

***EPPERSON RANCH II  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Thursday, June 2, 2022  
6:15 P.M.***

***Location:***

***Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544***

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

# **Epperson Ranch II Community Development District**

**c/o BREEZE**

**1540 International Parkway, Suite 2000**

**Lake Mary, FL 32746**

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Board of Supervisors

**Epperson Ranch II Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District is scheduled for **Thursday, June 2, 2022 at 6:15 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

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

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

Sincerely,

*Patricia Thibault*

Patricia Thibaults

District Manager

813-564-7847

CC: Attorney  
Engineer  
District Records

**District:**        **EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:**        Thursday, June 2, 2022

**Time:**                      6:15 p.m.

**Location:**                Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

**Dial In:** 312-626-6799  
**Meeting ID:** 765 408 9133  
**Passcode:** 12345

## ***Agenda***

*Note: For the full agenda packet, please contact [patricia@breezehome.com](mailto:patricia@breezehome.com)*

**I.      Roll Call**

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

**III.    Business Matters**

- A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*
- B. Consideration and Adoption of **Resolution 2022-08, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)** **Exhibit 1**
  - Exhibit A – Proposed Budget for FY 2022-2023
- C. Service Agreement Amendment – Innovative Employer Solutions, Inc. **Exhibit 2**
- D. Amortization Recalculation Agreement Epperson Ranch II CDD **Exhibit 3**

**IV.    Consent Agenda**

- A. Acceptance of the March Unaudited Financial Statements **Exhibit 4**
- B. Presentation of Epperson Ranch II CDD Number of Qualified Electors – **382** **Exhibit 5**
- C. Ratification of Contracts **Exhibit 6**

**VI.    Staff Reports**

- A. District Manager
- B. District Counsel
- C. District Engineer

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

**VIII. Supervisor Requests**

**IX. Adjournment**

# **EXHIBIT 1**

## RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Epperson Ranch II Community Development District (**“District”**) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“Proposed Budget”**); and

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

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

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

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

DATE: August 4, 2022

HOUR: 6:00 p.m.

LOCATION: Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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

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

**PASSED AND ADOPTED ON JUNE 2, 2022.**

Attest:

**Epperson Ranch II Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

## **EXHIBIT 2**



## Service Agreement Amendment

**Service Agreement  
Between Innovative Employer Solutions Inc  
and Epperson Ranch II Community Development District  
Dated April 1st, 2019**

The Service Agreement dated April 1st, 2019, by and between Innovative Employer Solutions, Inc., a Florida corporation, (Innovative) and Epperson Ranch II Community Development District (Client) is hereby amended effective April 8th, 2022.

### Assignment

Client agrees to accept the assignment of the above referenced service agreement to Engage HRO.

### AGREED TO:

#### INNOVATIVE EMPLOYER SOLUTIONS, INC.

By:  4/19/2022  
DocuSigned by:  
2C8FEE5893E74AF...  
(Date)

635 93<sup>rd</sup> Ave North  
Saint Petersburg, FL 33702

#### CLIENT

By:  4/19/2022  
DocuSigned by:  
36AA13D883C14F2...  
(Date)

15310 Amberly Drive, Suite 175  
Tampa, Florida 33647.

# **EXHIBIT 3**



**U.S. Bank, N.A.**  
**Global Corporate Trust**  
**225 E. Robinson Street, Suite 250**  
**Orlando, FL 32801**

**James Audette**  
**Vice President**  
**Email: james.audette@usbank.com**  
**Phone: 407-835-3820 Fax: 407-835-3814**

### **Amortization Recalculation Agreement**

April 22, 2022

Epperson Ranch II Community Development District  
c/o District Manager  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

Re: Epperson Ranch II Community Development District Master Trust Indenture and as supplemented

Dear Sir/Madam:

U.S. Bank Trust Company, National Association (“U.S. Bank” or the “Recalculation Agent”) hereby agrees with The Epperson Ranch II Community Development District (the “District”) to act as the District’s Amortization Recalculation Agent. The duties of U.S. Bank are set forth in this Amortization Recalculation Agreement (the “Agreement”). The purpose of this Agreement is to provide calculations to the District to facilitate the District’s compliance with the provisions of the Indenture concerning the calculation of bond debt payments. U.S. Bank is acting as an independent contractor for this purpose and is not an agent of the District.

1. **Duties:** U.S. Bank shall have only such duties as are specifically set forth herein. U.S. Bank shall provide to the District up to two (2) re-amortization schedules per calendar year per bond issue as requested by the District. Recalculations will take into account bond redemptions as specified by the District with the goal of creating a schedule of substantially level annual debt service for the remaining bond term. The District shall be solely responsible for determining whether any such recalculated amortization schedule meets the requirements of the applicable trust indenture.
2. **Fees:** The fee for U.S. Bank’s services under this Agreement will be \$250 per schedule to be paid in arrears with annual administration fees for the applicable bond issue.
3. **Termination:** Both the District and U.S. Bank will have the right to terminate this Agreement upon 30 days prior written notice.
4. **Representation of the District:** The District represents and warrants that it will provide in a timely manner all information necessary for U.S. Bank to carry out its duties under this Agreement and as otherwise requested by U.S. Bank.
5. **Reliance on Documents, etc.**



U.S. Bank may conclusively rely on the truth and accuracy of all information furnished to U.S. Bank by the District.

U.S. Bank shall not be liable for any error of judgment made in good faith. U.S. Bank shall not be liable except to the extent that a court of competent jurisdiction determines that U.S. Bank's gross negligence or willful misconduct hereunder was the sole cause of the District's loss and in no event shall U.S. Bank's liability exceed an amount equal to the fees paid by the District to U.S. Bank. Notwithstanding the preceding, in no event shall U.S. Bank be liable for incidental, indirect, special, consequential or punitive damages (including, but not limited to lost profits), even if the U.S. Bank has been advised of the likelihood of such loss or damage and regardless of the form of action.

6. Indemnification: To the extent allowed by law, the District shall indemnify and hold U.S. Bank harmless against any loss, cost, claim, liability or expense arising out of or in connection with the Bank's acceptance or administration of the Bank's duties hereunder (except any loss, liability or expense as may be determined by a court of competent jurisdiction to have been caused solely by the Bank's gross negligence or willful misconduct). Such indemnification and hold harmless provision shall survive the termination of this Agreement or the Indenture or discharge of the Bonds.
7. Waiver of Jury Trial: EACH OF THE DISTRICT AND U.S. BANK KNOWINGLY WAIVES ANY RIGHT TO TRIAL BY JURY.
8. Agreement Governed by Florida Law: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida without application of its conflicts of laws principles.
9. Amendments: This Agreement may be amended only by a written instrument executed by both parties.
10. Entire Agreement: This Agreement constitutes the entire agreement between the parties concerning the recalculation of amortization schedules.

This Agreement shall be effective upon the District's acceptance hereof as indicated below.

Sincerely,  
U.S. Bank Trust Company, National Association

Approved and Accepted:  
Epperson Ranch II Community Development District

By: James Audette  
Its: Vice President

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

# **EXHIBIT 4**

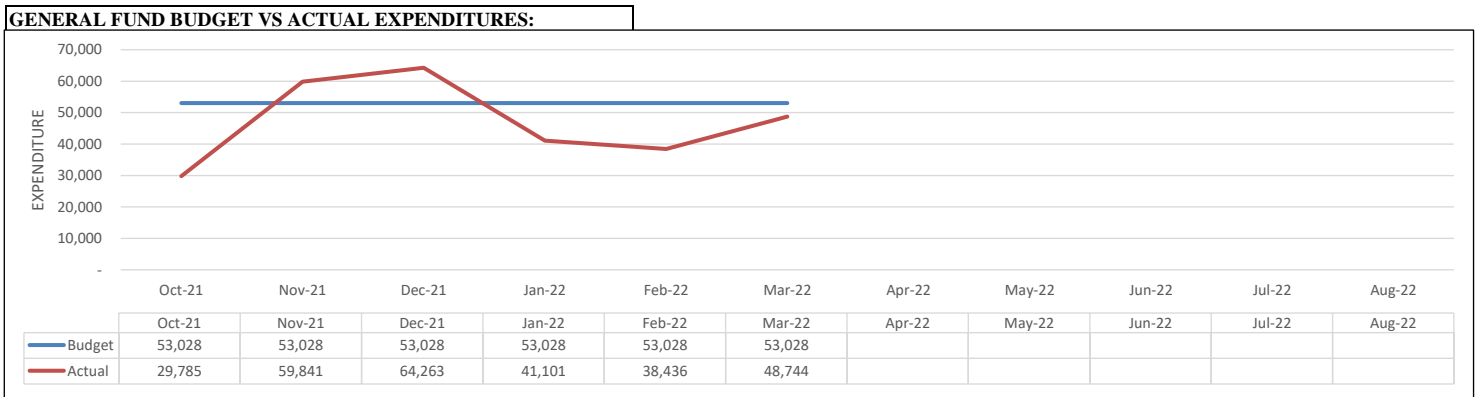
**Epperson Ranch II CDD**  
**Financial Report Summary - General Fund & Construction Fund**  
**3/31/2022**

For The Period Ending :	GENERAL FUND 3/31/2022	CONSTRUCTION 2018 A-1 3/31/2022	CONSTRUCTION 2020 Ph7 3/31/2022	CONSTRUCTION 2020 B 3/31/2022	CONSTRUCTION 2020 AC 3/31/2022
CASH BALANCE	\$ 80,320	\$ 12,193	\$ 29,840	\$ 517	\$ 18,219
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	-	-	-	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	93,145	-	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	-	-	-	-
DEPOSITS & PREPAID	14,817	-	-	-	-
LESS: ACCOUNTS PAYABLE	(34,255)	(221,987)	(34,033)	-	(1,518)
LESS: DUE TO OTHER FUNDS	-	-	-	-	-
LESS: DEFERRED REVENUE	(93,145)	-	-	-	-
<b>NET CASH BALANCE</b>	<b>\$ 60,883</b>	<b>\$ (209,794)</b>	<b>\$ (4,193)</b>	<b>\$ 517</b>	<b>\$ 16,701</b>

GENERAL FUND REVENUE AND EXPENDITURES:	3/31/2022 ACTUAL YEAR-TO-DATE	3/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 435,417	\$ 572,703	\$ (137,286)
EXPENDITURES (YTD)	(282,170)	(322,588)	40,419
<b>NET OPERATING CHANGE</b>	<b>\$ 153,247</b>	<b>\$ 250,115</b>	<b>\$ (96,867)</b>

AVERAGE MONTHLY EXPENDITURES	\$ 47,028	\$ 53,765	\$ 6,736
<b>PROJECTED EOY BASED ON AVERAGE</b>	<b>\$ 564,339</b>	<b>\$ 645,176</b>	<b>\$ 80,837</b>

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	3/31/2022 ACTUAL YEAR-TO-DATE	3/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
<b>REVENUE:</b>			
ASSESSMENTS-ON-ROLL (NET)	\$ 406,128	\$ 346,867	\$ 59,262
ASSESSMENTS-OFF-ROLL (NET)	28,808	225,836	(197,028)
MISCELLANEOUS REVENUE	481	-	481
<b>TOTAL REVENUES:</b>	<b>435,417</b>	<b>572,703</b>	<b>(137,286)</b>
<b>EXPENDITURES:</b>			
ADMINISTRATIVE EXPENDITURES	54,967	52,965	(2,002)
DEBT SERVICE ADMINISTRATION	11,439	12,652	1,213
FIELD SERVICE EXPENDITURES	9,335	7,500	(1,835)
FIELD SERVICE EXPENDITURES - LANDSCAPE	154,779	147,420	(7,359)
FIELD SERVICE EXPENDITURES - STREETLIGHTS	34,525	57,050	22,526
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	4,293	15,151	10,859
FIELD SERVICE EXPENDITURES - SECURITY	-	-	-
FIELD SERVICE EXPENDITURES - OTHER	11,697	27,350	15,653
AMENITY CENTER EXPENDITURES	-	2,500	2,500
RESERVE	-	-	-
UNBUDGETED EXPENDITURES	1,135	-	(1,135)
<b>TOTAL EXPENDITURES</b>	<b>\$ 282,170</b>	<b>\$ 322,588</b>	<b>\$ 40,419</b>



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

**Epperson Ranch II CDD**  
**Balance Sheet**  
**3/31/2022**

	GENERAL FUND	CONSTRUCTION 2018 A-1	CONSTRUCTION 2020 Ph7	CONSTRUCTION 2020 B	CONSTRUCTION 2020 AC	TOTAL
1 ASSETS:						
2 CASH	80,320	12,193	29,840	517	18,219	141,089
3 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
4 RECEIVABLE ASSESSMENT ON-ROLL	93,145	-	-	-	-	93,145
5 RECEIVABLE ASSESSMENT OFF-ROLL	-	-	-	-	-	-
6 PREPAID	8,217	-	-	-	-	8,217
7 DEPOSITS	6,600	-	-	-	-	6,600
8 TOTAL ASSETS	188,283	12,193	29,840	517	18,219	249,052
9 LIABILITIES						
10 ACCOUNTS PAYABLE	34,255	221,987	507	-	1,518	258,267
11 DUE TO OTHER FUNDS	-	-	-	-	-	-
12 DEFERRED REVENUE ON-ROLL O&M	93,145	-	-	-	-	93,145
13 DEFERRED REVENUE OFF-ROLL O&M	-	-	-	-	-	-
14 RETAINAGE PAYABLE	-	-	33,526	-	-	33,526
15 TOTAL LIABILITIES	127,400	221,987	34,033	-	1,518	384,938
16 FUND BALANCE						
17 NONSPENDABLE	14,817	-	-	-	-	14,817
18 UNRESTRICTED NET ASSETS	(107,182)	(179,376)	339,717	28,525	40,409	122,094
19 NET CHANGE IN FUND BALANCE	153,247	(30,418)	(343,911)	(28,008)	(23,709)	(272,798)
20 TOTAL LIABILITIES & EQUITY	188,283	12,193	29,840	517	18,219	249,052

**Epperson Ranch II CDD**  
**General Fund**  
**Statement of Revenues, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through March 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Budget Year-to-Date</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE:</b>				
2 GENERAL FUND REVENUES	\$ 385,407	\$ 346,867	\$ 406,128	\$ 59,262
3 DEVELOPER FUNDING	250,929	225,836	28,808	(197,028)
4 INTEREST	-	-	175	175
5 LOT CLOSINGS	-	-	-	-
6 MISCELLANEOUS	-	-	306	306
<b>7 TOTAL REVENUE</b>	<b>\$ 636,336</b>	<b>\$ 572,703</b>	<b>\$ 435,417</b>	<b>\$ (137,286)</b>
<b>8 EXPENDITURES:</b>				
<b>9 ADMINISTRATIVE</b>				
10 SUPERVISORS COMPENSATION	\$ 4,800	\$ 2,400	\$ 1,200	\$ 1,200
11 PAYROLL TAXES	367	184	-	184
12 PAYROLL SERVICE FEES	349	175	192	(17)
13 MANAGEMENT CONSULTING SERVICES	21,000	10,500	13,099	(2,599)
14 PLANNING, COORDINATING & CONTRACT SRVCS	36,000	18,000	16,071	1,929
15 TRAVEL PER DIEM	100	50	-	50
16 CONSTRUCTION ACCOUNTING SERVICES	6,000	3,000	2,679	322
17 ADMINISTRATIVE SERVICES	6,000	3,000	2,679	322
18 MEETING ROOM RENTAL	360	180	122	58
19 BANK FEES	200	100	-	100
20 AUDITING SERVICES	3,400	1,700	-	1,700
21 REGULATORY AND PERMIT FEES	175	175	200	(25)
22 LEGAL ADVERTISEMENTS	1,500	750	404	346
23 ENGINEERING SERVICES	7,000	3,500	5,171	(1,671)
24 LEGAL SERVICES	7,500	3,750	8,628	(4,878)
25 COUNTY ASSESSMENT COLLECTION FEE	1,500	750	-	750
26 WEBSITE DEVELOPMENT & HOSTING	2,015	1,765	1,738	27
27 MISCELLANEOUS	54	27	-	27
28 INSURANCE (Liability, Property, Casualty)	5,919	2,960	2,785	175
<b>29 TOTAL ADMINISTRATIVE</b>	<b>104,240</b>	<b>52,965</b>	<b>54,967</b>	<b>(2,002)</b>
<b>30 DEBT SERVICE ADMINISTRATION</b>				
31 DISSEMINATION AGENT	6,500	6,500	6,500	-
32 TRUSTEE FEES	11,004	5,502	4,939	563
33 ARBITRAGE	650	650	-	650
<b>34 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>18,154</b>	<b>12,652</b>	<b>11,439</b>	<b>1,213</b>
<b>35 FIELD OPERATIONS</b>				
36 COMPREHENSIVE FIELD TECH SERVICES	15,000	7,500	9,335	(1,835)
37 AMENITY MANAGEMENT	5,000	2,500	-	2,500
38 UTILITY ELECTRICITY	7,000	3,500	93	3,407
39 UTILITY STREETLIGHTS	114,100	57,050	34,525	22,526
40 UTILITY - WATER	-	-	1,566	(1,566)
41 PET WASTE REMOVAL	8,300	4,150	120	4,030
42 LAKE/POND MAINTENANCE	30,302	15,151	4,293	10,859
43 LANDSCAPE MAINTENANCE	249,840	124,920	150,804	(25,884)
44 LANDSCAPE REPLACEMENT	20,000	10,000	-	10,000
45 LANDSCAPE MISC	25,000	12,500	3,975	8,525
46 GATE MAINTENANCE & REPAIR	12,000	6,000	-	6,000
47 KEY FOBS/TRANSMITTERS	6,000	3,000	-	3,000
48 SECURITY CAMERAS	-	-	-	-
49 SECURITY MONITORING	-	-	-	-
50 CONTINGENCY	21,400	10,700	9,918	782
<b>51 TOTAL FIELD OPERATIONS</b>	<b>513,942</b>	<b>256,971</b>	<b>214,628</b>	<b>42,343</b>
52 UNBUDGETED EXPENDITURES	-	-	1,135	(1,135)
<b>53 TOTAL EXPENDITURES</b>	<b>\$ 636,336</b>	<b>\$ 322,588</b>	<b>\$ 282,170</b>	<b>\$ 40,419</b>
<b>54 EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>\$ -</b>	<b>\$ 250,115</b>	<b>\$ 153,247</b>	<b>\$ 96,867</b>
55 FUND BALANCE - BEGINNING	(92,364)	(92,364)	(92,364)	-
<b>56 FUND BALANCE - ENDING</b>	<b>\$ (92,364)</b>	<b>\$ 157,750</b>	<b>\$ 60,883</b>	<b>\$ 96,867</b>



**Epperson Ranch II CDD**  
**Debt Service Fund - Series 2018 A-1**  
**Statement of Revenues, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through March 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENT (NET)	\$ 436,953	\$ 331,328	\$ (105,625)
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	53,933	53,933
4 INTEREST	-	14	14
5 LOT CLOSINGS	-	341	341
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
<b>7 TOTAL REVENUE</b>	<b>436,953</b>	<b>385,617</b>	<b>(51,336)</b>
<b>8 DEBT SERVICE:</b>			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE	334,088	168,106	165,981
11 PREPAYMENT	-	-	-
12 PRINCIPAL RETIREMENT	100,000	-	100,000
<b>13 TOTAL EXPENDITURES</b>	<b>434,088</b>	<b>168,106</b>	<b>265,981</b>
<b>14 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 2,866</b>	<b>\$ 217,510</b>	<b>\$ 214,645</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN	-	-	-
18 TRANSFER OUT (USES)	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
20 FUND BALANCE - BEGINNING	552,128	552,128	-
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 554,994</b>	<b>\$ 769,638</b>	<b>\$ 214,645</b>

**Epperson Ranch II CDD**  
**Debt Service Fund - Series 2018 A-2**  
**Statement of Revenues, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through March 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENT (NET)	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	155,100	68,684	(86,416)
4 INTEREST	-	26	26
5 LOT CLOSINGS	-	821,048	821,048
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
<b>7 TOTAL REVENUE</b>	<b>155,100</b>	<b>889,758</b>	<b>734,658</b>
<b>8 DEBT SERVICE:</b>			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE	155,100	83,256	71,844
11 PREPAYMENT	-	-	-
12 PRINCIPAL RETIREMENT	-	1,060,000	(1,060,000)
<b>13 TOTAL EXPENDITURES</b>	<b>155,100</b>	<b>1,143,256</b>	<b>(988,156)</b>
<b>14 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (253,498)</b>	<b>\$ (253,498)</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN	-	-	-
18 TRANSFER OUT (USES)	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
20 FUND BALANCE - BEGINNING	<b>1,157,893</b>	<b>1,157,893</b>	-
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 1,157,893</b>	<b>\$ 904,395</b>	<b>\$ (253,498)</b>

**Epperson Ranch II CDD**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenses and Changes in Fund Balance**  
**For the Period From October 1, 2021 through March 31, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENT (NET)	\$ 611,225	\$ 13,702	\$ (597,523)
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	206,870	206,870
4 INTEREST	-	39	39
5 LOT CLOSINGS	-	2,396,584	2,396,584
6 LESS: EARLY PAYMENT DISCOUNT	-	-	-
<b>7 TOTAL REVENUE</b>	<b>611,225</b>	<b>2,617,194</b>	<b>2,005,969</b>
<b>8 DEBT SERVICE:</b>			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE	425,006	233,103	191,903
11 PREPAYMENT	-	-	-
12 PRINCIPAL RETIREMENT	185,000	2,100,000	(1,915,000)
<b>13 TOTAL EXPENDITURES</b>	<b>610,006</b>	<b>2,333,103</b>	<b>(1,723,097)</b>
<b>14 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,219</b>	<b>\$ 284,091</b>	<b>\$ 282,873</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>			
16 BOND PROCEEDS	-	-	-
17 TRANSFER IN	-	-	-
18 TRANSFER OUT (USES)	-	(38)	(38)
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(38)</b>	<b>(38)</b>
20 FUND BALANCE - BEGINNING	880,218	880,218	-
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 881,437</b>	<b>\$ 1,164,271</b>	<b>\$ 282,834</b>

**Epperson Ranch II CDD**  
**Cash Reconciliation - General Fund**  
**March 31, 2022**

	<b>Bank United</b>
	<b>(Operating Acct)</b>
Balance Per Bank Statement	\$ 167,423.07
Plus: Deposits	-
Less: Outstanding Checks	(87,070.67)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 80,352.40</u></b>

Beginning Cash Balance Per Books	\$ 584,222.54
Cash Receipts	353,749.62
Cash Disbursements	(857,619.76)
<b><i>Balance Per Books</i></b>	<b><u>\$ 80,352.40</u></b>

## Epperson Ranch II CDD Check Register - FY2022

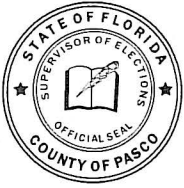
Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>9/30/2021</b>		<b>EOY Balance</b>				<b>1,041.17</b>
10/07/2021	ACH111021	Pasco County Utilities Services Branch	Paymentus Service Fees		5.50	1,035.67
10/08/2021			Deposit	30,835.98		31,871.65
10/08/2021	ACH100721	Pasco County Utilities Services Branch			240.29	31,631.36
10/08/2021	1381	Tampa Bay Times	Legal Advertisement 9/15/21		136.40	31,494.96
10/11/2021	Wire101121	Clearview Land Design	11EPII01-063		4,500.00	26,994.96
10/11/2021	Wire101121	Brightview Landscape Development	11EPII01-034		26,335.98	658.98
10/15/2021	1383	Artemis Connected, LLC	Field Services - October		579.00	79.98
10/15/2021	1384	Innersync	ADA Compliance and website hosting		1,515.00	-1,435.02
10/15/2021	1385	Poop 911	Pet Waste Removal Sept - Monthly Svc 2 PW Stations		60.23	-1,495.25
10/18/2021	1382	Lincks & Associates, Inc.	11EPC001-095		359.49	-1,854.74
10/22/2021	1387	Sign Solutions	Re-installment of fallen street signs-8782 Bower Bass Circle		237.50	-2,092.24
10/29/2021			Deposit	26,210.78		24,118.54
10/29/2021			Interest	1.09		24,119.63
<b>10/31/2021</b>		<b>EOM Balance</b>		<b>57,047.85</b>	<b>33,969.39</b>	<b>24,119.63</b>
11/01/2021	Wire110121	Brightview Landscape Development	7578314		26,210.78	-2,091.15
11/01/2021	GF 2021-13 ( Wire)	Epperson Ranch LLC		8,500.00		6,408.85
11/01/2021	GF 2021-12 (wire)	Epperson Ranch LLC		5,791.67		12,200.52
11/02/2021	1386	DPFG Management & Consulting, LLC			11,583.34	617.18
11/10/2021	1388	JML Services LLC	Demo Remove items		475.00	142.18
11/12/2021			Deposit	1,855.00		1,997.18
11/12/2021			Deposit	0.00		1,997.18
11/23/2021	1389	Ricky Richards Trapping Services	VOID: Hog Removal	0.00		1,997.18
11/24/2021	1390	Artemis Connected, LLC	Install glass at overlook rail above tunnel to Lagoon		422.34	1,574.84
11/24/2021	1391	Poop 911	Pet Waste Removal October - Monthly Svc 2 PW Stations		60.23	1,514.61
11/24/2021	1392	Steadfast Environmental, LLC			1,717.06	-202.45
11/24/2021	1393	Straley Robin Vericker	Legal Services Thru 10/15/21		65.00	-267.45
11/24/2021	1394	Tampa Bay Times	Legal Advertisement 10/27/21		117.20	-384.65
11/24/2021	1395	Steadfast Environmental, LLC	VOID: Routine Aquatic Maintenance (Pond Spraying) October 2021	0.00		-384.65
11/24/2021	1396	Straley Robin Vericker	Legal Services Thru 10/15/21		2,052.00	-2,436.65
11/24/2021	ACH112421	W.R.E.C.	8372 Curley Rd		92.99	-2,529.64
11/30/2021	1400	Gig Fiber, LLC	VOID: Solar Lighting Agreement - Dec	0.00		-2,529.64
11/30/2021			Interest	0.53		-2,529.11
<b>11/30/2021</b>		<b>EOM Balance</b>		<b>16,147.20</b>	<b>42,795.94</b>	<b>(2,529.11)</b>
12/08/2021			Deposit	444,893.01		442,363.90
12/09/2021	GF 2021-18 (wire)	Epperson Ranch LLC		5,570.00		447,933.90
12/15/2021	1398	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 21/22		200.00	447,733.90
12/17/2021	1399	Ricky Richards Trapping Services	VOID: Hog Removal	0.00		447,733.90
12/20/2021	1401	Artemis Connected, LLC	VOID: Service Area CDD meeting	0.00		447,733.90
12/20/2021	1402	DPFG Management & Consulting, LLC	Management Services Dec		5,791.67	441,942.23
12/20/2021	1403	Grandview Botanicals Landscape Co			40,268.00	401,674.23
12/20/2021	1404	Steadfast Environmental, LLC	Routine Aquatic Maintenance (Pond Spraying) October 2021		858.53	400,815.70
12/20/2021	1405	Tampa Bay Times			287.20	400,528.50
12/20/2021	1406	Artemis Connected, LLC	VOID: Service Area CDD meeting	0.00		400,528.50
12/20/2021	1407	Lerner Reporting Services, Inc.	FY 20/21 Annual Disclosure Fee		6,500.00	394,028.50
12/20/2021	1408	Poop 911	Pet Waste Removal Nov - Monthly Svc 2 PW Stations		60.23	393,968.27
12/20/2021	1409	Straley Robin Vericker	Legal Services Thru 11/15/21		1,179.00	392,789.27
12/23/2021			Deposit	370,432.68		763,221.95
12/28/2021	1410	Artemis Connected, LLC			3,333.34	759,888.61
12/28/2021	1411	Ricky Richards Trapping Services			2,000.00	757,888.61
12/29/2021	1412	Ricky Richards Trapping Services	Hog Removal		1,000.00	756,888.61
12/30/2021	1413	Straley Robin Vericker	Legal Services Thru 11/15/21		1,416.50	755,472.11
12/31/2021			Interest	37.37		755,509.48
<b>12/31/2021</b>		<b>EOM Balance</b>		<b>820,933.06</b>	<b>62,894.47</b>	<b>755,509.48</b>
01/03/2022	1414	Steadfast Environmental, LLC	Routine Aquatic Maintenance (Pond Spraying) January 2022		858.53	754,650.95
01/04/2022	1415	DPFG Management & Consulting, LLC	Management Services Jan 2022		5,791.67	748,859.28
01/05/2022	Wire010522	Heidt Design			744.17	748,115.11
01/05/2022	Wire 010522	RIPA & Associates, LLC	11EPII01-059		369,688.51	378,426.60
01/05/2022			Deposit	359.49		378,786.09
01/05/2022			Deposit	155,552.04		534,338.13
01/07/2022			Deposit	20,532.02		554,870.15
01/10/2022	66		Dev Funding for Clearview invoice 21-02810		5,750.00	560,620.15
01/10/2022	GF 2021-14 (WIRE)	Epperson Ranch LLC		7,340.00		567,960.15
01/10/2022	GF 2021-15 (WIRE)	Epperson Ranch LLC		2,052.00		570,012.15
01/10/2022	GF 2021-16 (WIRE)	Epperson Ranch LLC		1,666.67		571,678.82
01/10/2022	GF 2021-17 (WIRE)	Epperson Ranch LLC		117.20		571,796.02
01/10/2022	GF 2021-19 (WIRE)	Epperson Ranch LLC		5,791.67		577,587.69
01/10/2022	GF 2021-21 (WIRE)	Epperson Ranch LLC		478.68		578,066.37
01/11/2022			Deposit	14,186.65		592,253.02
01/11/2022	1416	Artemis Connected, LLC	VOID:wrong CDD	0.00		592,253.02
01/11/2022	1417	Grandview Botanicals Landscape Co			20,118.00	572,135.02
01/14/2022	011422ACH1	Christie Ray	BOS MTG 1/14/22		184.70	571,950.32
01/14/2022	011422ACH2	Innovative	BOS MTG 1/14/22		141.80	571,808.52
01/14/2022	011422ACH3	Lori Price	BOS MTG 1/14/22		184.70	571,623.82
01/14/2022	11	Doug Draper	BOS MTG 1/14/22		184.70	571,439.12
01/19/2022	1418	Stantec Consulting Services Inc.	Engineers Fees for Period Ending 12/24/21		871.25	570,567.87
01/26/2022	1420	Gig Fiber, LLC	Solar Lighting Agreement - Nov 21		5,250.00	565,317.87
01/26/2022	1419	Pasco County Utilities Services Branch			909.76	564,408.11
01/28/2022			Deposit	2,997.13		567,405.24
01/31/2022	Wire 013122	Heidt Design			2,997.13	564,408.11
01/31/2022	1421	Artemis Connected, LLC			1,666.67	562,741.44
01/31/2022	1422	Epperson Ranch II % US Bank	Trustee Fees (FY 11/1/21-10/1/22)		7,003.75	555,737.69
01/31/2022	1423	Gig Fiber, LLC			10,500.00	545,237.69
01/31/2022	1424	Hog Nuisance & Trapping	hog trapping/removal		1,000.00	544,237.69
01/31/2022	1425	Steadfast Environmental, LLC			858.53	543,379.16
01/31/2022	1426	Straley Robin Vericker			734.01	542,645.15
01/31/2022	65			115,223.59		657,868.74
01/31/2022			Interest	57.97		657,926.71

# Epperson Ranch II CDD

## Check Register - FY2022

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>1/31/2022</b>		<b>EOM Balance</b>		<b>332,105.11</b>	<b>429,687.88</b>	<b>657,926.71</b>
02/01/2022	69		to record deposit from tax collector and allocation to DS from excel chart	6,440.76		664,367.47
02/02/2022	1427	Artemis Connected, LLC	Amenity Mgmt		1,666.67	662,700.80
02/07/2022	1428	Grandview Botanicals Landscape Co			96,228.00	566,472.80
02/08/2022	Wire020822	Brightview Landscape Development	PA#6-041		14,186.65	552,286.15
02/08/2022	Wire020822	Clearview Land Design	11EPII01-063		5,750.00	546,536.15
02/08/2022			Deposit	17,018.93		563,555.08
02/09/2022			Deposit	7,825.43		571,380.51
02/09/2022			Deposit	282,443.32		853,823.83
02/10/2022	1429	DPFG Management & Consulting, LLC	Management Services Feb 2022		3,724.04	850,099.79
02/10/2022	1430	Gig Fiber, LLC	Solar Lighting Agreement - Jan 22		5,674.50	844,425.29
02/11/2022	021122ACH1	Christie Ray	BOS MTG 2/11/22		184.70	844,240.59
02/11/2022	021122ACH2	Innovative	BOS MTG 2/11/22		141.80	844,098.79
02/11/2022	021122ACH3	Lori Price	BOS MTG 2/11/22		184.70	843,914.09
02/11/2022	12	Doug Draper	BOS MTG 2/11/22		184.70	843,729.39
02/16/2022	Wire 021622	Clearview Land Design	11EPII01-063		7,250.00	836,479.39
02/16/2022	Wire 021622	Heidt Design	11EPII01-010		575.43	835,903.96
02/16/2022	Wire 021622	RIPA & Associates, LLC	11EPII01-059		236,221.12	599,682.84
02/16/2022	Wire021622a	The Rogers Group	11EP1101-054		46,222.20	553,460.64
02/16/2022	67		to record deposit from DPFG that had no backup	30,712.01		584,172.65
02/28/2022			Interest	49.89		584,222.54
<b>2/28/2022</b>		<b>EOM Balance</b>		<b>344,490.34</b>	<b>418,194.51</b>	<b>584,222.54</b>
03/01/2022	76		clear out old OS items from bank recon to get to accurate cash bal	92.42		584,314.96
03/01/2022	76		clear out old OS items from bank recon to get to accurate cash bal		523.32	583,791.64
03/04/2022			Deposit	209,246.23		793,037.87
03/08/2022			Deposit	2,250.00		795,287.87
03/08/2022	68		to record transfer to Epperson North for deposit that was made in error to EP2		115,223.59	680,064.28
03/09/2022	ACH030822	RIPA & Associates, LLC	11EPII01-059		209,246.23	470,818.05
03/10/2022	1431	Epperson Ranch II c/o US Bank	to allocate collected assessments to Series 2018-1		332,330.04	138,488.01
03/10/2022	1432	Epperson Ranch II c/o US Bank	to allocate collected assessment to Series 2020		13,701.65	124,786.36
03/11/2022	1433	Epperson Ranch II c/o US Bank	to allocate assessments to 2018 A-2		75,280.08	49,506.28
03/11/2022	1434	Epperson Ranch II c/o US Bank	to pay assessments for Series 2018 A-2		1,035.12	48,471.16
03/15/2022	1435	Gig Fiber, LLC	Streetlight Lease Deposit - 26 streetlights		2,600.00	45,871.16
03/15/2022	1436	Gig Fiber, LLC	Streetlight - February		6,550.00	39,321.16
03/18/2022	1444	Clearview Land Design	11EPII01-063		2,250.00	37,071.16
03/18/2022	1437	Grandview Botanicals Landscape Co			13,762.00	23,309.16
03/18/2022	1438	Pasco County Utilities Services Branch			650.59	22,658.57
03/18/2022	1439	Stantec Consulting Services Inc.			505.00	22,153.57
03/29/2022			Deposit	65,817.62		87,971.19
03/30/2022	1440	Artemis Connected, LLC			9,525.97	78,445.22
03/30/2022	1441	Grandview Botanicals Landscape Co	Mar Landscape Maintenance		6,356.00	72,089.22
03/30/2022	1442	Hog Nuisance & Trapping			2,000.00	70,089.22
03/30/2022	1443	Stantec Consulting Services Inc.	Engineers Fees for Period Ending 10/22/2021		294.75	69,794.47
03/30/2022	1437	Steadfast Environmental, LLC	VOID: Routine Aquatic Maintenance - April	0.00		69,794.47
03/31/2022	1445	Brightview Landscape Development	11EP1101-030		63,885.67	5,908.80
03/31/2022	1446	Heidt Design			1,899.75	4,009.05
03/31/2022	77		record unposted interest/deposits for March 2022	28.15		4,037.20
03/31/2022	77	Shutts & Bowen LLP	record unposted interest/deposits for March 2022	76,315.20		80,352.40
<b>3/31/2022</b>		<b>EOM Balance</b>		<b>353,749.62</b>	<b>857,619.76</b>	<b>80,352.40</b>

# **EXHIBIT 5**



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

1-800-851-8754  
[www.pascovotes.com](http://www.pascovotes.com)

April 19, 2022

Patricia Thibault, District Manager  
Breeze  
1540 International Pkwy Suite 2000  
Lake Mary FL 32746

Dear Patricia Thibault:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

• Ballantrae Community Development District	1,777
• Epperson North Community Development District	440
• Epperson Ranch II Community Development District	382
• Highland Trails Community Development District	0
• LakeShore Ranch Community Development District	1,386
• Mirada Community Development District	849
• Mirada II Community Development District	0
• North AR-1 Community Development District	0
• Union Park East Community Development District	1,077
• Zephyr Lakes Community Development District	243

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162



# **EXHIBIT 6**

## **RATIFICATION OF CONTRACTS**

<b>SC-000442</b>	BRW Contracting, Inc. – Equipment & Trucking Load	<b>\$39,720.00</b>
<b>SC-000444</b>	Onsight Industries LLC – Mailboxes	<b>\$16,482.00</b>
<b>SC-000471</b>	Clearview Land Design, P.L. – Epperson Town Center West - Sandhill Crane Assessments, Agency Coordination and Follow-Up	<b>\$3,500.00</b>
<b>SC-00498</b>	Florida State Fence – Epperson Phase 7 Lagoon and Perimeter Fence	<b>\$113,520.00</b>
<b>SC-00515</b>	Grandview Botanicals - Biscayne TownHomes Epperson Lagoon	<b>\$165,582.00</b>