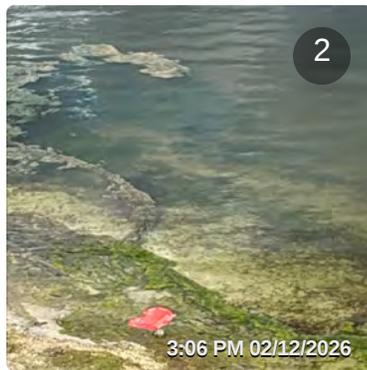
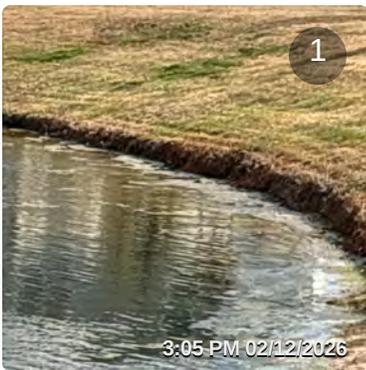
Noting algae starting to form in pond 8. Schedule treatment accordingly.



Item 29

Assigned To: Steadfast

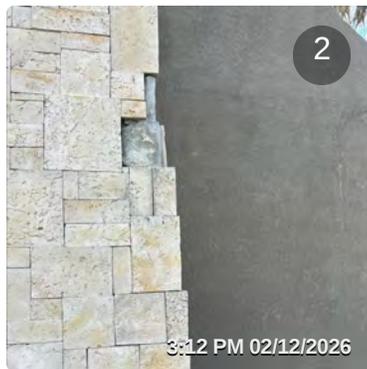
Noting algae present in Pond 7 that needs treatment.



Item 30

Assigned To: maintenance

Noting tiles missing off the monument at the entrance onto Epperson Blvd. at Overpass Rd. intersection.



Proposal

FIELDSTONE

LANDSCAPE

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

Proposal Number 22525
Date 02/02/26
Sales Rep Shane Wumkes

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

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

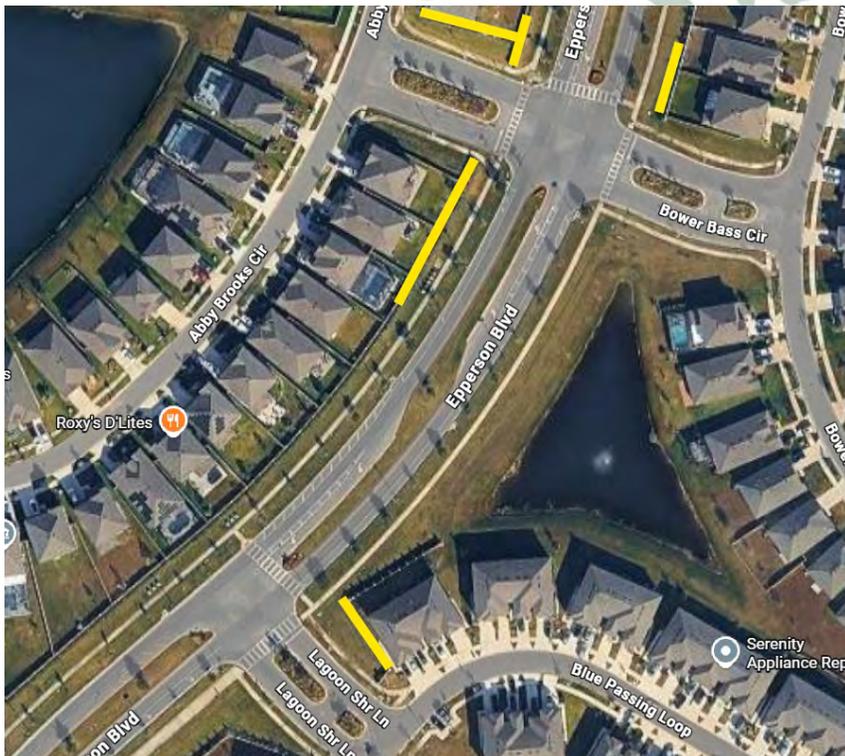
Viburnum Replacements

Scope of Work:

Epperson Ranch II CDD - Viburnum Replacements Along Epperson Blvd Fence

Scope of Work:

- Fill any voids in Viburnum hedge in yellow areas shown below
- Replace (10) Sweet Viburnum (**no cost** - warranty work)
- Replace (20) additional Sweet Viburnum 7G
- Ensure irrigation is giving proper coverage on root zone and set irrigation timer accordingly while new plants establish





Subtotal:	\$1,970.00
Total:	\$1,970.00

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and materials employed in connection with the underground irrigation system for six (6) months following installation completion.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.



Client Signature

Date



LANDSCAPE

Proposal

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

Proposal Number 22691
Date 03/10/26
Sales Rep Shane Wumkes

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

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

Dead Plant Removal - Freeze Damage

Scope of Work:

Epperson Ranch II CDD

Dead Plant Removal - Freeze Damage

Scope of work:

- remove dead plant material from indicated areas below
- dispose of all dead landscape material
- repair any damaged irrigation drip-line or lateral breaks from digging up established root systems
- rake out area and re-grade with neat appearance left behind and mulch on the surface

*** some of this plant material being removed has an established root system and requires more labor time to remove. This is mostly along Curley Rd.*





Subtotal:	\$1,883.00
Total:	\$1,883.00

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and materials employed in connection with the underground irrigation system for six (6) months following installation completion.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.



Client Signature

Date



Epperson Ranch II CDD Aquatics

Inspection Date:

3/13/2026 11:41 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth on the shoreline. There is a technician on site today to address this and any other issues found. No algae observed.

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

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Multiple nuisance species present on the shoreline. I'll ask the technician to hit this pond hard before he leaves today. Technicians will continue to monitor the submerged algae for surfacing and treat if needed.

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

Inspection Report

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild filamentous algae growth on the perimeter. The on-site tech was headed to treat this pond as I left. Any nuisance grasses present will be addressed.

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

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More mild filamentous algae growth in the warmer shallow sections. The technician will treat this pond after he has completed 13. No nuisance grass observed.

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

Inspection Report

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Similar conditions to the nearby ponds 13 and 14. These all appear to have had a recent algal bloom near their shorelines where water is warmest. One pass with algaecide today will make quick work of clearing the growth. No nuisance grass observed.

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

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae is clinging to nuisance grasses around the perimeter. Clearing the grasses often limits algal growth like this. A technician had already applied a heavy dose of herbicide to the grasses before I arrived. Follow-ups will likely be needed and will be done during subsequent visits.

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

Inspection Report

SITE: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



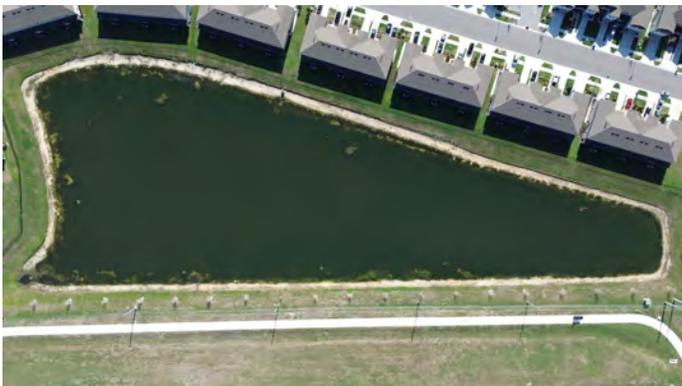
Comments:

Slender spikerush has appeared around the perimeter. This is fairly common when water levels are low and temperatures increase. A combination of routine herbicide applications and turbidity in the water will help clear it and prevent spread into the water.
No algae observed.

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

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Small amounts of algae are clinging to offshore grasses. We will continue to work on clearing this and the other new ponds added to the scope of service a few weeks ago.
Shoreline grasses will be addressed today.

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

Inspection Report

SITE: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed, likely due to high turbidity. Routine monitoring and treatment as needed will continue.
I see turbidity like this several times per month in this part of Wesley Chapel. It's completely normal, ponds are just too low to right now flush it out.

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

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Excess decayed vegetation on the banks.

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

MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has unofficially started in Florida. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Preventative treatments throughout the winter have been highly effective and will give technicians a good head start on grasses for the next month or so. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain often only comes once per week.

Mixed pond conditions today. Fortunately any issues can be handled within one or two visits. No thick algae mats or overgrown grasses. A few rounds of the new seasonal mixes will start clearing these up and improve conditions in other ponds on property as well.

I'm happy to say the Beacon ponds are in much better shape than i expected, given we've only been treating them for a few weeks.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

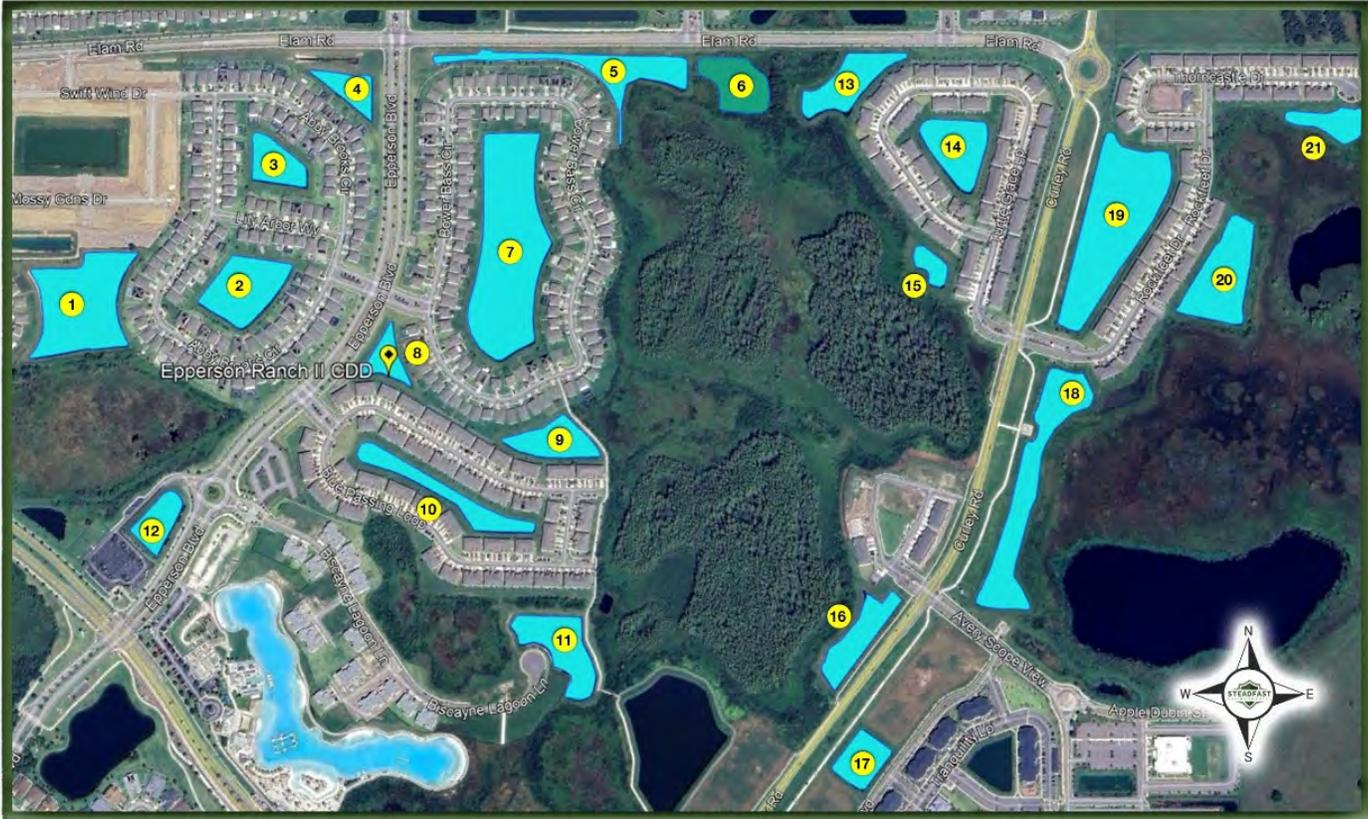
MAINTENANCE AREA



EPPELSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Epperson Ranch II CDD

Bill to

Epperson Ranch II
1540 International Parkway
Suite 2000
Lake Mary, FL 32746 USA

Estimate details

Estimate no.: 1511
Estimate date: 03/02/2026
Expiration date: 04/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Note	Providing labor, materials, fabrication, and installation to remove existing/broken glass channel slot components at (29) openings and replace with aluminum expanded flat metal panels, secured with aluminum backing plates and tamper-resistant bolted connections.			
2.	Replace	Removal / Demo (Broken Glass Channel Slot Components). Remove broken/failed channel slot sections at each opening. Remove associated fasteners/clips as applicable. Prep mounting surfaces (light scraping/cleaning) so new panels seat correctly on flat face (person side). Collect debris and dispose off-site.	1	\$1,000.00	\$1,000.00
3.	Replace	For each section - Provide and fabricate: (1) Aluminum Expanded Flat Metal Panel (see image attached online for your review of what this is) Size: field measured to each opening Material: .750 x .125 aluminum expanded flat metal (3) Backing Plates per opening Material: .188" thick x 3" wide flat aluminum plates Length: field cut to suit opening / mounting	29	\$516.87	\$14,989.23

layout
 (~406) 5" screws with noted hardware to
 mount all expanded metal in place.

Purpose: clamping/backing to distribute
 load and prevent pull-through. Each bolt will
 need to be pre-drilled for each hole for the
 bolt.

Fastening/Hardware:
 Install (14) bolts per opening (unless
 overlapped/shared with adjacent panel)
 including: bolts, lock washers, lock nuts
 Each bolt to be cut to length (as needed)
 and finished with rubber safety caps to
 eliminate sharp edges and improve
 safety/appearance.

Installation:
 Position panel, align backing plates, drill/fit
 fasteners, tighten and lock hardware.
 Confirm panel is secure, seated, and free
 of sharp protrusions.
 Final clean-up at each opening.
 (Est. 4-5 days to complete)

4. Paint	Painting: 102 LF 44+ " height (3.67 FT) ≈ 374.34 SF total surface area (Not including the 20sf of tops) Mix of: New expanded aluminum (high absorption, time intensive) Existing aluminum trim (prep + touch-up) Overall all labor, Materials (primer, paint, masking, consumables) & Supplies covered here. (Est. 3-4 days to complete - drying time by coats).	394	\$9.96	\$3,924.24
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5. *ALL METAL noted/subjected here,
 changes in price frequently. Please make
 note of this and any time delayed on
 decision being made, this is subject to
 pricing increase or possible decrease by
 provider. All fencing is to be black in color
 once completed.

Subtotal \$19,913.47

Discount -\$8,022.37

Total \$11,891.10

Expiry
 date 04/04/2026

Note to customer

Thank you for the opportunity to provide this proposal.

Please review the attached scope of work carefully. Upon
 acceptance by signature or written email confirmation, this estimate
 and agreement shall supersede any previously issued versions.
 Acceptance of this estimate constitutes agreement to all associated
 Terms & Conditions attached, which must be reviewed and accepted
 as part of this proposal.

All accepted estimates constitute a binding agreement unless either
 party provides thirty (30) days written notice of termination or
 cancellation. Deposits are non-refundable.

This agreement applies solely to the services and materials
 specifically outlined in the attached scope of work.

Accepted date

Accepted by

Terms & Conditions

1. Acceptance of Proposal

This proposal applies only to the services and materials specifically described in the attached estimate and scope of work. Upon written acceptance by signature or email confirmation, this proposal becomes a binding agreement and supersedes any prior proposals or discussions related to this project.

2. Scope of Work

Florida Brothers Maintenance & Repair, LLC, hereinafter referred to as FBMR, agrees to provide labor and materials only for the work specifically outlined in the proposal. Any work, materials, or services not expressly listed shall be considered outside the scope of work and shall require a written change order approved by both parties prior to execution. Verbal instructions or field direction shall not modify the scope of this agreement.

3. Change Orders

Any additions, revisions, or modifications requested by the Owner, Community Association Manager (CAM), property representative, or governing authority that alter the original scope of work shall require a written change order. Change orders may affect pricing, materials, and project scheduling and must be approved before additional work proceeds.

4. Permits, Engineering & Code Compliance

Permit fees, engineering services, inspections, and code compliance upgrades are not included unless specifically stated within the approved scope of work or proposal. If permits or engineering services are expressly included in the estimate, FBMR shall coordinate such items as outlined. FBMR shall not be responsible for additional requirements, revisions, or upgrades imposed by governing authorities beyond the defined scope of work and approved proposal.

5. Existing Conditions

FBMR assumes that existing structures, framing, and substrates are structurally sound and suitable for the proposed work. FBMR shall not be responsible for concealed conditions, corrosion, deterioration, hidden utilities, structural deficiencies, or conditions not visible prior to commencement of work. Any such conditions discovered during the course of work may require additional labor and materials and shall be addressed through written change order.

6. Retrofit Work

Where work involves attachment to or modification of existing structures, such work shall be considered retrofit construction. FBMR provides no structural warranty on existing conditions or previously installed systems.

7. Materials

All materials shall be new and installed according to generally accepted industry standards unless otherwise specified. FBMR is not responsible for manufacturer defects, supplier delays, or issues related to owner-supplied materials.

8. Painting & Coatings

Where painting is included, FBMR will perform surface preparation and coating as described in the proposal. Performance of coatings depends on the condition of existing substrates. FBMR is not responsible for failures related to previously applied coatings, oxidation, or substrate deterioration. Painting workmanship carries a limited sixty (60) day warranty under normal conditions.

9. Material Price Escalation

Material costs are based on current supplier pricing at the time of proposal. In the event of significant increases in material costs, tariffs, supply chain disruptions, or manufacturer price changes occurring prior to procurement, FBMR reserves the right to adjust pricing accordingly with written notice to the Owner.

10. Field Measurements & Site Conditions

All dimensions provided in proposals are based on available information and field observations. Final fabrication and installation may require adjustments based on actual field measurements. Variations in opening sizes, existing framing alignment, or site conditions may require modification and may be addressed through written change order if additional labor or materials are required.

11. Design or Scope Revisions by Owner or Governing Authorities

Any revisions to the approved design, materials, specifications, or scope of work requested by the Owner, Community Association Manager, CDD board, or governing authority after proposal acceptance shall constitute additional work and may require revised pricing, materials, scheduling adjustments, or fabrication changes. Such revisions shall require written approval prior to implementation.

12. Project Schedule

Estimated project schedules are based on normal working conditions and reasonable site access. FBMR shall not be responsible for delays caused by weather, material shortages, governmental actions, labor disruptions, or other events beyond FBMR's reasonable control.

13. Site Access

This proposal assumes reasonable site access during normal working hours. Restricted access, after-hours requirements, phased scheduling, or special site conditions may result in additional charges.

14. Payment Terms

Payment terms shall be as stated in the proposal or invoice. Deposits are non-refundable once materials are ordered or work has commenced. FBMR reserves the right to suspend work if payments are not made according to agreed terms.

15. Ownership of Materials

All materials delivered to the project site remain the property of FBMR until payment is received in full.

16. Mechanic's Lien Rights

FBMR reserves all rights afforded under Florida law to file and enforce a mechanic's lien for labor, services, and materials provided in connection with this project until full payment is received.

17. Limitation of Liability

FBMR's total liability arising from this agreement shall be limited to the value of the contracted work performed. FBMR shall not be liable for incidental, consequential, special, or indirect damages.

18. Indemnification

Owner agrees to indemnify and hold FBMR harmless from claims, damages, or losses arising from existing site conditions, structural deficiencies, or third-party actions not caused by FBMR.

19. Design & Engineering Responsibility

FBMR is not acting as a design professional, architect, or engineer for this project. Any design verification, structural engineering review, or code compliance certification required by governing authorities shall be the responsibility of the Owner unless expressly included in the scope of work.

20. Warranty

FBMR warrants workmanship to be performed in a professional manner consistent with industry standards. Except as expressly stated herein, no other warranties, express or implied, including warranties of merchantability or fitness for a particular purpose, are provided.

21. Termination

Either party may terminate this agreement with thirty (30) days written notice. In the event the Owner cancels this agreement after acceptance, all payments made to date shall be forfeited to FBMR to compensate for time, administrative costs, project planning, and revisions previously provided. Owner shall also be responsible for payment of all labor performed, materials ordered, and costs incurred prior to termination.

22. Attorney Fees & Legal Costs

In the event legal action is required to enforce this agreement or recover payment, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and collection expenses.

23. Governing Law

This agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. Any disputes arising under this agreement shall be resolved in the county where the project is located.



ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Epperson Ranch II CDD

Bill to

Epperson Ranch II
1540 International Parkway
Suite 2000
Lake Mary, FL 32746 USA

Estimate details

Estimate no.: 1512
Estimate date: 03/02/2026
Expiration date: 04/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Note	Providing labor, materials, fabrication, and installation to remove existing/broken glass channel slot components at (29) openings and replace with aluminum-modified 3/4" industrial aluminum picket fence sections, including the installation. Full painting of new and existing aluminum framework. Each section is powder-coated and ready for install.			
2.	Replace	Removal / Demo (Broken Glass Channel Slot Components). Remove broken/failed channel slot sections at each opening. Remove associated fasteners/clips as applicable. Prep mounting surfaces (light scraping/cleaning) so new panels seat correctly on surface (inner width of guardrail). Collect debris and dispose off-site.	1	\$1,000.00	\$1,000.00
3.	Replace	Fabrication & Modification (Per Opening): Each pre-fabricated section will: Be disassembled, Cut to match the exact width of each opening, Rails trimmed to required dimensions, Reassembled maintaining structural integrity and uniform picket spacing, Adjusted to match existing fence detailing along perimeter edges. (Note - This fencing is being special made, as this	29	\$504.97	\$14,644.13

is not the normal fencing style from the manufacturer)

Installation:

Surface mount new framed picket fencing to existing upper horizontal frame, Surface mount to existing lower horizontal frame, Secure to existing middle support frame, Ensure panels are level, square, and securely fastened, Maintain visual alignment with existing fence work
(Est. 3-5 days for installation)

4. Paint	Project Area:	374	\$8.79	\$3,287.46
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Approximately 102 linear feet
Height: 44+ inches
Total surface area: ~374 square feet
(framing surface area only within fence section)

Scope of Work:

Following installation of the new powder-coated aluminum picket infill sections, contractor shall provide surface preparation and painting of the existing aluminum upper, middle, sides, and lower horizontal framing members only. The newly installed powder-coated picket panels will not be painted*. Application of aluminum bonding primer (as required)
Application of two (2) finish coats of exterior-grade industrial aluminum-compatible coating
Color to match existing black color tone as best as possible.
(Est. 3-4 days for painting of trim with various coats)

5.	*ALL METAL fencing noted/subjected here, changes in price frequently. Please make note of this and any time delayed on decision being made, this is subject to pricing increase or possible decrease by provider.
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Subtotal	\$18,931.59
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Discount	-\$8,022.37
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Note to customer

Thank you for the opportunity to provide this proposal.

Please review the attached scope of work carefully. Upon acceptance by signature or written email confirmation, this estimate and agreement shall supersede any previously issued versions. Acceptance of this estimate constitutes agreement to all associated Terms & Conditions attached, which must be reviewed and accepted as part of this proposal.

All accepted estimates constitute a binding agreement unless either party provides thirty (30) days written notice of termination or cancellation. Deposits are non-refundable.

Total	\$10,909.22
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Expiry date	04/04/2026
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This agreement applies solely to the services and materials specifically outlined in the attached scope of work.

Accepted date

Accepted by

Terms & Conditions

1. Acceptance of Proposal

This proposal applies only to the services and materials specifically described in the attached estimate and scope of work. Upon written acceptance by signature or email confirmation, this proposal becomes a binding agreement and supersedes any prior proposals or discussions related to this project.

2. Scope of Work

Florida Brothers Maintenance & Repair, LLC, hereinafter referred to as FBMR, agrees to provide labor and materials only for the work specifically outlined in the proposal. Any work, materials, or services not expressly listed shall be considered outside the scope of work and shall require a written change order approved by both parties prior to execution. Verbal instructions or field direction shall not modify the scope of this agreement.

3. Change Orders

Any additions, revisions, or modifications requested by the Owner, Community Association Manager (CAM), property representative, or governing authority that alter the original scope of work shall require a written change order. Change orders may affect pricing, materials, and project scheduling and must be approved before additional work proceeds.

4. Permits, Engineering & Code Compliance

Permit fees, engineering services, inspections, and code compliance upgrades are not included unless specifically stated within the approved scope of work or proposal. If permits or engineering services are expressly included in the estimate, FBMR shall coordinate such items as outlined. FBMR shall not be responsible for additional requirements, revisions, or upgrades imposed by governing authorities beyond the defined scope of work and approved proposal.

5. Existing Conditions

FBMR assumes that existing structures, framing, and substrates are structurally sound and suitable for the proposed work. FBMR shall not be responsible for concealed conditions, corrosion, deterioration, hidden utilities, structural deficiencies, or conditions not visible prior to commencement of work. Any such conditions discovered during the course of work may require additional labor and materials and shall be addressed through written change order.

6. Retrofit Work

Where work involves attachment to or modification of existing structures, such work shall be considered retrofit construction. FBMR provides no structural warranty on existing conditions or previously installed systems.

7. Materials

All materials shall be new and installed according to generally accepted industry standards unless otherwise specified. FBMR is not responsible for manufacturer defects, supplier delays, or issues related to owner-supplied materials.

8. Painting & Coatings

Where painting is included, FBMR will perform surface preparation and coating as described in the proposal. Performance of coatings depends on the condition of existing substrates. FBMR is not responsible for failures related to previously applied coatings, oxidation, or substrate deterioration. Painting workmanship carries a limited sixty (60) day warranty under normal conditions.

9. Material Price Escalation

Material costs are based on current supplier pricing at the time of proposal. In the event of significant increases in material costs, tariffs, supply chain disruptions, or manufacturer price changes occurring prior to procurement, FBMR reserves the right to adjust pricing accordingly with written notice to the Owner.

10. Field Measurements & Site Conditions

All dimensions provided in proposals are based on available information and field observations. Final fabrication and installation may require adjustments based on actual field measurements. Variations in opening sizes, existing framing alignment, or site conditions may require modification and may be addressed through written change order if additional labor or materials are required.

11. Design or Scope Revisions by Owner or Governing Authorities

Any revisions to the approved design, materials, specifications, or scope of work requested by the Owner, Community Association Manager, CDD board, or governing authority after proposal acceptance shall constitute additional work and may require revised pricing, materials, scheduling adjustments, or fabrication changes. Such revisions shall require written approval prior to implementation.

12. Project Schedule

Estimated project schedules are based on normal working conditions and reasonable site access. FBMR shall not be responsible for delays caused by weather, material shortages, governmental actions, labor disruptions, or other events beyond FBMR's reasonable control.

13. Site Access

This proposal assumes reasonable site access during normal working hours. Restricted access, after-hours requirements, phased scheduling, or special site conditions may result in additional charges.

14. Payment Terms

Payment terms shall be as stated in the proposal or invoice. Deposits are non-refundable once materials are ordered or work has commenced. FBMR reserves the right to suspend work if payments are not made according to agreed terms.

15. Ownership of Materials

All materials delivered to the project site remain the property of FBMR until payment is received in full.

16. Mechanic's Lien Rights

FBMR reserves all rights afforded under Florida law to file and enforce a mechanic's lien for labor, services, and materials provided in connection with this project until full payment is received.

17. Limitation of Liability

FBMR's total liability arising from this agreement shall be limited to the value of the contracted work performed. FBMR shall not be liable for incidental, consequential, special, or indirect damages.

18. Indemnification

Owner agrees to indemnify and hold FBMR harmless from claims, damages, or losses arising from existing site conditions, structural deficiencies, or third-party actions not caused by FBMR.

19. Design & Engineering Responsibility

FBMR is not acting as a design professional, architect, or engineer for this project. Any design verification, structural engineering review, or code compliance certification required by governing authorities shall be the responsibility of the Owner unless expressly included in the scope of work.

20. Warranty

FBMR warrants workmanship to be performed in a professional manner consistent with industry standards. Except as expressly stated herein, no other warranties, express or implied, including warranties of merchantability or fitness for a particular purpose, are provided.

21. Termination

Either party may terminate this agreement with thirty (30) days written notice. In the event the Owner cancels this agreement after acceptance, all payments made to date shall be forfeited to FBMR to compensate for time, administrative costs, project planning, and revisions previously provided. Owner shall also be responsible for payment of all labor performed, materials ordered, and costs incurred prior to termination.

22. Attorney Fees & Legal Costs

In the event legal action is required to enforce this agreement or recover payment, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and collection expenses.

23. Governing Law

This agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. Any disputes arising under this agreement shall be resolved in the county where the project is located.

ESTIMATE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to

Inframark
Epperson Ranch II CDD
Attn: Kristee Cole / Alize Aninipot
2005 Pan Am Circle #300
Tampa, FL 33607

Estimate details

Sales Rep: Mike Fields

Estimate no.: 1846
Estimate date: 03/09/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	OPTION #1 : "Press V for Visitor" - Installed next to the gate entry keypad (10x10) custom metal sign (black on back) with 8ft u-channel post (painted black) cut down to 6ft and installed 2ft in ground for a total of 4ft above ground (cemented because the post in in landscaping soil)	1	\$250.00	\$250.00
2.	Install (Signage)	OPTION #2 : "Press V for Visitor" - Installed on the gate entry keypad post neck (10x10) custom metal sign (black on back); Installed on the keypad post with (2) small self tap screws or adhesive.	1	\$150.00	\$150.00
				Total	\$400.00

Accepted date

Accepted by

"Gate Entry" (10x10) sign

BISCAYNE HOMES
LAGOON RESIDENCES



"A"

PRESS
TV
FOR
"VISITOR"

"B"

PRESS
TV
FOR
"VISITOR"

**MIKE'S
SIGNS
GRAPHICS
& PRINTING**
727.480.6514

"A"

PRÉSS
"V"
FOR
"VISITOR"

PRÉSS
"V"
FOR
"VISITOR"

"B"

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