

**EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT
REVISED FINAL AGENDA PACKAGE**

**Thursday, September 4, 2025, at 6:00 p.m.
Meeting to be held at:**

**Watergrass 2 Club
32711 Windelstraw Dr.,
Wesley Chapel, Florida 33545**



313 Campus Street
Celebration, FL 34747
(813) 652-2454

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
Doug Draper, Assistant Secretary

Staff:

Kristee Cole, District Manager
Vasili Kostakis, District Engineer
Jere Earlywine, District Counsel
Shane Wumkes, Fieldstone
Kevin Riemensperger, Steadfast Alliance
Paul Young, Inframark

Revised Meeting Agenda Thursday, September 4, 2025 – 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Adoption of the Agenda**
3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
4. **Business Administration**
 - A. Consideration of the Regular Meeting Minutes of August 7, 2025..... Page 3
 - B. Review of the July 2025 Check Register Page 8
5. **Staff Reports**
 - A. Field Inspection Report Page 48
 - B. Aquatic Maintenance Report Page 60
 1. Ratification of Pond 8 Fountain Relocation..... Page 68
 2. Consideration of Ditch Clearing Proposal Page 69
 - C. Landscape Update
 1. Ratification of Sod Replacement Proposal Page 71
 2. Consideration of Tree Removal Proposal Page 75
 3. Consideration of Magnolia Tree Installment Proposal Page 79
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
6. **Business Items**
 - A. Consideration of Proposal for Little Library.....Page 83
 - B. Consideration of Dog Waste Station Proposals.....Page 87
 - C. Consideration of EGIS Insurance Renewal Proposal.....Page 89
7. **Audience Comments**
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Thursday, October 9, 2025.

[Join the meeting now](#)

Meeting ID: 271 348 956 348 7

Passcode: Ae94Hw6G

Dial in by phone

[+1 646-838-1601](tel:+16468381601),942797931# United States, New York City

Phone conference ID: 942 797 931#

District Office:

313 Campus Street
Celebration FL 34747
<https://www.eppersonranch2cdd.org/>

Meeting Location:

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

**MINUTES OF MEETING
EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District was held on Thursday, August 7, 2025 at 6:00 p.m. at Watergrass 2 Club., 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Cole called the meeting to order at 6:00 p.m. and conducted roll call.

Present and constituting a quorum were:

Joseph Murphy	Board Supervisor, Chairman
Michele Frank	Board Supervisor, Vice Chairman
Doug Draper	Board Supervisor, Assistant Secretary
Michael Lawson	Board Supervisor, Assistant Secretary
Miguel Casellas-Gil	Board Supervisor, Assistant Secretary (via Teleconference)

Also present were:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Nate Montagna	Field Services, Inframark
Leah Popelka	VP of Accounting, Inframark (via Teleconference)
Kyle Magee	District Counsel, KutakRock
Vasili Kostakis	District Engineer, Stantec (via Teleconference)
Shane Wumkes	Representative, Fieldstone (via Teleconference)
Kevin Riemensperger	Representative, Steadfast Alliance

SECOND ORDER OF BUSINESS

Adoption of the Agenda

On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board **Approved the August 7, 2025, Final Agenda** for the Epperson Ranch II Community Development District.

THIRD ORDER OF BUSINESS

Audience Comments

The resident provided comments regarding the summary minutes as presented in the agenda, as well as the goals and objectives document. Mr. McGee clarified that the goals and objectives outlined by the State are statutory requirements designed to ensure compliance with state regulations. He further noted that these requirements are not intended to serve as operational directives for District management.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes of July 3, 2025

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved Regular Meeting Minutes of July 3, 2025, for the Epperson Ranch II Community Development District.

B. Consideration of June 2025 Financials and Check Register

On a MOTION by Ms. Frank, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved the June 2025 Check Register for the Epperson Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Mr. Riemensperger presented his report to the Board and noted the presence of significant algae blooms.

1. Consideration of Pond 7 Fountain 1 Motor Replacement Proposal

The Board tabled this proposal until after the reserve study and hurricane season.

B. Field Inspection Report

Mr. Montagna presented his report to the Board. He recommended that the palms along Anchor Point Drive, adjacent to the median, be trimmed. The Board requested that Mr. Montagna inspect the area on Thursday, following Fieldstone's scheduled maintenance on Tuesday and Wednesday. Additionally, the Board requested a proposal for porter services from Inframark.

C. Landscape Update

Mr. Wumkes reported on the following items:

- Palm pruning has been completed.
- Three to four Chinese fan palms along Abby Brooke Circle were missed; the contractor will return to complete the work.
- The Board requested that signs be placed throughout the District, with particular attention to ensuring proper installation along Abby Brooke Circle.

D. District Counsel

Mr. Magee reported that the Beacon HOA is constructing a pool on its property; however, a utility tie-in is required due to CDD ownership of the surrounding roads. The HOA has requested a Temporary Access Agreement to complete the tie-in. Counsel reviewed the agreement and reported no concerns with the terms.

1. Consideration of Beacon Epperson Pool Temporary Access Agreement

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board Approved the Beacon Pool Temporary Access Agreement for the Epperson Ranch II Community Development District.

E. District Engineer

Mr. Kostakis presented the ownership map and maintenance map to the Board.

1. Presentation of Ownership and Maintenance Map

Mr. Kostakis reviewed the maps with the Board.

The Board noted that Pond 17 is currently maintained by the Epperson Town Center Master Association; however, the surrounding land is privately owned and should be the responsibility of the CDD.

The Board requested that the map be posted on the District's website.

The Board further requested the preparation of a master map sheet identifying all pipelines, irrigation lines, and related infrastructure to assist in future landscape planning decisions.

F. District Manager

Ms. Cole informed the Board that the next CDD meeting is scheduled for September 4, 2025, at 6:00 p.m. at the same location.

Ms. Cole also reported that a resident installed a pool utilizing the CDD easement without obtaining prior approval. While the Master HOA approved the project, CDD approval was not sought. The Master HOA was advised that the use of CDD easements for such purposes is not permitted without Board approval.

SIXTH ORDER OF BUSINESS

Business Items

A. Public Hearing on the Fiscal Year 2025-2026 Final Budget and Levying the O&M Assessment

On a MOTION by Ms. Frank, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Opened the Public Hearing on the Fiscal Year 2025-2026 Final Budget and the Public Hearing on Levying the O&M Assessment.

Ms. Cole presented the budget to the Board. She explained that the intent is to assess the 22' townhomes equally going forward, as they receive the same benefit from the District. The owner of the townhomes was provided with the proposed assessment increase.

On a MOTION by Ms. Frank, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Closed the Public Hearing on the Fiscal Year 2025-2026 Final Budget and the Public Hearing on Levying the O&M Assessment.

1. Consideration of Resolution 2025-08, Adopting the Fiscal Year 2025-2026 Final Budget

Ms. Popelka gave a quick insight into the final budget.

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board Adopted Resolution 2025-08, Adopting the Fiscal Year 2025-2026 Final Budget, for the Epperson Ranch II Community Development District.

B. Public Hearing on Levying the O&M Assessment

1. Consideration of Resolution 2025-09, Levying the O&M Assessment

On a MOTION by Mr. Murphy, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Adopted Resolution 2025-09, Levying the O&M Assessment, for the Epperson Ranch II Community Development District.

C. Consideration of Resolution 2025-10, Adopting the Fiscal Year 2025-2026 Meeting Schedule

The Board agreed to hold CDD meetings on the first Thursday of every month except October. The Board decided to move it back one week.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Adopted Resolution 2025-10, Adopting the Fiscal Year 2025-2026 Meeting Schedule, for the Epperson Ranch II Community Development District.

D. Consideration of Resolution 2025-11, Adopting the Goals and Objectives

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Adopted Resolution 2025-10, Adopting the Fiscal Year 2025-2026 Meeting Schedule, for the Epperson Ranch II Community Development District.

E. Consideration of Reserve Study Proposals

Table until the Chairman meets with each vendor.

F. Discussion Regarding Street Parking

The Board requested that the information be posted on the District's website with a link to Pasco County. Mr. Casellas-Gil further noted that, when posting regarding parking, it should be clarified that parking is not enforced by the CDD, and residents should contact the HOA or Pasco County for the applicable policy.

G. Consideration of Meadow Ridge- Phase C Bill of Sale

On a MOTION by Ms. Frank, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved the Meadow Ridge- Phase C Bill of Sale, for the Epperson Ranch II Community Development District.

Audience members provided comments regarding the access point to Epperson Ranch North Townhomes and the height of the grass along the medians.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

The Board requested that the Ownership Map be posted on the District's website. Additionally, the Board requested that street parking forms be posted, including a note clarifying that the CDD does not enforce the parking policy and that residents should contact the HOA or Pasco County for assistance.

NINTH ORDER OF BUSINESS

Adjournment

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:52 p.m. for the Epperson Ranch II Community Development District.

Signature

Signature

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1029	07/02/25	FIELDSTONE LANDSCAPE SERVICES, LLC	25837	June 2025 Irrigation Repairs	Irrigation	546179-53908	\$500.00
001	1030	07/09/25	WATERGRASS CDD II	02569	July 2025 Meeting Room	meeting room	544004-53908	\$125.00
001	1031	07/09/25	FIELDSTONE LANDSCAPE SERVICES, LLC	25905	July 2025 Landscape Maintenance	landscape maintenance	546300-53908	\$20,430.00
001	1031	07/09/25	FIELDSTONE LANDSCAPE SERVICES, LLC	25939	July 2025 Top Choice	top choice application	549999-53908	\$1,844.00
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	050825 6169	ELECTRIC 04/03/25-05/05/25	ELECTRIC	543041-53908	\$60.67
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	060925 4992	PUBLIC LIGHTING	Utility - StreetLights	543062-53908	\$3,115.33
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	050825 9125	ELECTRIC 04/03/25-05/05/25	ELECTRIC	543041-53908	\$176.46
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	050825 0006	ELECTRIC 04/03/25-05/05/25	Utility - Electric	543041-53908	\$49.90
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	050825 0078	ELECTRIC 04/03/25-05/05/25	ELECTRIC	543041-53908	\$796.27
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	060925 6169	ELECTRIC 05/05/25-06/04/25	ELECTRIC	543041-53908	\$56.72
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	050825 0080	WATER 04/03/25-05/05/25	ELECTRIC 04/03/25-05/05/25	543041-53908	\$46.61
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	060925 0009	ELECTRIC 05/05/25-06/04/25	ELECTRIC	543041-53908	\$187.18
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	060925 9125	ELECTRIC 05/05/25-06/04/25	Utility - Electric	543041-53908	\$436.28
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	050825 0009	ELECTRIC 04/03/25-05/05/25	ELECTRIC	543041-53908	\$200.50
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	060925 0080	ELECTRIC 05/05/25-06/04/25	ELECTRIC	543041-53908	\$45.16
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	050825 4992	PUBLIC LIGHTING	Utility - Electric	543041-53908	\$3,069.29
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	043025 0006	ELECTRIC 03/05/25-04/03/25	Utility - Electric	543041-53908	\$389.81
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	060925 0006	ELECTRIC 05/05/25-06/04/25	ELECTRIC	543041-53908	\$49.90
001	1033	07/11/25	WITHLACOOCHEE RIVER ELECTRIC	060925 0078	ELECTRIC 05/05/25-06/04/25	ELECTRIC	543041-53908	\$802.37
001	1034	07/17/25	EPPERSON RANCH II CDD	07032025 03	SERIES 2018-A1 TAX ROLL	Tax Roll Assessments	103200-51301	\$17,977.75
001	1034	07/17/25	EPPERSON RANCH II CDD	07032025 02	SERIES 2020 TAX ROLL	Tax Roll Assessments	103200-51301	\$4,480.50
001	1034	07/17/25	EPPERSON RANCH II CDD	07032025 01	PREPAYMENT LOT CLOSING	trustee	103200-51301	\$29,198.54
001	1035	07/17/25	KUTAK ROCK, LLP	3582988	DISTRICT COUNSEL MAY 2025	DISTRICT COUNSEL	531023-51301	\$6,691.01
001	1036	07/17/25	DIBARTOLOME0, MCBEE, HARTLEY & BARNES , PA	90111370	AUDIT FYE 09/30/24	AUDIT	532002-51301	\$3,950.00
001	1037	07/17/25	FIELDSTONE LANDSCAPE SERVICES, LLC	1651	TREE REMOVAL	Miscellaneous Expenses	549999-53908	\$1,400.00
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 0080	ELECTRIC 06/04/25-07/03/25	ELECTRIC	543041-53908	\$45.16
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 0078	ELECTRIC 06/04/25-07/03/25	Electric	543041-53908	\$683.24
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 4992	PUBLIC LIGHTING	Utility - Electric	543041-53908	\$3,120.15
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 9207	ELECTRIC 06/04/25-07/03/25	ELECTRIC	543041-53908	\$49.52
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 0006	ELECTRIC 06/04/25-07/03/25	ELECTRIC	543041-53908	\$50.76
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 0009	ELECTRIC 06/04/25-07/03/25	ELECTRIC	543041-53908	\$182.49
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 6169	ELECTRIC 06/04/25-07/03/25	ELECTRIC	543041-53908	\$60.20
001	1038	07/17/25	WITHLACOOCHEE RIVER ELECTRIC	070925 9125	ELECTRIC 06/04/25-07/03/25	ELECTRIC	543041-53908	\$541.77
Fund Total								\$100,812.54

Total Checks Paid	\$100,812.54
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Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
FIELDSTONE LANDSCAPE SERVICES, LLC	7/1/2025	25905	\$20,430.00	\$20,430.00	landscape maintenance
Monthly Contract Subtotal			\$20,430.00	\$20,430.00	
Utilities					
WITHLACOOCHEE RIVER ELECTRIC	5/8/2025	050825 6169	\$60.67	\$60.67	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	6/9/2025	060925 4992	\$3,115.33	\$3,115.33	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	5/8/2025	050825 9125	\$176.46	\$176.46	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	5/8/2025	050825 0078	\$796.27	\$796.27	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	6/9/2025	060925 6169	\$56.72	\$56.72	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	5/8/2025	050825 0080	\$46.61	\$46.61	ELECTRIC 04/03/25-05/05/25
WITHLACOOCHEE RIVER ELECTRIC	6/9/2025	060925 0009	\$187.18	\$187.18	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	6/9/2025	060925 9125	\$436.28	\$436.28	ELECTRIC 05/05/25-06/04/25
WITHLACOOCHEE RIVER ELECTRIC	5/8/2025	050825 0009	\$200.50	\$200.50	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	6/9/2025	060925 0080	\$45.16	\$45.16	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	5/8/2025	050825 4992	\$3,069.29	\$3,069.29	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	4/8/2025	043025 0006	\$389.81	\$389.81	ELECTRIC 03/05/25-04/03/25
WITHLACOOCHEE RIVER ELECTRIC	6/9/2025	060925 0006	\$49.90	\$49.90	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	6/9/2025	060925 0078	\$802.37	\$802.37	ELECTRIC
Utilities Subtotal			\$9,432.55	\$9,432.55	
Regular Services					
DIBARTOLOMEO, MCBEE, HARTLEY & BARNES , PA	7/9/2025	90111370	\$3,950.00	\$3,950.00	AUDIT
EPPEPERSON RANCH II CDD	7/3/2025	07032025 03	\$17,977.75	\$17,977.75	Tax Roll Assessments
EPPEPERSON RANCH II CDD	7/3/2025	07032025 02	\$4,480.50	\$4,480.50	Tax Roll Assessments
EPPEPERSON RANCH II CDD	7/3/2025	07032025 01	\$29,198.54	\$29,198.54	trustee
FIELDSTONE LANDSCAPE SERVICES, LLC	6/30/2025	1651	\$1,400.00	\$1,400.00	TREE REMOVAL
KUTAK ROCK, LLP	6/23/2025	3582988	\$6,691.01	\$6,691.01	DISTRICT COUNSEL
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 0080	\$45.16	\$45.16	ELECTRIC

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 0078	\$683.24	\$683.24	Electric
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 4992	\$3,120.15	\$3,120.15	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 9207	\$49.52	\$49.52	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 0006	\$50.76	\$50.76	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 0009	\$182.49	\$182.49	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 6169	\$60.20	\$60.20	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	7/9/2025	070925 9125	\$541.77	\$541.77	ELECTRIC
Regular Services Subtotal			\$68,431.09	\$68,431.09	
Additional Services					
FIELDSTONE LANDSCAPE SERVICES, LLC	7/2/2025	25939	\$1,844.00	\$1,844.00	top choice application
WATERGRASS CDD II	7/3/2025	02569	\$125.00	\$125.00	meeting room
WITHLACOOCHEE RIVER ELECTRIC	5/8/2025	050825 0006	\$49.90	\$49.90	ELECTRIC 04/03/25-05/05/25
Additional Services Subtotal			\$2,018.90	\$2,018.90	
TOTAL			\$100,312.54	\$100,312.54	

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25905
Invoice Date 07/01/25
Payment Terms Net 30
PO Number
Sales Rep Shane Wumkes

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2025 July 2025				\$20,430.00

Subtotal: \$20,430.00
Sales Tax: \$0.00
Invoice Total: \$20,430.00
Credits/Payments:
Balance Due: \$20,430.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$21,448.81	\$0.00	\$0.00	\$0.00	\$0.00

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2206169** Cycle **05**
Meter Number **74995731**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **05/08/2025**
Amount Due **118.19**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

Service Address **32610 TURTLE GRACE LOOP**
Service Description **ENTRY GATE**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/03	142	05/05	248				106

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2025	32	3
Apr 2025	29	5
May 2024	30	3

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.



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 **57.52**
Payment **0.00**
Balance Forward **57.52**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **39.16**
Energy Charge 106 KWH @ 0.06090 **6.46**
Fuel Adjustment 106 KWH @ 0.04400 **4.66**
FL Gross Receipts Tax **1.29**
State Tax **3.58**
Pasco County Tax **0.52**

Total Current Charges **60.67**
Total Due **118.19** Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 05/19/2025.

**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: **05/08/2025**

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2206169 **OP05**
EPPERSON RANCH II CDD
C/O DPFG
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	05/30/2025
TOTAL CHARGES DUE	118.19
Total Charges Due After Due Date	123.19

000220616900001181900001231905

**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 **06/09/2025**
Amount Due **8,937.35**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

Period	Days	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 5,822.02
Payment 0.00
Balance Forward 5,822.02

*** See Notice Below ***

Late Charge 87.33
Poles (QTY 51) 2,805.00
State Tax 194.95
Pasco County Tax 28.05

Total Current Charges 3,115.33
Total Due 8,937.35

Please Pay

Lights/Poles Type/Qty
998 51

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$5909.35 must be paid by 06/10/2025 to avoid disconnection of your electric service.

**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: 06/09/2025

*** See Notice Above ***

District: OP05

2234992 OP05
EPPERSON RANCH II CDD
C/O DPGF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	06/30/2025
TOTAL CHARGES DUE	8,937.35
Total Charges Due After Due Date	9,071.41

000223499200089373500090714106

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/08/2025**
Amount Due **315.95**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2025	32	34
Apr 2025	29	33
May 2024	30	86

**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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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.

ELECTRIC SERVICE								
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used	
04/03	65975	05/05	67078		2.30	2	1103	

Previous Balance 139.49
Payment 0.00
Balance Forward 139.49

*** See Notice Below ***

Late Charge 5.00
Customer Charge 39.16
Energy Charge 1,103 KWH @ 0.06090 67.17
Fuel Adjustment 1,103 KWH @ 0.04400 48.53
FL Gross Receipts Tax 3.97
State Tax 11.04
Pasco County Tax 1.59

Total Current Charges 176.46
Total Due Please Pay 315.95

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted
above as "Balance Forward." To avoid the collection process, payment must be
received prior to 5:00 P.M. on 05/19/2025.

**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: 05/08/2025

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2219125 OP05
EPPEPERSON RANCH II CDD
C/O DPFG
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	05/30/2025
TOTAL CHARGES DUE	315.95
Total Charges Due After Due Date	320.95

000221912500003159500003209503

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/08/2025**
Amount Due **2,523.24**
Current Charges Due **05/30/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	212
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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/03	16635	05/05	23422				6787

Previous Balance **1,726.97**
Payment **0.00**
Balance Forward **1,726.97**

*** See Notice Below ***

Late Charge **25.90**
Customer Charge **39.16**
Energy Charge 6,787 KWH @ 0.06090 **413.33**
Fuel Adjustment 6,787 KWH @ 0.04400 **298.63**
FL Gross Receipts Tax **19.25**

Total Current Charges **796.27**
Total Due **2,523.24** Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 05/19/2025.

**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: 05/08/2025

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2350078 OP05
EPPERSON RANCH II CDD
C/O DPFG
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	05/30/2025
TOTAL CHARGES DUE	2,523.24
Total Charges Due After Due Date	2,561.09

000235007800025232400025610904

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2206169** Cycle **05**
Meter Number **74995731**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **06/09/2025**
Amount Due **112.39**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **32610 TURTLE GRACE LOOP**
Service Description **ENTRY GATE**
Service Classification **General Service Non-Demand**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	2
May 2025	32	3
Jun 2024	33	3

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.



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.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	06/04		248				72

Previous Balance **118.19**
Payment **62.52CR**
Balance Forward **55.67**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **39.16**
Energy Charge 72 KWH @ 0.06090 **4.38**
Fuel Adjustment 72 KWH @ 0.04400 **3.17**
FL Gross Receipts Tax **1.20**
State Tax **3.33**
Pasco County Tax **0.48**

Total Current Charges **56.72**
Total Due **112.39** Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the
collection process. A "Collection Notice" was previously mailed, indicating
\$60.67 must be paid by 06/18/2025 to avoid disconnection of your electric
service.

**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: **06/09/2025**

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2206169 **OP05**
EPPERSON RANCH II CDD
C/O DPF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	06/30/2025
TOTAL CHARGES DUE	112.39
Total Charges Due After Due Date	117.39

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/08/2025**
Amount Due **476.77**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/03	69850	05/05	69850				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	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.



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 430.16
Payment 0.00
Balance Forward 430.16

*** See Notice Below ***

Late Charge 6.45
Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 46.61
Total Due 476.77
Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted
above as "Balance Forward." To avoid the collection process, payment must be
received prior to 5:00 P.M. on 05/19/2025.

**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: 05/08/2025

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2350080 **OP05**
EPPERSON RANCH II CDD
C/O DPGF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	05/30/2025
TOTAL CHARGES DUE	476.77
Total Charges Due After Due Date	483.92

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/09/2025**
Amount Due **379.15**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	44
May 2025	32	44
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.



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.

ELECTRIC SERVICE							
From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading
05/05	06/04	05/05	71505	06/04	72825		

Previous Balance **769.23**
Payment **577.26CR**
Balance Forward **191.97**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **39.16**
Energy Charge 1,320 KWH @ 0.06090 **80.39**
Fuel Adjustment 1,320 KWH @ 0.04400 **58.08**
FL Gross Receipts Tax **4.55**

Total Current Charges **187.18**
Total Due **379.15** Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the
collection process. A "Collection Notice" was previously mailed, indicating
\$196.97 must be paid by 06/18/2025 to avoid disconnection of your electric
service.

**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: **06/09/2025**

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2350009 **OP05**
EPPERSON RANCH II CDD
C/O DPGF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	06/30/2025
TOTAL CHARGES DUE	379.15
Total Charges Due After Due Date	384.84

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/09/2025**
Amount Due **607.74**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/05	67078	06/04	70418		7.32	7	3340

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	111
May 2025	32	34
Jun 2024	33	130

**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.



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 315.95
Payment 144.49CR
Balance Forward 171.46

*** See Notice Below ***

Late Charge 5.00
Customer Charge 39.16
Energy Charge 3,340 KWH @ 0.06090 203.41
Fuel Adjustment 3,340 KWH @ 0.04400 146.96
FL Gross Receipts Tax 9.98
State Tax 27.77
Pasco County Tax 4.00

Total Current Charges 436.28
Total Due **Please Pay** 607.74

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the
collection process. A "Collection Notice" was previously mailed, indicating
\$176.46 must be paid by 06/18/2025 to avoid disconnection of your electric
service.

**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: 06/09/2025

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2219125 **OP05**
EPPERSON RANCH II CDD
C/O DPGF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	06/30/2025
TOTAL CHARGES DUE	607.74
Total Charges Due After Due Date	616.86

000221912500006077400006168607

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/08/2025**
Amount Due **769.23**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/03	70094	05/05	71505				1411

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	44
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.



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 568.73
Payment 0.00
Balance Forward 568.73

*** See Notice Below ***

Late Charge 8.53
Customer Charge 39.16
Energy Charge 1,411 KWH @ 0.06090 85.93
Fuel Adjustment 1,411 KWH @ 0.04400 62.08
FL Gross Receipts Tax 4.80

Total Current Charges 200.50
Total Due **Please Pay** 769.23

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted
above as "Balance Forward." To avoid the collection process, payment must be
received prior to 5:00 P.M. on 05/19/2025.

**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: 05/08/2025

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2350009 **OP05**
EPPERSON RANCH II CDD
C/O DPF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	05/30/2025
TOTAL CHARGES DUE	769.23
Total Charges Due After Due Date	780.77

000235000900007692300007807700

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

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

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

Bill Date **06/09/2025**
Amount Due **85.32**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	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.



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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	06/04		69850				0

Previous Balance **476.77**
Payment **436.61CR**
Balance Forward **40.16**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **39.16**
FL Gross Receipts Tax **1.00**

Total Current Charges **45.16**
Total Due **85.32** Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$45.16 must be paid by 06/18/2025 to avoid disconnection of your electric service.

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: **06/09/2025**

*** See Notice Above ***

District: OP05

2350080 OP05
EPPERSON RANCH II CDD
C/O DPFG
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	06/30/2025
TOTAL CHARGES DUE	85.32
Total Charges Due After Due Date	90.32

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**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 **05/08/2025**
Amount Due **5,822.02**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days 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.

Previous Balance **2,752.73**
Payment **0.00**
Balance Forward **2,752.73**

*** See Notice Below ***

Late Charge **41.29**
Poles (QTY 51) **2,805.00**
State Tax **194.95**
Pasco County Tax **28.05**

Total Current Charges **3,069.29**
Total Due **5,822.02** Please Pay



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.

Lights/Poles Type/Qty
998 51

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$2794.02 must be paid by 05/19/2025 to avoid disconnection of your electric service.

**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: 05/08/2025

*** See Notice Above ***

District: OP05

2234992 OP05
EPPERSON RANCH II CDD
C/O DPFG
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	05/30/2025
TOTAL CHARGES DUE	5,822.02
Total Charges Due After Due Date	5,909.35

000223499200058220200059093502

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2350006** Cycle **05**
Meter Number **84240154**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **04/08/2025**
Amount Due **384.05**
Current Charges Due **04/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **31753 OVERPASS RD**
Service Classification General Service Non-Demand

Comparative Usage Information

Period	Days	Per Day
Apr 2025	29	1

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.



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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	1592	04/03	1634				42

Previous Balance		0.00
Payment		
Balance Forward		0.00

Deposit Installment	300.00
Reconnect Fee	40.00
Customer Charge	39.16
Energy Charge 42 KWH @ 0.05017	2.11
Fuel Adjustment 42 KWH @ 0.04000	1.68
FL Gross Receipts Tax	1.10

Total Current Charges		384.05
Total Due	Please Pay	384.05

**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: 04/08/2025

District: OP05

2350006 OP05
EPPERSON RANCH II CDD
C/O DPGF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	04/30/2025
TOTAL CHARGES DUE	384.05
Total Charges Due After Due Date	389.81

000235000600003840500003898104

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2350006** Cycle **05**
Meter Number **84240154**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **06/09/2025**
Amount Due **483.85**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **31753 OVERPASS RD**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	1671	06/04	1701				30

Comparative Usage Information

Period	Days	Per Day
Jun 2025	30	1
May 2025	32	1
Apr 2025	29	1

**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 **433.95**
Payment **0.00**
Balance Forward **433.95**

***** See Notice Below *****

Late Charge **6.51**
Customer Charge **39.16**
Energy Charge 30 KWH @ 0.06090 **1.83**
Fuel Adjustment 30 KWH @ 0.04400 **1.32**
FL Gross Receipts Tax **1.08**

Total Current Charges **49.90**
Total Due **483.85**
Please Pay



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.

***** IMMEDIATE ATTENTION REQUIRED *****

URGENT MESSAGE: Contact the office immediately. Your account is in the
collection process. A "Collection Notice" was previously mailed, indicating
\$440.46 must be paid by 06/18/2025 to avoid disconnection of your electric
service.

**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: 06/09/2025

***** See Notice Above *****

Use above space for address change ONLY.

District: OP05

2350006 **OP05**
EPPERSON RANCH II CDD
C/O DPF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	06/30/2025
TOTAL CHARGES DUE	483.85
Total Charges Due After Due Date	491.11

000235000600004838500004911104

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/09/2025**
Amount Due **1,572.74**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	233
May 2025	32	212
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.



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.

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
05/05		23422	06/04		30399		

Previous Balance **2,523.24**
Payment **1,752.87CR**
Balance Forward **770.37**

*** See Notice Below ***

Late Charge **11.56**
Customer Charge **39.16**
Energy Charge 6,977 KWH @ 0.06090 **424.90**
Fuel Adjustment 6,977 KWH @ 0.04400 **306.99**
FL Gross Receipts Tax **19.76**

Total Current Charges **802.37**
Total Due **1,572.74** Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the
collection process. A "Collection Notice" was previously mailed, indicating
\$781.93 must be paid by 06/18/2025 to avoid disconnection of your electric
service.

**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: **06/09/2025**

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2350078 **OP05**
EPPERSON RANCH II CDD
C/O DPGF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	06/30/2025
TOTAL CHARGES DUE	1,572.74
Total Charges Due After Due Date	1,596.33

000235007800015727400015963307

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 200
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Epperson Ranch II Community Development District
Inframark Community Mgt
2005 Pan Am Circle Ste 300
Tampa, FL 33607

July 9, 2025
Invoice: 90111370

Services rendered regarding audited financial statements for the year ended September 30, 2024. \$3,950.00

Invoice Total \$3,950.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,950.00	0.00	0.00	0.00	3,950.00

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 7/3/2025

Payable To Epperson Ranch II CDD

Check Amount **\$17,977.75**

Check Description Series 2018-A1 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Natasha Sowani

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>103200</u>	
Object Code		
Chk	# <u> </u>	Date <u> </u>

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 7/3/2025

Payable To Epperson Ranch II CDD

Check Amount **\$4,480.50**

Check Description Series 2020 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Natasha Sowani

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>103200</u>	
Object Code		
Chk	#	Date

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 7/3/2025

Payable To Epperson Ranch II CDD

Check Amount **\$29,198.54**

Check Description Prepayment Lot Closing deposited into O&M Account

Special Instructions Please mail via Fedex with Trustee Letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Natasha Sowani

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>103200</u>	
Object Code		
Chk	#	Date

Fieldstone Tree Care, LLC
4801 122nd Ave N
Clearwater, FL 33762
7278227866
accounting@rdalliance.net
www.Fieldstonels.com



INVOICE

BILL TO
Epperson Ranch II CDD
31885 Overpass Rd.
Wesley Chapel, FL 33545

INVOICE # 1651
DATE 06/30/2025
DUE DATE 07/30/2025
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Tree Removal Tree Removal - canary island date palm	1	1,400.00	1,400.00

Proposal # 1068286

BALANCE DUE

\$1,400.00

Pay invoice

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 23, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3582988

Client Matter No. 60423-1

Notification Email: eftgroup@kutakrock.com

Epperson Ranch II CDD

c/o Inframark

313 Campus Street

Celebration, FL 64747

Invoice No. 3582988

60423-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/25	J. Earlywine	1.20	432.00	Attend CDD Board meeting; follow-up
05/01/25	K. Magee	2.40	708.00	Attend Epperson Ranch II board meeting via zoom
05/02/25	J. Earlywine	1.80	648.00	Prepare resolution regarding roadway configuration; revise same; email regarding same; email County Staff, and confer with County Staff regarding upcoming public meeting; prepare maintenance agreement; email regarding same
05/04/25	K. Ibarra	0.20	44.00	Review resolution objecting to roadway configuration; review district correspondence
05/06/25	J. Brown	1.10	440.00	Review regarding new development; conference with Earlywine and others regarding concerns about townhouse development and use of neighborhood roads
05/06/25	J. Earlywine	1.20	432.00	Conference calls with County Staff and Commissioner regarding access item; emails regarding same
05/06/25	K. Magee	0.60	177.00	Participate in call with Board Chair

KUTAK ROCK LLP

Epperson Ranch II CDD
 June 23, 2025
 Client Matter No. 60423-1
 Invoice No. 3582988
 Page 2

05/07/25	J. Earlywine	0.20	72.00	regarding potential litigation options over town home access issue
05/07/25	K. Ibarra	0.40	88.00	Email regarding meeting with County Commissioner
05/08/25	J. Brown	2.50	1,000.00	Review records received from district manager
				Correspondence, review, and work session regarding plat and community access issue; draft letter regarding access and platting issue; review establishment and boundary amendment documents and adjacent CDD
05/08/25	J. Earlywine	0.60	216.00	Email regarding insurance certificate; emails regarding meeting with County Staff; review draft letter to County; email regarding same
05/08/25	M. VanSickle	0.30	165.00	Conference regarding challenge to plat and review plat statute
05/09/25	J. Brown	0.70	280.00	Review, revise, and finalize letter regarding plat and neighboring community access
05/09/25	K. Ibarra	0.10	22.00	Review fully executed erosion repair services agreement
05/09/25	B. Ward	0.30	66.00	Finalize and send correspondence regarding Abby Brooks Circle; confer with Brown
05/12/25	J. Brown	0.30	120.00	Correspondence regarding adjacent development access issue; review related to same
05/12/25	J. Earlywine	0.50	180.00	Conferences with County Attorney's Office; email regarding same; review proposed plan revision; email staff regarding same
05/13/25	J. Earlywine	1.60	576.00	Prepare for, travel to and from, and attend meeting with County Staff and developer; follow-up
05/19/25	J. Earlywine	0.20	72.00	Email regarding ROW maintenance
05/19/25	K. Magee	0.40	118.00	Draft correspondence to Lawson regarding ROW maintenance
05/20/25	J. Earlywine	0.20	72.00	Emails regarding Elam road connection plans

KUTAK ROCK LLP

Epperson Ranch II CDD
 June 23, 2025
 Client Matter No. 60423-1
 Invoice No. 3582988
 Page 2

05/07/25	J. Earlywine	0.20	72.00	regarding potential litigation options over town home access issue
05/07/25	K. Ibarra	0.40	88.00	Email regarding meeting with County Commissioner
05/08/25	J. Brown	2.50	1,000.00	Review records received from district manager
				Correspondence, review, and work session regarding plat and community access issue; draft letter regarding access and platting issue; review establishment and boundary amendment documents and adjacent CDD
05/08/25	J. Earlywine	0.60	216.00	Email regarding insurance certificate; emails regarding meeting with County Staff; review draft letter to County; email regarding same
05/08/25	M. VanSickle	0.30	165.00	Conference regarding challenge to plat and review plat statute
05/09/25	J. Brown	0.70	280.00	Review, revise, and finalize letter regarding plat and neighboring community access
05/09/25	K. Ibarra	0.10	22.00	Review fully executed erosion repair services agreement
05/09/25	B. Ward	0.30	66.00	Finalize and send correspondence regarding Abby Brooks Circle; confer with Brown
05/12/25	J. Brown	0.30	120.00	Correspondence regarding adjacent development access issue; review related to same
05/12/25	J. Earlywine	0.50	180.00	Conferences with County Attorney's Office; email regarding same; review proposed plan revision; email staff regarding same
05/13/25	J. Earlywine	1.60	576.00	Prepare for, travel to and from, and attend meeting with County Staff and developer; follow-up
05/19/25	J. Earlywine	0.20	72.00	Email regarding ROW maintenance
05/19/25	K. Magee	0.40	118.00	Draft correspondence to Lawson regarding ROW maintenance
05/20/25	J. Earlywine	0.20	72.00	Emails regarding Elam road connection plans

KUTAK ROCK LLP

Epperson Ranch II CDD
June 23, 2025
Client Matter No. 60423-1
Invoice No. 3582988
Page 3

05/21/25	J. Brown	0.10	40.00	Correspondence regarding adjacent property development and access
05/21/25	J. Earlywine	0.40	144.00	Email regarding ROW maintenance agreement; confer with prior counsel regarding same
05/24/25	J. Earlywine	0.90	324.00	Review property records and plat; email County Staff regarding maintenance obligations; review indenture provisions and financials; email regarding open items

TOTAL HOURS 18.20

TOTAL FOR SERVICES RENDERED \$6,436.00

DISBURSEMENTS

Travel Expenses 255.01

TOTAL DISBURSEMENTS 255.01

TOTAL CURRENT AMOUNT DUE \$6,691.01

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/09/2025**
Amount Due **130.48**
Current Charges Due **07/31/2025**

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	29	0
Jun 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.



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.

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/04	69850	07/03	69850				0

Previous Balance

Payment

Balance Forward

0.00
85.32

*** See Notice Below ***

Late Charge

Customer Charge

FL Gross Receipts Tax

5.00
39.16
1.00

Total Current Charges

Total Due

Please Pay

45.16
130.48

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$90.32 must be paid by 07/10/2025 to avoid disconnection of your electric service.

**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: 07/09/2025

*** See Notice Above ***

District: OP05

Use above space for address change ONLY.

2350080
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

OP05

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

Current Charges Due Date	07/31/2025
TOTAL CHARGES DUE	130.48
Total Charges Due After Due Date	135.48

000235008000001304800001354805

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/09/2025**
Amount Due **2,255.98**
Current Charges Due **07/31/2025**

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

Comparative Usage Information

Period	Days	Per Day
Jul 2025	29	199
Jun 2025	30	233
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.



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.

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/04	30399	07/03	36157				5758

Previous Balance

Payment

Balance Forward

1,572.74
0.00
1,572.74

*** See Notice Below ***

Late Charge 23.59
Customer Charge 39.16
Energy Charge 5,758 KWH @ 0.06090 350.66
Fuel Adjustment 5,758 KWH @ 0.04400 253.35
FL Gross Receipts Tax 16.48

Total Current Charges
Total Due

Please Pay 683.24
2,255.98

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the
collection process. A "Collection Notice" was previously mailed, indicating
\$1596.33 must be paid by 07/10/2025 to avoid disconnection of your electric
service.

**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: **07/09/2025**

*** See Notice Above ***

District: OP05

Use above space for address change ONLY.

2350078
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

OP05

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

Current Charges Due Date	07/31/2025
TOTAL CHARGES DUE	2,255.98
Total Charges Due After Due Date	2,289.82

000235007800022559800022898208

**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 **07/09/2025**
Amount Due **9,263.48**
Current Charges Due **07/31/2025**

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
Average kWh
Period Days 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.



Previous Balance **8,937.35**
Payment **2,794.02CR**
Balance Forward **6,143.33**

*** See Notice Below ***

Late Charge **92.15**
Poles (QTY 51) **2,805.00**
State Tax **194.95**
Pasco County Tax **28.05**

Total Current Charges **3,120.15**
Total Due **9,263.48** Please Pay

Lights/Poles Type/Qty
998 51

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$6235.48 must be paid by 07/10/2025 to avoid disconnection of your electric service.

**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: **07/09/2025**

*** See Notice Above ***

District: OP05

Use above space for address change ONLY.

2234992
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

OP05

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

Current Charges Due Date	07/31/2025
TOTAL CHARGES DUE	9,263.48
Total Charges Due After Due Date	9,402.43

000223499200092634800094024307

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2339207** Cycle **05**
Meter Number **43501431**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **07/09/2025**
Amount Due **95.6**
Current Charges Due **07/31/2025**

District Office Serving You
One Pasco Center

Service Address **32378 WELLING BLADE LOOP**
Service Description **GATE CURLEY RD & WELLING BLADE LP**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Per Day
Jul 2025	29	0
Jun 2025	36	1
May 2025	0	0

Average kWh

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.

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
06/04		24	07/03		34		

Previous Balance

Payment

Balance Forward

46.15
0.00
46.15

*** See Notice Below ***

Late Charge 5.00
Customer Charge 39.16
Energy Charge 10 KWH @ 0.06090 0.61
Fuel Adjustment 10 KWH @ 0.04400 0.44
FL Gross Receipts Tax 1.03
State Tax 2.87
Pasco County Tax 0.41

Total Current Charges
Total Due

Please Pay

49.52
95.67

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 07/18/2025.

**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: 07/09/2025

*** See Notice Above ***

District: OP05

Use above space for address change ONLY.

2339207
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

OP05

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

Current Charges Due Date	07/31/2025
TOTAL CHARGES DUE	95.67
Total Charges Due After Due Date	100.67

000233920700000956700001006702

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2350006** Cycle **05**
Meter Number **84240154**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **07/09/2025**
Amount Due **534.6**
Current Charges Due **07/31/2025**

District Office Serving You
One Pasco Center

Service Address **31753 OVERPASS RD**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Per Day
Jul 2025	29	1
Jun 2025	30	1
Apr 2025	29	1

Average kWh

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.

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/04	1701	07/03	1732				31

Previous Balance

Payment

Balance Forward

483.85
0.00
483.85

*** See Notice Below ***

Late Charge

Customer Charge

Energy Charge 31 KWH @ 0.06090

Fuel Adjustment 31 KWH @ 0.04400

FL Gross Receipts Tax

7.26
39.16
1.89
1.36
1.09

Total Current Charges

Total Due

Please Pay

50.76
534.61

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$491.11 must be paid by 07/10/2025 to avoid disconnection of your electric service.

**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: 07/09/2025

*** See Notice Above ***

District: OP05

Use above space for address change ONLY.

2350006
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

OP05

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

Current Charges Due Date	07/31/2025
TOTAL CHARGES DUE	534.61
Total Charges Due After Due Date	542.63

000235000600005346100005426309

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/09/2025**
Amount Due **561.64**
Current Charges Due **07/31/2025**

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	29	44
Jun 2025	30	44
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.



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.

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/04	72825	07/03	74095				1270

Previous Balance

Payment

Balance Forward

379.15
0.00
379.15

*** See Notice Below ***

Late Charge

Customer Charge

Energy Charge 1,270 KWH @ 0.06090

Fuel Adjustment 1,270 KWH @ 0.04400

FL Gross Receipts Tax

5.69
39.16
77.34
55.88
4.42

Total Current Charges

Total Due

Please Pay

182.49
561.64

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$384.84 must be paid by 07/10/2025 to avoid disconnection of your electric service.

**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: 07/09/2025

*** See Notice Above ***

District: OP05

Use above space for address change ONLY.

2350009
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

OP05

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

Current Charges Due Date	07/31/2025
TOTAL CHARGES DUE	561.64
Total Charges Due After Due Date	570.06

000235000900005616400005700600

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2206169** Cycle **05**
Meter Number **74995731**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **07/09/2025**
Amount Due **172.59**
Current Charges Due **07/31/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **32610 TURTLE GRACE LOOP**
Service Description **ENTRY GATE**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/04	07/03		320				102

Comparative Usage Information		
Period	Days	Average kWh
Jul 1 2025	29	4
Jun 2025	30	2
Jul 1 2024	28	3

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 **112.39**
Payment **0.00**
Balance Forward **112.39**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **39.16**
Energy Charge 102 KWH @ 0.06090 **6.21**
Fuel Adjustment 102 KWH @ 0.04400 **4.49**
FL Gross Receipts Tax **1.28**
State Tax **3.55**
Pasco County Tax **0.51**

Total Current Charges **60.20**
Total Due **172.59**

Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$117.39 must be paid by 07/10/2025 to avoid disconnection of your electric service.

**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: **07/09/2025**

*** See Notice Above ***

District: OP05



2206169
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	07/31/2025
TOTAL CHARGES DUE	172.59
Total Charges Due After Due Date	177.59

000220616900001725900001775903

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/09/2025**
Amount Due **1,149.51**
Current Charges Due **07/31/2025**

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

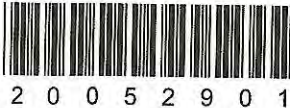
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/04	70418	07/03	74631		8.22	8	4213

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	29	145
Jun 2025	30	111
Jul 2024	28	138

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 607.74
Payment 0.00
Balance Forward 607.74

*** See Notice Below ***

Late Charge 9.12
Customer Charge 39.16
Energy Charge 4,213 KWH @ 0.06090 256.57
Fuel Adjustment 4,213 KWH @ 0.04400 185.37
FL Gross Receipts Tax 12.33
State Tax 34.29
Pasco County Tax 4.93

Total Current Charges 541.77
Total Due 1,149.51
Please Pay

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.

*** IMMEDIATE ATTENTION REQUIRED ***

URGENT MESSAGE: Contact the office immediately. Your account is in the collection process. A "Collection Notice" was previously mailed, indicating \$616.86 must be paid by 07/10/2025 to avoid disconnection of your electric service.

**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: 07/09/2025

*** See Notice Above ***

District: OP05

Use above space for address change ONLY.

2219125
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

OP05

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

Current Charges Due Date	07/31/2025
TOTAL CHARGES DUE	1,149.51
Total Charges Due After Due Date	1,166.75

000221912500011495100011667507

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25939
Invoice Date 07/02/25
Payment Terms Net 30
PO Number
Sales Rep Shane Wumkes

Bill To

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

Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Topchoice Treatment				

Epperson Ranch II CDD - Topchoice Blanket Application

Scope of Work:

- Apply blanket treatment of Topchoice insecticide in highlighted common areas shown below to prevent fire ant infestations

TopChoice Insecticide Granules is a granular insecticide containing the active ingredient Fipronil. It is designed to provide year-round control of imported fire ants.

Dog Park



Abby Brooks - Mailbox Area Pocket Park



Bower Bass - Mailbox Area Pocket Park



Blue Passing Loop - (2) Pocket Parks



Horticulture Service - 07/01/2025

\$1,844.00

Subtotal: \$1,844.00
Sales Tax: \$0.00
Invoice Total: \$1,844.00
Credits/Payments:
Balance Due: \$1,844.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$23,292.81	\$0.00	\$0.00	\$0.00	\$0.00

Watergrass CDD2

INVOICE

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

INVOICE # 02569
DATE: 07/03/2025

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	July Meeting Room Rental 07/03/2025	125.00	125.00
SUBTOTAL			125.0
SALES TAX			0
TOTAL DUE			125.00

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



**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2350006** Cycle **05**
Meter Number **84240154**
Customer Number **20052901**
Customer Name **EPPELSON RANCH II CDD**

Bill Date **05/08/2025**
Amount Due **433.95**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **31753 OVERPASS RD**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2025	32	1
Apr 2025	29	1

**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.



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.

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
04/03		1634	05/05		1671		

Previous Balance **384.05**
Payment **0.00**
Balance Forward **384.05**

*** See Notice Below ***

Late Charge **5.76**
Customer Charge **39.16**
Energy Charge 37 KWH @ 0.06090 **2.25**
Fuel Adjustment 37 KWH @ 0.04400 **1.63**
FL Gross Receipts Tax **1.10**

Total Current Charges **49.90**
Total Due **433.95** Please Pay

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted
above as "Balance Forward." To avoid the collection process, payment must be
received prior to 5:00 P.M. on 05/19/2025.

**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: 05/08/2025

*** See Notice Above ***

Use above space for address change ONLY.

District: OP05

2350006 **OP05**
EPPELSON RANCH II CDD
C/O DPGF
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

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

Current Charges Due Date	05/30/2025
TOTAL CHARGES DUE	433.95
Total Charges Due After Due Date	440.46

000235000600004339500004404608



Epperson Ranch II CDD

Field Inspection Report - Fieldstone

Wednesday, August 20, 2025

Prepared For Board of Supervisors

19 Items Identified

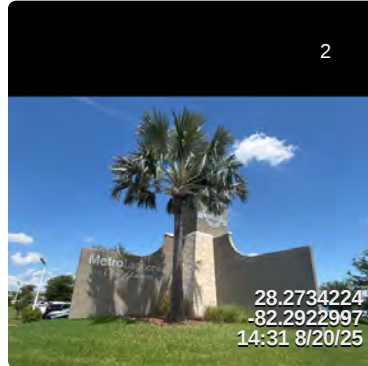
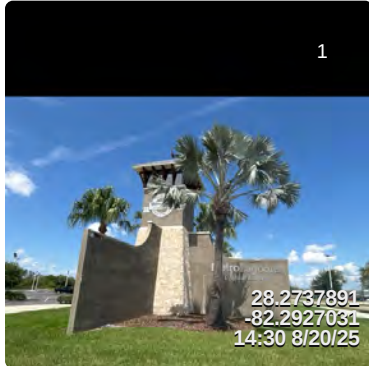
Nathaniel Montagna

District Field Inspector

Item 1 - Epperson Entrance Signs

Assigned To: Fieldstone

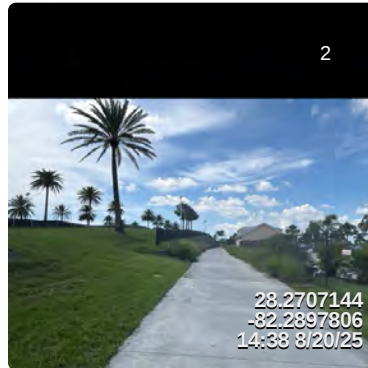
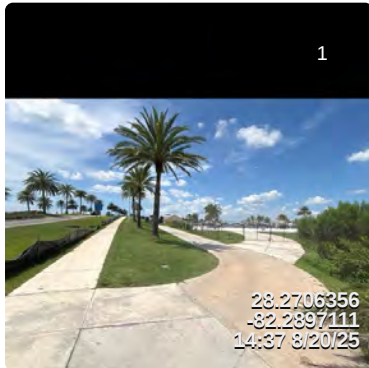
Entrance signs are well maintained.



Item 2 - Lagoon Sidewalk

Assigned To: Fieldstone

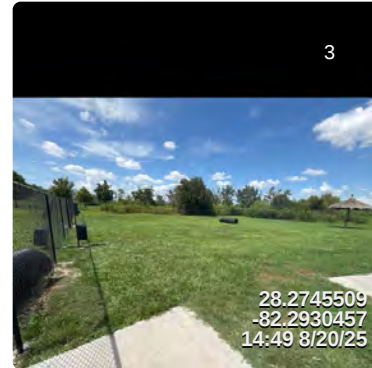
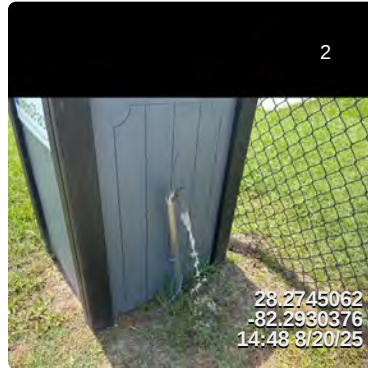
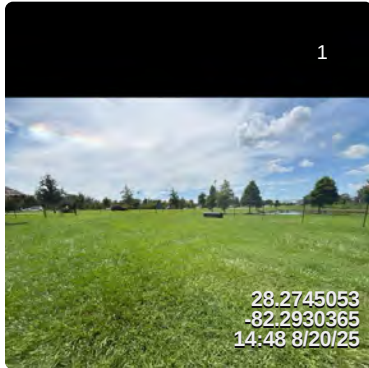
Lagoon sidewalk has weeds mingling throughout fountain grasses.



Item 3 - Dog Park

Assigned To: Fieldstone

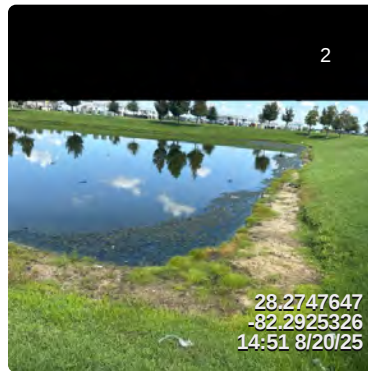
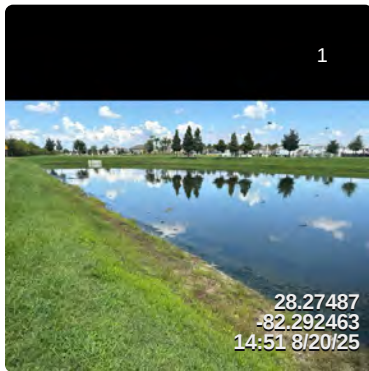
- 1). Small dog park is well maintained.
- 2). Water spikit is operational.
- 3). Large dog park is well maintained.



Item 4 - Pond 12 - Epperson Blvd

Assigned To: Fieldstone

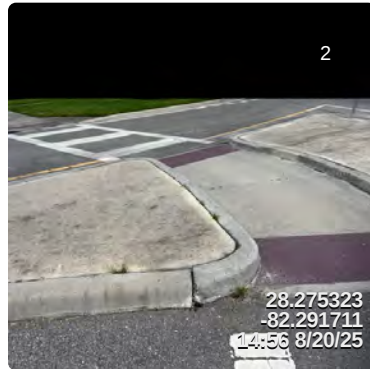
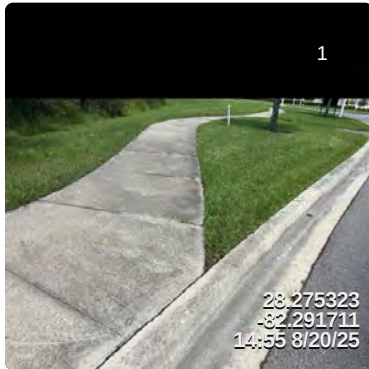
Pond 12 has algae forming on the water's edge.



Item 5 - Epperson Blvd

Assigned To: Fieldstone

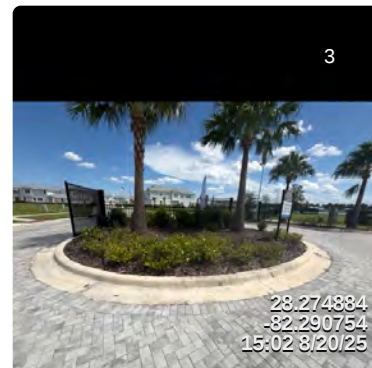
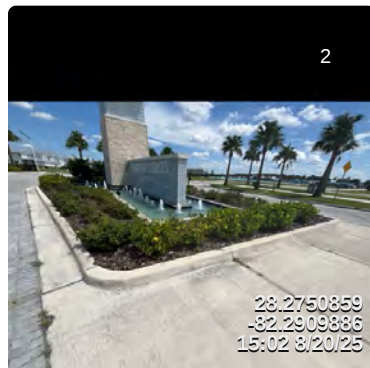
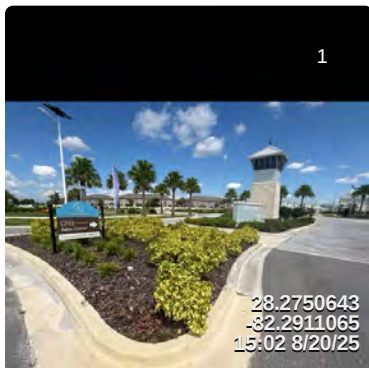
- 1). Treat crack weeds on all CDD sidewalks.
- 2). Treat weeds in crosswalk.



Item 6 - DRB Homes

Assigned To: Fieldstone

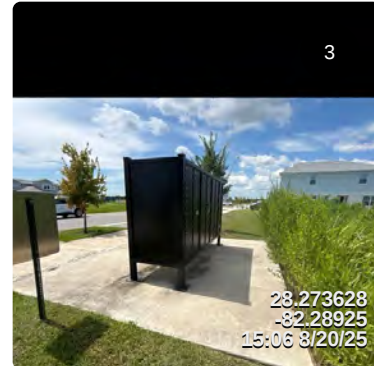
Entrance beds have weeds mingling throughout plants.



Item 7 - Mailbox Kiosk

Assigned To: Fieldstone

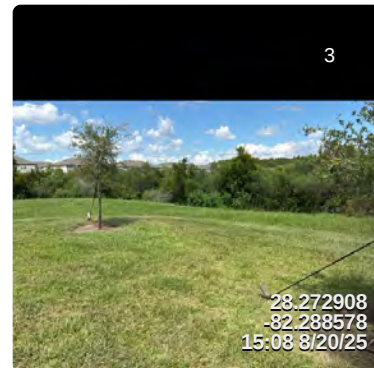
Landscape around mailboxes is well maintained.



Item 8 - DRB Pocket Park

Assigned To: Fieldstone

Leaning trees have been re-staked and supported. Dead trees removed.

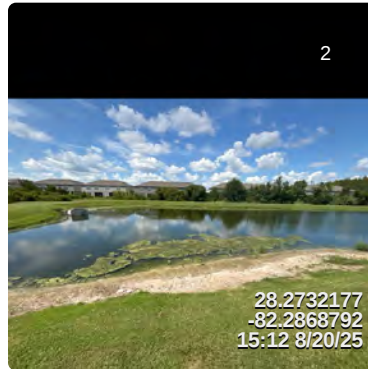
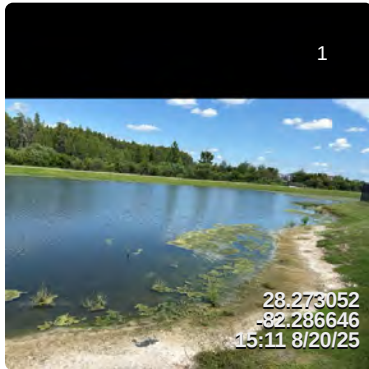


Item 9 - Pond 11

Assigned To: [Steadfast Aquatics](#)

1/2). Algae forming along pond banks.

3). String whip dead crack weeds.



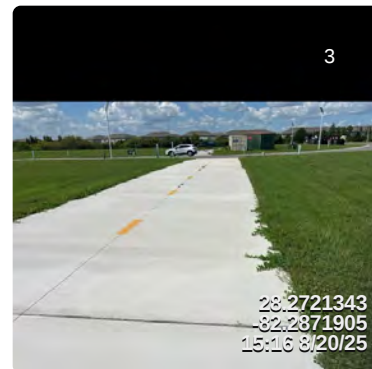
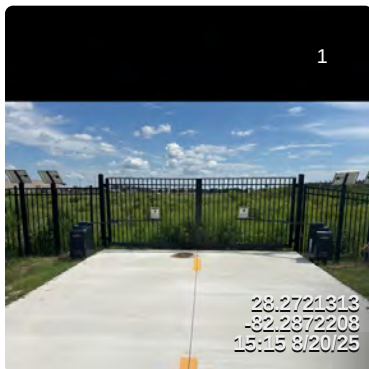
Item 10 - Biscayne Lagoon Lane

Assigned To: [Fieldstone](#)

1). Easement gate

2). Treat crack weeds

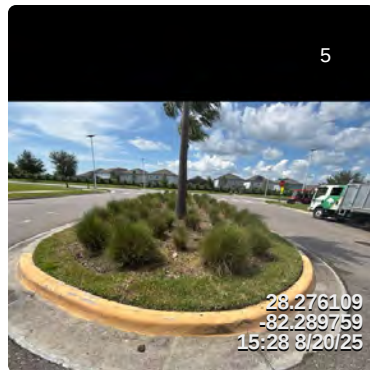
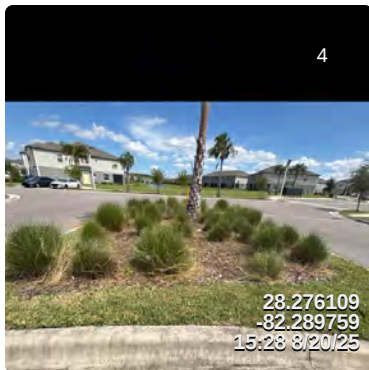
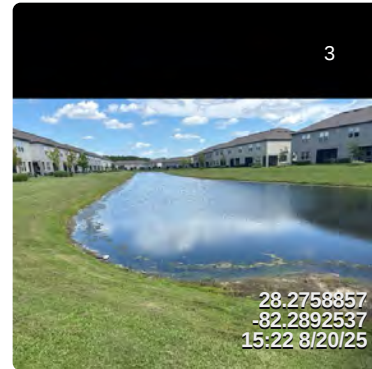
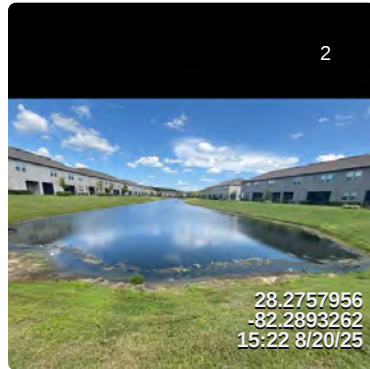
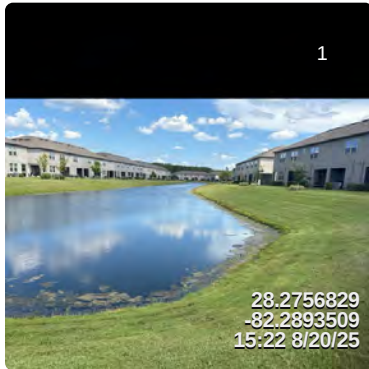
3). Edge sidewalk pad.



Item 11 - Pond 10 Blue Passing Loop

Assigned To: Fieldstone

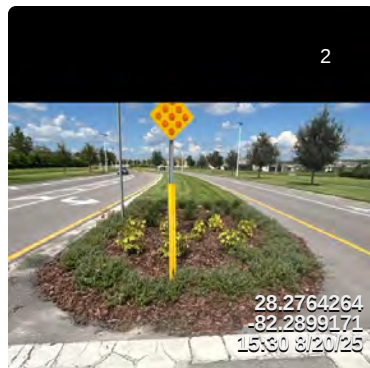
Pond banks and landscape beds have been serviced.



Item 12 - Epperson Blvd Median

Assigned To: Fieldstone

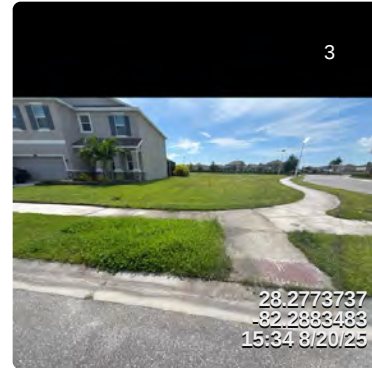
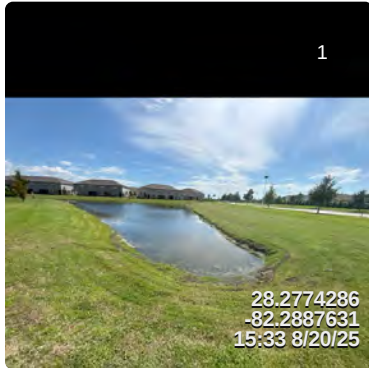
Remove weeds during next service.



Item 13 - Bower Bass Circle

Assigned To: Fieldstone

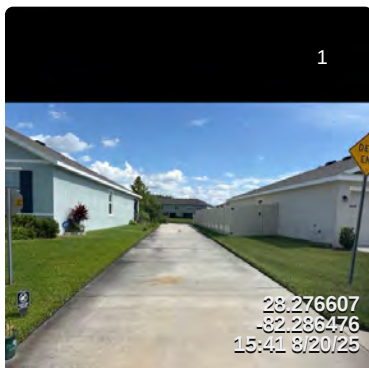
- 1). Pond 8 is well maintained.
- 2). Grass field is continuously wet.
- 3). String whip corner bed during service.



Item 14 - Pond 9 Bower Bass Circle

Assigned To: Fieldstone

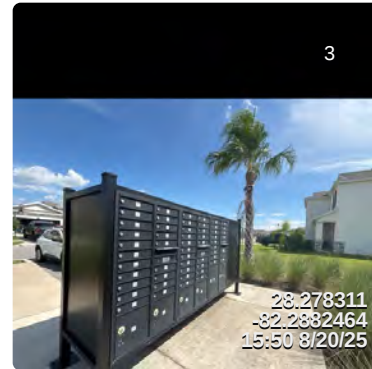
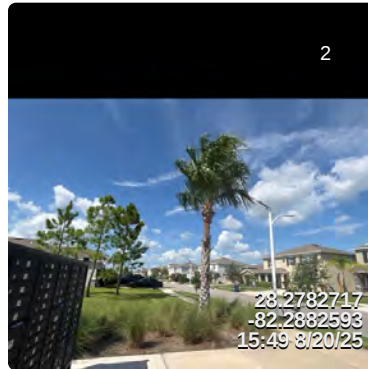
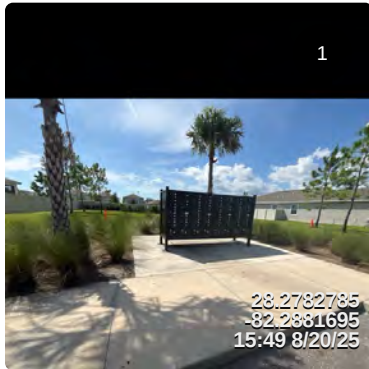
- 1). Golf cart path.
- 2). Cut back overgrowth beyond sidewalk edge for safety and line of sight.
- 3). Remove trash from the water's edge.



Item 15 - Mailbox kiosk

Assigned To: Fieldstone

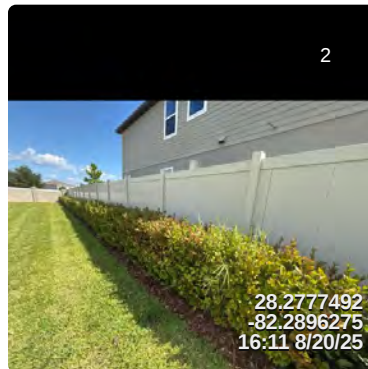
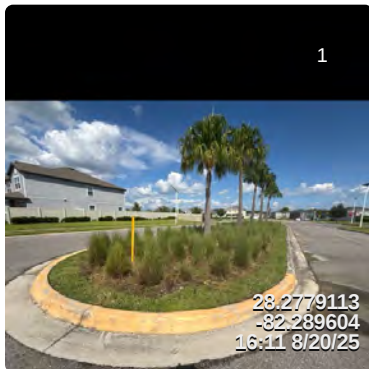
- 1). Mailbox kiosk is clean.
- 2). Palms have been trimmed and soccer balls removed.



Item 16 - Abby Brooks Circle

Assigned To: Fieldstone

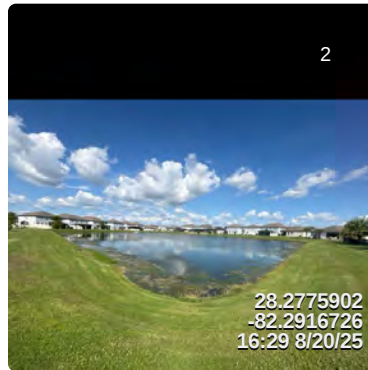
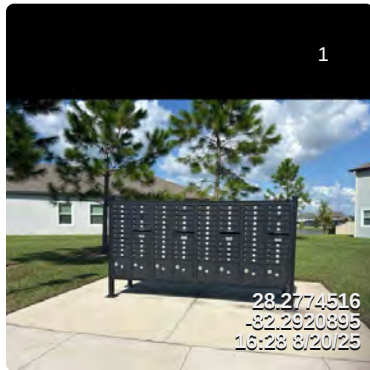
- 1). Center median was trimmed.
- 2). Remove weeds during next trim cycle.



Item 17 - Abby Brooks Circle Mailbox

Assigned To: [Steadfast Aquatics](#)

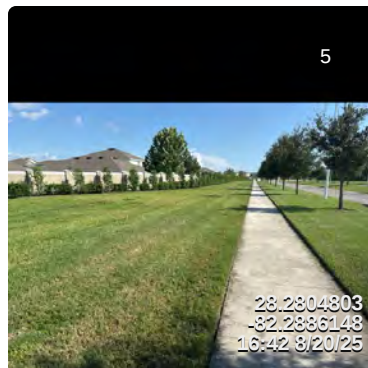
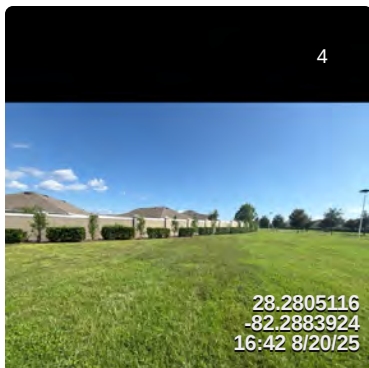
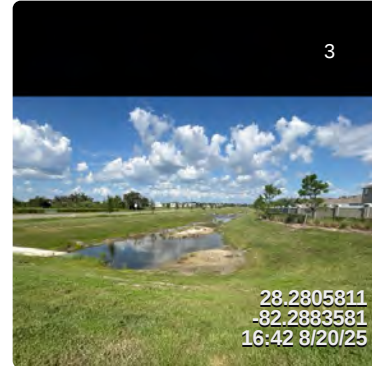
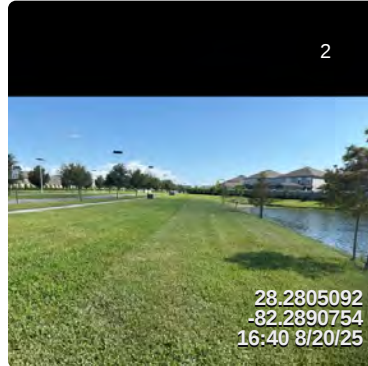
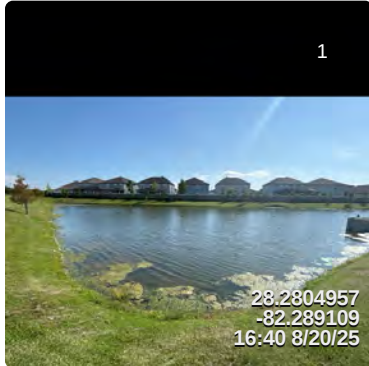
- 1). Mailboxes are clean - District
- 2). Pond 2 banks are mowed and maintained.
- 3). Pond 1 banks are mowed and maintained.



Item 18 - Elam Road

Assigned To: Fieldstone

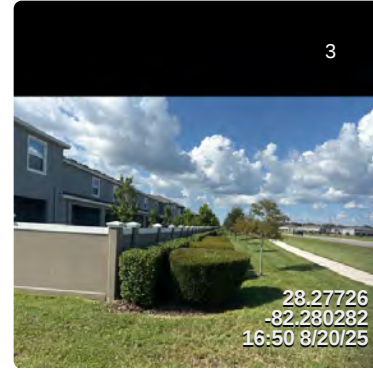
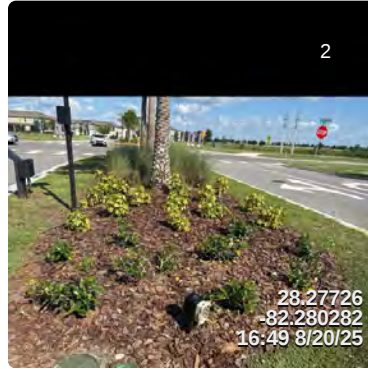
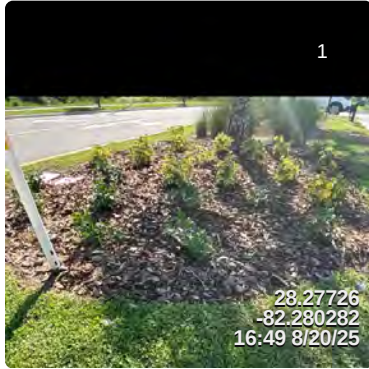
- 1). Pond 4 banks are maintained
- 2). Grass serviced 8/20/25.
- 3). Pond 5 banks have been serviced.
- 4). Landscape along wall is well maintained.
- 5). Maintenance crew on-site and edging walkways.



Item 19 - Turtle Grace Loop

Assigned To: Fieldstone

- 1). New plants installed in the median tip are healthy and vibrant.
- 2). New plants installed today in the median rear are healthy and vibrant.





Epperson Ranch II CDD Aquatics

Inspection Date:

8/26/2025 10:02 AM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: 1

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Cyanobacteria and planktonic algae buildup in one corner. This will allow for better coverage during the next maintenance event to begin controlling growth. No nuisance grass observed.

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Most of the algae treated yesterday has already decayed and sank. Any remaining will continue to decay and be pushed underwater by the expected incoming rain. No nuisance grasses observed.

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

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Most of the filamentous algae present is submerged due to rain. It will be treated next visit.

Any small patches of nuisance grasses will also be addressed at that time.

Mild turbidity in the water.

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

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae buildup in the corners. Nearby ponds are set for treatment next visit, so this one will be included as well.

No nuisance grasses observed.

Water level high.

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

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

The section west of the outflow (left) is experiencing an rapid influx of water from other ponds draining into it. This has caused turbidity, mild erosion, and rapid nuisance grass growth.

The section east of the outflow (right) is being fed water from neighboring wetlands and emptying into the other section. Duckweed is accumulating around the perimeter.

Technicians will address all grasses during the next maintenance event.

No algae growth observed.

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

SITE: 6

Condition: ✓ Excellent Great Good Poor Mixed Condition Improving



Comments:

Minimal invasive plant growth in the buffer zone. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 7

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Submerged filamentous algae present around the perimeter. An algaecide treatment next visit and daily rain will make quick work of clearing the growth. No nuisance grasses observed.

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

SITE: 8

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Submerged filamentous algae present around the perimeter, mostly on the bottom of the pond. Treatments will be done to prevent surfacing and cut back current growth.

Nuisance grasses will also be addressed.
Fountain work has been scheduled.

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

Inspection Report

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Submerged filamentous algae present around the perimeter, mostly on the bottom of the pond. Similar treatments as pond 8 will be done here.
No nuisance grasses observed.

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

SITE: 10

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Most of the filamentous algae present is contained to one side. Regular algaecide treatments and daily rain have been of great benefit to the health of this pond.
Routine treatments will continue as needed.
No nuisance grass observed.

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

MANAGEMENT SUMMARY



With increased rainfall, the water levels of retention ponds have increased. Higher rainfall and water levels can aid in improving aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

On this visit, most ponds noted were in good or better condition. Algae was only present in a few ponds. The rain has tremendously helped clear out algae in several ponds, only those few have some remaining which will be addressed. Nuisance grasses were present along some of the banks as well. Our technicians will continue to monitor closely and target the existing, as well as any new growth that pops up, with the goal of diminishing it as much as possible.

Another thing to note; With high rain volumes it is more common for debris items to wash into the ponds, and so technicians are on alert.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

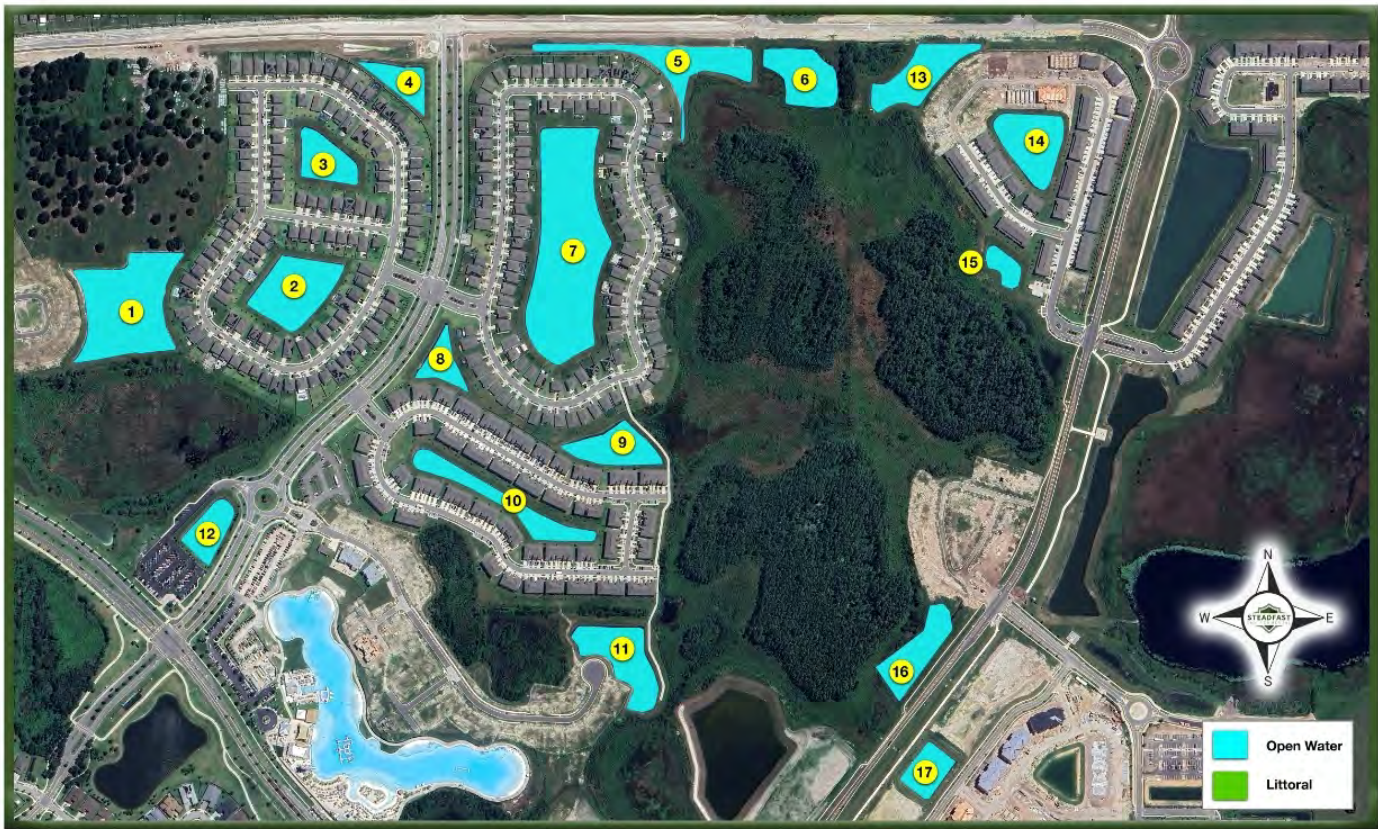
MAINTENANCE AREA



EPPERSON RANCH II CDD

Epperson Boulevard, Wesley Chapel

Gate Code:





Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
8/14/2025	9/13/2025	

BILL TO

Epperson Ranch II CDD
1540 International P
Lake Mary FL 32746

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Scope: lodge the fountain in a secure facility with the potential for storm season to further damage the unit.			
Field crew to dispersed to collect unit via SK800 Ditchwitch or skidsteer loader. Load onto trailer and transport to our facility for safekeeping. Field technicians to install post to secure & protect the power cable.	1.00	700.00	700.00

Additional diagnostics can be run on the unit while onsite.

Fountain to be returned at the board's request.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 700.00

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

Accepted this 14 day of August, 2025.

Signature: Kristee Cole

Printed Name and Title: Kristee Cole, District Manager

Representing (Name of Firm): Inframark



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
8/26/2025	9/25/2025	

BILL TO

Epperson Ranch II CDD
1540 International P
Lake Mary FL 32746

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Clear the overgrown vegetation from the drainage ditch between Elam Rd and pond 4.			
- Steadfast will employ a crew with hand tools and an excavator with mower attachment to cut the vegetation.	1.00	2,283.33	2,283.33
- Remove large cut material not mulched by the mower for disposal off-site.			
- Apply EPA approved herbicides to remaining stalks.			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **2,283.33**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Date: August 12, 2025
Proposal #: 21733



Q U O T A T I O N

Mailing Address

Inframark

313 Campus Street
Celebration, FL 34747

Home Phone:

Job Address

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

Business Phone:

Job Summary:

Epperson Ranch II CDD - Turtle Grace Loop Sod Replacement

This proposal is to replace the sod around the long island that died when the developer had to shut the mainline down in this area due to a mainline break in the community.

Scope of Work:

- Remove dead sod around border of island in front of gate on Turtle Grace Loop - dump fees included
- Prep area for installation and ensure irrigation is fully operational and coverage is sufficient for new sod
- adjust controller for frequent water for new sod (and new plants recently installed)
- Install roughly (500) sq ft of St. Augustine sod





MT - Maintenance Landscape Enhancement	\$1,505.00
---	-------------------

Quantity	Description
9.00	Maintenance Labor - Demo & Install
1.00	Dump And Disposal
500.00	St. Augustine 'Floritam' Sod

Irrigation Enhancement & Repairs	\$235.00
---	-----------------

Quantity	Description
2.00	Irrigation Technician - New
1.00	Irrigation Parts & Materials

Quote Total: \$1,740.00

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: *Kristee Cole* **Date:** 8.12.25
Inframark

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



Proposal

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

Proposal Number 21826
Date 08/27/25
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 Tree Removals

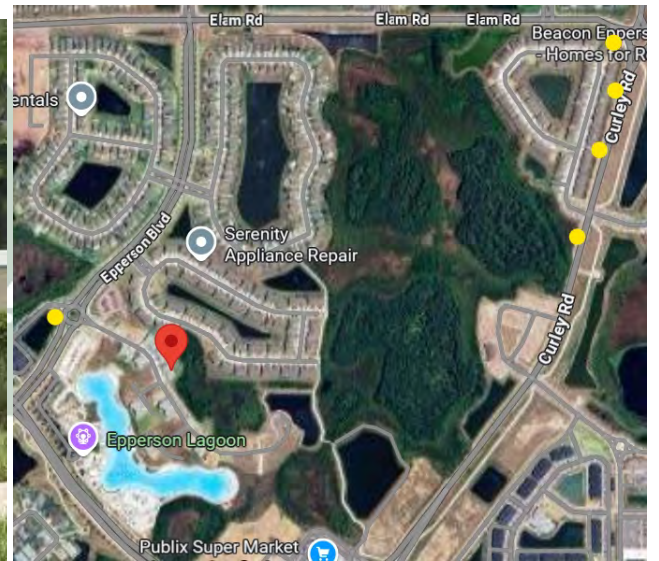
Scope of Work:

Epperson Ranch II CDD - Tree Removals

Scope of Work:

- flush cut and remove (5) developer-installed trees around Epperson Ranch II owned areas
 - we have a couple additional in the community that need to be removed or replaced but they are on Pasco County-owned land inside Epperson.
- Dump and disposal costs included





Subtotal:	\$300.00
Total:	\$300.00

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

Date: August 28, 2025
Proposal #: 21827



QUOTATION

Mailing Address

Inframark

313 Campus Street
Celebration, FL 34747

Home Phone:

Job Address

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

Business Phone:

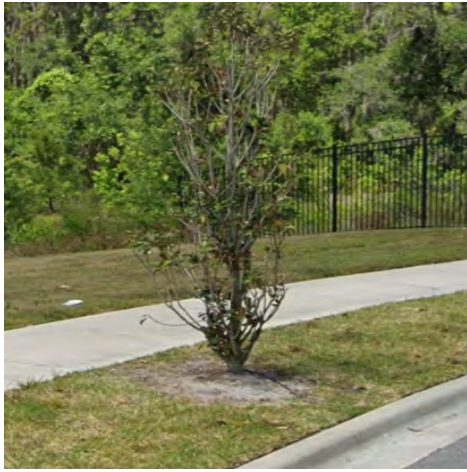
Job Summary:**Epperson Ranch II CDD - Turtle Grace Loop Magnolia Replacements**

All Magnolia trees were treated at this entrance the last two months, with no signs of improvement on (3) of them. After further evaluation, these trees never established their root system and were very likely planted root-bound out of their container. Video to be provided in the email sent with this proposal.

Scope of Work:

- Remove (3) root-bound, struggling Magnolia trees
- Install (3) 45Gal Little Gem Magnolia Trees
- Install (3) Tree Stake Kits
- Adjust Irrigation to water sufficiently while establishing





MT - Maintenance Landscape Enhancement	\$2,382.00
---	-------------------

Quantity	Description	Unit
7.00	Maintenance Crew	hr
1.00	Dump And Disposal	ea
3.00	Little Gem Magnolia 45Gal	45 gal
3.00	Pine Bark Nuggets 'Mini' - 3 cu ft bag	bag
3.00	Tree Staking	ea

Irrigation Enhancement & Repairs	\$220.00
---	-----------------

Quantity	Description	Unit
2.00	Irrigation Technician	hr
1.00	Irrigation Parts & Materials	ea

Quote Total: \$2,602.00

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

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



MAINTENANCE Solutions



www.inframark.com/community-management/#maintenance

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/ Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/ Reporting
- Light Changeouts and Maintenance
- Maintenance of Storm Structures
- Management of Vendor Contracts
- Minor Boardwalk and Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape Architectural Designs
- Sidewalk Grinding and Replacement
- Sign Installations and Maintenance

CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL 407.566.1935 or

EMAIL maintenance@inframark.com

www.inframark.com/community-management/#maintenance





Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 08/22/2025

Work Order # WOER08222025

Customer ID: EPPERSON RANCH CDD

Quotation valid until 09/22/2025

Phone: 407-861-7233

Prepared by: Don Cameron

Description		Unit Price	Quantity	Amount
Install taller post base for book library at town homes and reinstall.				
Materials:		\$75	1	\$75
Labor:		\$95/hr	1	\$95
Subtotal				\$170
Service Fee				\$125
Disposal Fee				-
Total	Labor and Materials			\$295

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:

Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 08/22/2025

Date: _____

Inframark

EPPERSON RANCH CDD

We are proud to provide a range of services for your community.
ITEMS

Tampa Bay Poo Patrol

913 East New Orleans Avenue
Tampa, Florida 33603
(813)485-6740
tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



RECIPIENT:

Epperson Ranch 2 CDD

31885 Overpass Road
Wesley Chapel, Florida 33545

Quote #599

Sent on Aug 29, 2025

Total \$381.34

Product/Service	Description	Qty.	Unit Price	Total
Pet Waste Station Maintenance	Service and maintain 8 waste stations weekly - includes removing waste, replacing liner and disposal bags. \$11 per station per week.	1	\$381.34	\$381.34*

* Non-taxable

Total \$381.34

We appreciate your interest in our pet waste removal services at Tampa Bay Poo Patrol.

Please find the attached quote for the service and maintenance of 8 waste stations weekly. This includes waste removal, liner replacement, and disposal bags at a rate of \$11 per station per week.

Our maintenance package covers all disposal bags and liners with no annual maximum limit. Our service also entails removing all visible waste and debris within a 6-foot radius of each station, along with sanitation and basic maintenance.

The breakdown of costs is as follows:

- Weekly service at \$11 per station per visit, totaling \$88 for 8 stations.
- Monthly billing of \$381.34 based on 52 weeks, amounting to \$4576 annually.

This quote is valid for the next 30 days, after which values may be subject to change.



Inframark

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 08/29/2025

Work Order # ERII-2-08292025

Customer ID: Epperson Ranch II CDD

Phone: 656-247-3501

Quotation valid until 10/31/2025

Prepared by: Nate Montagna

Description		Unit Price	Quantity	Amount
Dog Station Waste Removal Bags Included One week fee		\$13.57 per station	7 stations	\$97.00
One month of service		\$95.00	4	\$380.00 Monthly
Total	Labor and Materials	Monthly Fee		\$380.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact YOUR NAME at

nmontagna@Inframark.com

By: Nathaniel Montagna

By: _____

Date: 08/29/25

Date: _____

Inframark

Epperson Ranch II CDD

Inframark

Offices - Celebration - Tampa

We are proud to provide a range of services for your community.



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Epperson Ranch II Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125342

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,050,709
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$807,300

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$29,296

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125342

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$29,296
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,886
Public Officials and Employment Practices Liability	\$3,178
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$36,860

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Epperson Ranch II Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$2,050,709	As per schedule attached
☒	Inland Marine	\$807,300	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Epperson Ranch II Community Development District**

Policy No.: 100125342
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
1	Monument Tower		2018	10/01/2025		\$126,690		\$126,690
	Epperson Blvd & Overpass Road		Joisted masonry	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
2	Monument Tower (S of Overpass Rd)		2018	10/01/2025		\$126,690		\$126,690
	Overpass Road & Curley Road		Joisted masonry	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
3	Monument Tower w/Fountain (Pod 7)		2018	10/01/2025		\$255,492		\$255,492
	Epperson Blvd & Biscayne Lagoon		Joisted masonry	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
4	Entrance Gate (Pod 6)		2018	10/01/2025		\$61,234		\$61,234
	Epperson Blvd & Bower Bass Circle		Non combustible	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
5	Entrance Gate (Pod 7)		2018	10/01/2025		\$61,234		\$61,234
	Epperson Blvd & Biscayne Lagoon		Non combustible	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
6	Perimeter Walls		2018	10/01/2025		\$591,220		\$591,220
	Various		Masonry non combustible	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
7	Irrigation Equipment / Clocks		2018	10/01/2025		\$15,836		\$15,836
	Various		Pump / lift station	10/01/2026				
	Wesley Chapel FL 33545							

Sign: _____

Print Name: _____

Date: _____

**Epperson Ranch II Community Development District**

Policy No.: 100125342
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Dog Park		2017	10/01/2025	\$52,788		\$52,788	
	Overpass road		Non combustible	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Mailboxes (4)		2021	10/01/2025	\$211,150		\$211,150	
	Parcels 4, 5, 6, 7		Non combustible	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Fountains (3)		2018	10/01/2025	\$527,875		\$527,875	
	Parcel 7		Non combustible	10/01/2026				
	Wesley Chapel FL 33545							
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Tan PVC Utility Fence Enclosures		2020	10/01/2025	\$20,500		\$20,500	
	32136 Epperson Blvd		Non combustible	10/01/2026				
	Wesley Chapel FL 33545							
Total:			Building Value	Contents Value		Insured Value		
			\$2,050,709	\$0		\$2,050,709		

Sign: _____

Print Name: _____

Date: _____



Epperson Ranch II Community Development District

Policy No.: 100125342
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$807,300	\$1,000
	Streetleaf Streetlamps (156@ \$5175)			10/01/2026		
Total					\$807,300	

Sign: _____ Print Name: _____ Date: _____



INVOICE

Customer	Epperson Ranch II Community Development District
Acct #	803
Date	08/29/2025
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 36,860.00
Payment Amount	
Payment for:	Invoice#28974
100125342	

Thank You

Please detach and return with payment



Customer: Epperson Ranch II Community Development District

Invoice	Effective	Transaction	Description	Amount
28974	10/01/2025	Renew policy	Policy #100125342 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 8/29/2025	36,860.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 36,860.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		08/29/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	