

**EPPERSON RANCH II
COMMUNITY DEVELOPMENT
DISTRICT**

REVISED FINAL AGENDA PACKAGE

**Thursday, October 9, 2025, at 5:00 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 Final Meeting Agenda Thursday, October 9, 2025 – 5:00 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 September 4, 2025 Page 3
 - B. Review of the August 2025 Check Register Page 7
5. **Staff Reports**
 - A. Field Inspection Report..... Page 38
 - B. Aquatic Maintenance Report Page 44
 - C. Landscape Update
 1. Ratification of Mainline Repair Proposal Page 52
 2. Consideration of Magnolia Tree Installment Proposal Page 55
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
6. **Business Items**
 - A. Consideration of Reserve Study Proposals.....Page 59
 - B. Consideration of Resolution 2026-01, Re-Designating the Registered Agent...Page 88
7. **Audience Comments**
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Thursday, November 6, 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, September 4, 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
Miguel Casellas-Gil	Board Supervisor, Assistant Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Nate Montagna	Field Services, Inframark
Kyle Magee	District Counsel, KutakRock
Shane Wumkes	Representative, Fieldstone (via Teleconference)
Matt Aldrich	Representative, Steadfast Alliance

SECOND ORDER OF BUSINESS

Adoption of the Agenda

Michele/Joe Motion Carries

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board Approved September 4, 2025, Final Agenda for the Epperson Ranch II Community Development District.

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes of August 7, 2025

On a MOTION by Mr. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved Regular Meeting Minutes of August 7, 2025, for the Epperson Ranch II Community Development District.

B. Consideration of July 2025 Check Register

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the July 2025 Check Register for the Epperson Ranch II Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Mr. Montagna presented his report to the board. The Board requested clarity on the ownership of a roundabout sign next to Epperson Blvd, next to the Lagoon.

B. Aquatic Maintenance Report

Mr. Aldrich presented his report to the Board.

1. Ratification of Pond 8 Fountain Relocation

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board Ratified Pond 8 Fountain Relocation in the amount of \$700, for the Epperson Ranch II Community Development District.

2. Consideration of Ditch Clearing Proposal

The Board requested that ditch cleaning be added to the monthly maintenance moving forward with all 3 vendors.

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Ditch Clearing Proposal and requested it be added to the monthly maintenance inspection moving forward, for the Epperson Ranch II Community Development District.

C. Landscape Update

1. Ratification of Sod Replacement Proposal

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board Ratified the Sod Replacement Proposal in the amount of \$1,400, for the Epperson Ranch II Community Development District.

2. Consideration of Tree Removal Proposal

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Tree Removal Proposal in the amount of \$300, for the Epperson Ranch II Community Development District.

3. Consideration of Magnolia Tree Installment Proposal

The Board would like to table this proposal until the Oct. Meeting

D. District Counsel

Mr. Magee provided an update on the Metro Lagoon Signage, stating he is still waiting for the response from Metro about obtaining a cost share. He mentioned he will be

88 sending a letter to Metro to remove the signage unless they are able to provide
89 documentation of an agreement.
90

91 **E. District Engineer**

92 No update.
93

94 **F. District Manager**

95 Ms. Cole informed the Board that the next CDD meeting is scheduled for October 9,
96 2025. The Board would like to change its time to 5:00 pm. Staff mentioned we will need
97 to update the website and advertise to all vendors to be present as well.

98 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board
99 Approved to change the CDD meeting timeframe to 5:00 p.m. for the Epperson Ranch II Community
100 Development District.

101
102 **SIXTH ORDER OF BUSINESS**

Business Items

103 **A. Consideration of Proposal for Little Library**

104 On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board
105 Approved the Proposal for the Little Library in the amount of \$170, for the Epperson Ranch
106 II Community Development District.

107
108 **B. Consideration of Dog Waste Station Proposals**

109 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board
110 Approved the Dog Waste Station Proposal in the amount of \$380/monthly for the Epperson Ranch II
111 Community
112 Development District.

113 **C. Consideration of EGIS Insurance Renewal Proposal**

114 On a MOTION by Mr. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board
115 Approved the EGIS Insurance Renewal Proposal in the amount of \$36,086, for the Epperson Ranch II
116 Community Development District.

117
118 **SEVENTH ORDER OF BUSINESS**

Audience Comments

119 There were no audience comments.
120

121 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

122 Mr. Casellas-Gil asked if there is a way to transfer the responsibility and cost of gates to the
123 HOA. Staff informed the Board that if bond funds were spent, and if the gates were soft gates.
124 Staff also informed the Board that they have the option to take the gates down.
125

126 **NINTH ORDER OF BUSINESS**

Adjournment

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132

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:58 p.m. for the Epperson Ranch II Community Development District.

Signature

Signature

133

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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	1039	08/06/25	FIELDS CONSULTING GROUP, LLC	3617	Hearing Impaired Signage Installation	Contingency	549900-53908	\$350.00
001	1040	08/06/25	COOPER POOLS, INC.	2025-863	July 2025 Fountain Maintenance	fountain maintenance	546472-53908	\$450.00
001	1041	08/06/25	FIELDSTONE LANDSCAPE SERVICES, LLC	26059	IRRIGATION REPAIRS JUNE 2025	IRRIGATION REPAIRS	546179-53908	\$1,538.85
001	1041	08/06/25	FIELDSTONE LANDSCAPE SERVICES, LLC	1658	Palm Tree Trimming	tree trimming	549900-53908	\$2,410.00
001	1042	08/06/25	INFRAMARK (DE), LLC	155357	District Management, Field Management, Dissemination Services and Assessment Roll	Management	531027-51301	\$5,666.67
001	1042	08/06/25	INFRAMARK (DE), LLC	155357	District Management, Field Management, Dissemination Services and Assessment Roll	field	534163-53908	\$1,250.00
001	1042	08/06/25	INFRAMARK (DE), LLC	155357	District Management, Field Management, Dissemination Services and Assessment Roll	Dissemination Services	531012-51301	\$666.67
001	1042	08/06/25	INFRAMARK (DE), LLC	155357	District Management, Field Management, Dissemination Services and Assessment Roll	Assessment	549070-51301	\$416.67
001	1043	08/06/25	KUTAK ROCK, LLP	3597798	DISTRICT COUNSEL JUNE 2025	DISTRICT COUNSEL	531023-51301	\$3,455.50
001	1044	08/06/25	FIELDSTONE LANDSCAPE SERVICES, LLC	26044	IRRIGATION REPAIRS	Irrigation Repairs & Maintenance	546179-53908	\$533.33
001	1044	08/06/25	FIELDSTONE LANDSCAPE SERVICES, LLC	26101	August 2025 Landscape Maintenance	landscape maintenance	546300-53908	\$20,430.00
001	1045	08/14/25	WATERGRASS CDD II	02699	MEETING ROOM RENTAL 08/07/25	Meeting Room Rental	544004-51301	\$125.00
001	1046	08/14/25	FIELDSTONE LANDSCAPE SERVICES, LLC	26158	Landscape Bed Enhancements	landscape enhancements	546338-53908	\$5,454.09
001	1046	08/14/25	FIELDSTONE LANDSCAPE SERVICES, LLC	26157	Landscape Enhancements	Landscape Replacement	546338-53908	\$12,924.00
001	1047	08/14/25	INFRAMARK (DE), LLC	155406	July 2025 District Management, Field Services, Dissemination Services and Assessment Services	District Management	531027-51301	\$5,666.67
001	1047	08/14/25	INFRAMARK (DE), LLC	155406	July 2025 District Management, Field Services, Dissemination Services and Assessment Services	Field Services	534163-53908	\$1,250.00
001	1047	08/14/25	INFRAMARK (DE), LLC	155406	July 2025 District Management, Field Services, Dissemination Services and Assessment Services	Dissemination	531012-51301	\$666.67
001	1047	08/14/25	INFRAMARK (DE), LLC	155406	July 2025 District Management, Field Services, Dissemination Services and Assessment Services	Assessment	363010-51301	\$416.67
001	1048	08/21/25	WITHLACOOCHEE RIVER ELECTRIC	080825-0080	ELECTRIC 07/03/25-08/05/25	Electric Bill	543041-53908	\$33.71
001	1048	08/21/25	WITHLACOOCHEE RIVER ELECTRIC	080825-0009	ELECTRIC 07/03/25-08/05/25	Electric	543041-53908	\$187.53
001	1048	08/21/25	WITHLACOOCHEE RIVER ELECTRIC	080825-9125	ELECTRIC 07/03/25-08/05/25	Electric	543041-53908	\$617.08
001	1048	08/21/25	WITHLACOOCHEE RIVER ELECTRIC	080825-4992	ELECTRIC OVERPASS RD LIGHTING	Electric	543041-53908	\$2,986.71
001	1048	08/21/25	WITHLACOOCHEE RIVER ELECTRIC	080825-0078	ELECTRIC 07/03/25-08/05/25	Electric	543041-53908	\$352.53
001	1049	08/27/25	FIELDSTONE LANDSCAPE SERVICES, LLC	26196	Irrigation Repairs	IRR REPAIRS	546179-53908	\$234.10
Fund Total								\$68,082.45

Total Checks Paid	\$68,082.45
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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					
COOPER POOLS, INC.	7/1/2025	2025-863	\$450.00	\$450.00	fountain maintenance
FIELDSTONE LANDSCAPE SERVICES, LLC	8/1/2025	26101	\$20,430.00	\$20,430.00	landscape maintenance
INFRAMARK (DE), LLC	8/1/2025	155357	\$5,666.67		Management
INFRAMARK (DE), LLC	8/1/2025	155357	\$1,250.00		field
INFRAMARK (DE), LLC	8/1/2025	155357	\$666.67		Dissemination Services
INFRAMARK (DE), LLC	8/1/2025	155357	\$416.67	\$8,000.01	Assessment
INFRAMARK (DE), LLC	8/5/2025	155406	\$5,666.67		District Management
INFRAMARK (DE), LLC	8/5/2025	155406	\$1,250.00		Field Services
INFRAMARK (DE), LLC	8/5/2025	155406	\$666.67		Dissemination
INFRAMARK (DE), LLC	8/5/2025	155406	\$416.67	\$8,000.01	Assessment
INFRAMARK (DE), LLC	8/28/2025	157232	\$2,349.20	\$2,349.20	BUDGET MAIL NOTICES
WATERGRASS CDD II	8/8/2025	02699	\$125.00	\$125.00	Meeting Room Rental
Monthly Contract Subtotal			\$39,354.22	\$39,354.22	
Utilities					
WITHLACOOCHIE RIVER ELECTRIC	8/8/2025	080825-0080	\$33.71	\$33.71	Electric Bill
WITHLACOOCHIE RIVER ELECTRIC	8/8/2025	080825-0009	\$187.53	\$187.53	Electric
WITHLACOOCHIE RIVER ELECTRIC	8/8/2025	080825-9125	\$617.08	\$617.08	Electric
WITHLACOOCHIE RIVER ELECTRIC	8/8/2025	080825-4992	\$2,986.71	\$2,986.71	Electric
WITHLACOOCHIE RIVER ELECTRIC	8/8/2025	080825-0078	\$352.53	\$352.53	Electric
Utilities Subtotal			\$4,177.56	\$4,177.56	
Regular Services					
JOSEPH MURPHY	5/1/2025	JM-050125	\$200.00	\$200.00	BOARD 5/1/25
JOSEPH MURPHY	6/5/2025	JM-060525	\$200.00	\$200.00	Board 6/5/25
JOSEPH MURPHY	7/3/2025	JM-070325	\$200.00	\$200.00	Board 6/5/25
JOSEPH MURPHY	8/7/2025	JM-080725	\$200.00	\$200.00	Board 8/7/25
Regular Services Subtotal			\$800.00	\$800.00	

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
FIELDS CONSULTING GROUP, LLC	7/20/2025	3617	\$350.00	\$350.00	Hearing Impaired Signage Installation
FIELDSTONE LANDSCAPE SERVICES, LLC	7/29/2025	1658	\$2,410.00	\$2,410.00	tree trimming
FIELDSTONE LANDSCAPE SERVICES, LLC	7/31/2025	26158	\$5,454.09	\$5,454.09	landscape enhancements
FIELDSTONE LANDSCAPE SERVICES, LLC	7/31/2025	26157	\$12,924.00	\$12,924.00	landscape enhancements
FIELDSTONE LANDSCAPE SERVICES, LLC	8/14/2025	26196	\$234.10	\$234.10	IRR REPAIRS
Additional Services Subtotal			\$21,372.19	\$21,372.19	
TOTAL			\$65,703.97	\$65,703.97	

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Epperson Fountain

Bill to
Epperson Fountain
313 Campus St
Celebration, FL 34747

Ship to
Epperson Fountain
31784 Anchor Point Dr
Wesley Chapel, FL 33545

Invoice details
Invoice no.: 2025-863
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Fountain Service	Commercial Monthly Fountain Service July 2025	1	\$450.00	\$450.00

Ways to pay



Total \$450.00

Overdue 07/31/2025

View and pay

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26101
Invoice Date 08/01/25
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 August 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
\$22,502.18	\$0.00	\$0.00	\$0.00	\$0.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155357

CUSTOMER ID

C7531

PO#

INVOICE

DATE

8/1/2025

NET TERMS

Due On Receipt

DUE DATE

8/1/2025

BILL TO

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

Services provided for the Month of: August 2025

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

Subtotal

\$8,000.01

Tax

\$0.00

Total Due

\$8,000.01

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155406

CUSTOMER ID

C7531

PO#

INVOICE

DATE

8/5/2025

NET TERMS

Due On Receipt

DUE DATE

8/5/2025

BILL TO

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

Services provided for the Month of: July 2025

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

Subtotal

\$8,000.01

Tax

\$0.00

Total Due

\$8,000.01

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157232

CUSTOMER ID

C7531

PO#

INVOICE

DATE

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

BILL TO

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-16-25 \$2,349.20	1	Ea	2,349.20		2,349.20
Subtotal					2,349.20

Subtotal

\$2,349.20

Tax

\$0.00

Total Due

\$2,349.20

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Watergrass CDD2

INVOICE

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

INVOICE # 02699
DATE: 08/08/2025

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	August Meeting Room Rental 08/07/2025	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 **2350080** Cycle **05**
Meter Number **33116732**
Customer Number **20052901**
Customer Name **EPPERSON RANCH II CDD**

Bill Date **08/08/2025**
Amount Due **33.71**
Current Charges Due **09/02/2025**

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

Period	Days	Average kWh Per Day
Aug 2025	33	0
Jul 2025	29	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.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/03	69850	08/05	69850				0
Previous Balance							130.48
Payment							136.93CR
Balance Forward							6.45CR
Customer Charge							39.16
FL Gross Receipts Tax							1.00
Total Current Charges							40.16
Total Due							33.71
Please Pay							

Prenoting of your bank and account number has not been completed. Please
make arrangements to pay this bill. EFT should start on your next regular bill.
Thank you for your patience.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/08/2025

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	09/02/2025
TOTAL CHARGES DUE	33.71
Total Charges Due After Due Date	33.71

000235008000000337100000337102

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **08/08/2025**
Amount Due **187.53**
Current Charges Due **09/02/2025**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/03	74095	08/05	75544				1449

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	33	44
Jul 2025	29	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.



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 **561.64**
Payment **570.17CR**
Balance Forward **8.53CR**

Customer Charge **39.16**
Energy Charge 1,449 KWH @ 0.06090 **88.24**
Fuel Adjustment 1,449 KWH @ 0.04400 **63.76**
FL Gross Receipts Tax **4.90**

Total Current Charges **196.06**
Total Due **187.53** Please Pay

Prenoting of your bank and account number has not been completed. Please
make arrangements to pay this bill. EFT should start on your next regular bill.
Thank you for your patience.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/08/2025

Use above space for address change ONLY.

District: OP05

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

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

Current Charges Due Date	09/02/2025
TOTAL CHARGES DUE	187.53
Total Charges Due After Due Date	187.53

000235000900001875300001875303

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **08/08/2025**
Amount Due **617.08**
Current Charges Due **09/02/2025**

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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/03	08/05	07/03	74631		8.26	8	4983

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	151
Jul 2025	29	145
Aug 2024	33	143

**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 **1,149.51**
Payment **1,154.51CR**
Balance Forward **5.00CR**

Customer Charge **39.16**
Energy Charge 4,983 KWH @ 0.06090 **303.46**
Fuel Adjustment 4,983 KWH @ 0.04400 **219.25**
FL Gross Receipts Tax **14.40**
State Tax **40.05**
Pasco County Tax **5.76**

Total Current Charges **622.08**
Total Due **617.08** Please Pay

Prenoting of your bank and account number has not been completed. Please
make arrangements to pay this bill. EFT should start on your next regular bill.
Thank you for your patience.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

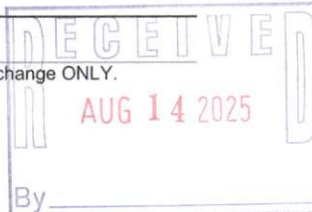
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: **08/08/2025**

Use above space for address change ONLY.



District: OP05

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

Current Charges Due Date	09/02/2025
TOTAL CHARGES DUE	617.08
Total Charges Due After Due Date	617.08

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



000221912500006170800006170802

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **08/08/2025**
Amount Due **2,986.71**
Current Charges Due **09/02/2025**

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.



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 9,263.48
Payment 9,304.77CR
Balance Forward 41.29CR

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

Total Current Charges 3,028.00
Total Due Please Pay 2,986.71

Lights/Poles Type/Qty
998 51

Prenoting of your bank and account number has not been completed. Please
make arrangements to pay this bill. EFT should start on your next regular bill.
Thank you for your patience.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/08/2025

Use above space for address change ONLY.

District: OP05



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

OP05

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

Current Charges Due Date	09/02/2025
TOTAL CHARGES DUE	2,986.71
Total Charges Due After Due Date	2,986.71

000223499200029867100029867105

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **08/08/2025**
Amount Due **352.53**
Current Charges Due **09/02/2025**

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	Average kWh Per Day
Aug 2025	33	95
Jul 2025	29	199
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 Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/03	36157	08/05	39301				3144

Previous Balance **2,255.98**
Payment **2,281.88CR**
Balance Forward **25.90CR**

Customer Charge **39.16**
Energy Charge 3,144 KWH @ 0.06090 **191.47**
Fuel Adjustment 3,144 KWH @ 0.04400 **138.34**
FL Gross Receipts Tax **9.46**

Total Current Charges **378.43**
Total Due **Please Pay 352.53**

Prenoting of your bank and account number has not been completed. Please
make arrangements to pay this bill. EFT should start on your next regular bill.
Thank you for your patience.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/08/2025

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/02/2025
TOTAL CHARGES DUE	352.53
Total Charges Due After Due Date	352.53

000235007800003525300003525304

Attendance Confirmation

for

Board of Supervisors

District Name: Epperson Ranch II CDD

Board Meeting Date: 5.1.25

Name		In Attendance Please X	Paid
1	Joseph Murphy	X	\$200.00
2	Michele Frank	X	Yes
3	Miguel Casellas-Gil	X	Yes
4	Michael Lawson	X	No
5	Doug Draper		

Kristee Cole
District Manager Signature

8.29.25
Date

REVISED 8/29/2025 9:33

Attendance Confirmation

for

Board of Supervisors

District Name: Epperson Ranch II CDD

Board Meeting Date: 6.5.25

Name	In Attendance Please X	Paid
1 Joseph Murphy	X	\$200.00
2 Michele Frank	X	Yes
3 Miguel Casellas-Gil		
4 Michael Lawson	X	No
5 Doug Draper	X	Yes

Kristee Cole
District Manager Signature

8.29.25
Date

REVISED 8/29/2025 9:36

Attendance Confirmation

for

Board of Supervisors

District Name: Epperson Ranch II CDD

Board Meeting Date: 7.3.25

Name	In Attendance Please X	Paid
1 Joseph Murphy	X	\$200.00
2 Michele Frank	X	Yes
3 Miguel Casellas-Gil	X	Yes
4 Michael Lawson	X	No
5 Doug Draper	X	Yes

Kristee Cole
District Manager Signature

8.29.25
Date

REVISED 8/29/2025 9:38

Attendance Confirmation

for

Board of Supervisors

District Name: Epperson Ranch II CDD

Board Meeting Date: 8.7.25

Name	In Attendance Please X	Paid
1 Joseph Murphy	X	\$200.00
2 Michele Frank	X	Yes
3 Miguel Casellas-Gil	X	Yes
4 Michael Lawson	X	No
5 Doug Draper	X	Yes

Kristee Cole
District Manager Signature

8.29.25
Date

REVISED 8/29/2025 9:39

INVOICE

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

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

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



Meritus

Bill to
Inframark
Epperson Ranch II CDD
Attn: Kristee Cole / Aysha Torres
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3617
Terms: Due on receipt
Invoice date: 07/20/2025
Due date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Custom design "Caution : Hearing Impaired Child At Play" (30x30) traffic yellow hi-intensity reflective sign. Installed on 12ft (2.5#) galvanized metal u-channel post. Includes bolt hardware.	1	\$350.00	\$350.00
Total					\$350.00

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 # 1658
DATE 07/29/2025
DUE DATE 07/29/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Palm Tree Trimming Palm Tree Trimming of all palms listed	1	2,410.00	2,410.00

Proposal # 938432

BALANCE DUE **\$2,410.00**

Pay invoice

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26158
Invoice Date 07/31/25
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
Epperson Blvd - Endcap LS Beds Enhancement				

Epperson Blvd - Center Median LS Bed Enhancements

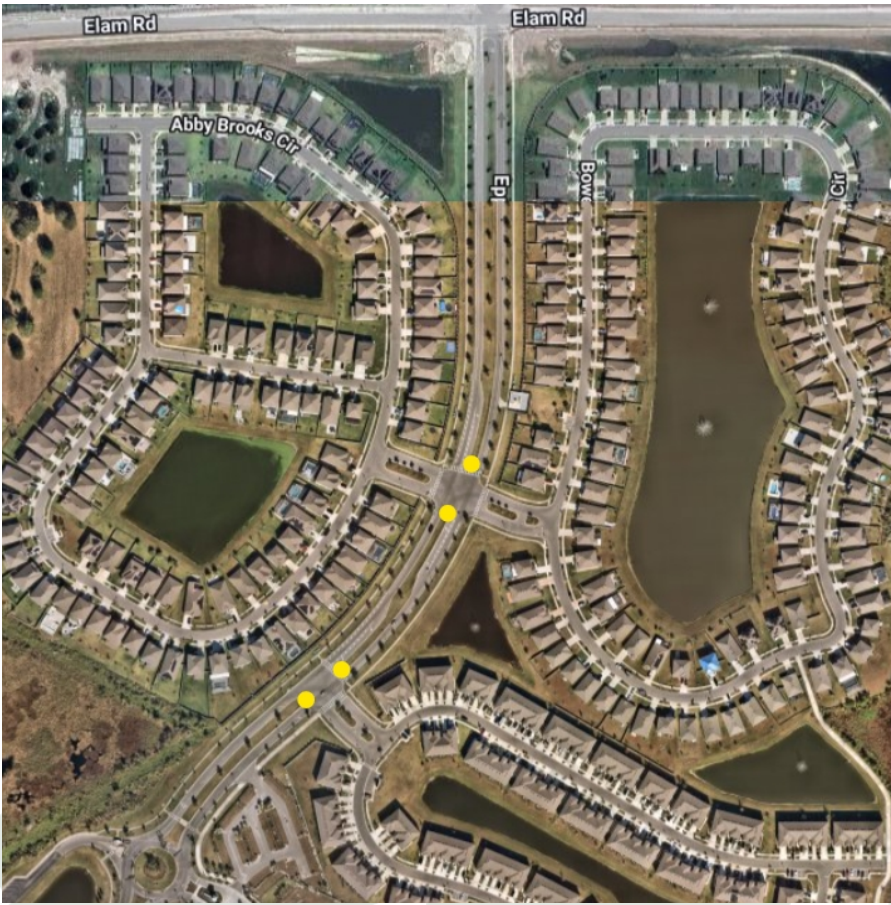
Scope of Work:

- demo existing Gold Mound Duranta - declining
- Renovate beds with new plant material
 - Blue Daze perennial will stay, and filled in with additional plants to give a thicker look with more color
- Top dress existing beds with Pine Bark 'mini' mulch after installation

Deliver and Install:

- (32) Arboricola Schefflera 3G (center of bed)
- (85) Liriope 'Big Blue' 3G (second row)
- (44) Blue Daze Perennial 3G (bottom tier - fill-ins between existing Blue Daze)





Schefflera Arboricola Variegated



Liriope 'Big Blue'



Blue Daze Perennial



Subtotal:	\$5,454.09
Sales Tax:	\$0.00
Invoice Total:	\$5,454.09
Credits/Payments:	
Balance Due:	\$5,454.09

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$40,880.27	\$0.00	\$0.00	\$0.00	\$0.00



Subtotal:	\$5,454.09
Sales Tax:	\$0.00
Invoice Total:	\$5,454.09
Credits/Payments:	
Balance Due:	\$5,454.09

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$40,880.27	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	26157
Invoice Date	07/31/25
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 Enhancement Proposal				

Epperson II CDD - Landscape Enhancement Project

Scope of work:

Epperson Blvd - Viburnum Hedges

- Remove dead/declining Viburnum along fencelines
- Install: (22) 7G Viburnum suspensum



Abby Brooks - West Entrance

- Remove dead/declining Viburnum along fencelines
- Install: (22) 3G Viburnum suspensum



Bower Bass - Mailboxes/Pocket Park

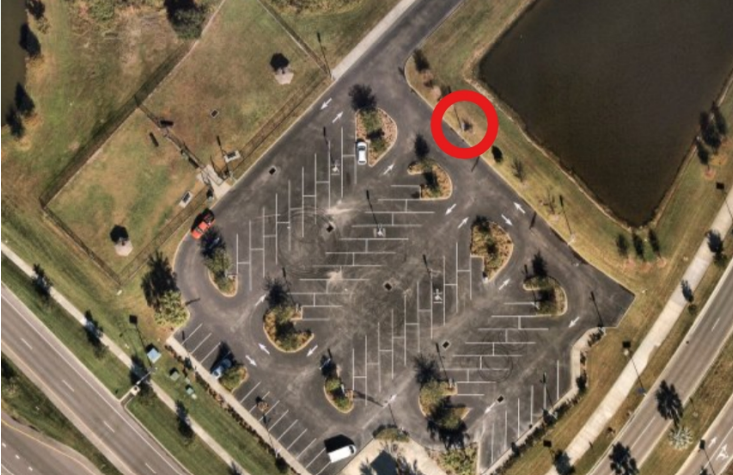
- Replace/Fill in voids of dead/declining Podocarpus
- Install:
 - (28) 7G Podocarpus
 - yellow circle --> will be installing row Crape Myrtles here in the future. Mulch as needed to fill hole.
 - Spread fresh Pine Bark 'mini' mulch in LS beds and tree rings





Pond Near Dog park

- Remove dead Cedar tree (flush cut)



Meadow Ridge Entrance - Turtle Grace Loop

- Remove existing plant material in landscape bed
- Install:
 - (24) 3G Variegated Arboricola
 - (18) 3G Green Island Ficus
 - Spread fresh Pine Bark 'mini' mulch in LS bed and surrounding Magnolia tree rings on sides of entrance



Tree Replacements - Blue Passing Loop

- Install (4) Crape Myrtles in marked locations in images below.
- Mulch tree rings
- Dispose of 3-4 trees currently in place on these marks - dump fees included
- Set irrigation to run adequately on new trees until established, Install new Bubbler irrigation around new trees.





Subtotal:	\$12,924.00
Sales Tax:	\$0.00
Invoice Total:	\$12,924.00
Credits/Payments:	
Balance Due:	\$12,924.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$35,426.18	\$0.00	\$0.00	\$0.00	\$0.00



Subtotal:	\$12,924.00
Sales Tax:	\$0.00
Invoice Total:	\$12,924.00
Credits/Payments:	
Balance Due:	\$12,924.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$35,426.18	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26196
Invoice Date 08/14/25
Payment Terms Net 30
PO Number OM-E2-072
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

LM Contract Renewal 24-25

QTY	ITEM	UNIT PRICE	EXT PRICE
	#18781 - LM Contract Renewal 24-25		\$234.10
	IRR - Pre-Approved Repairs		\$234.10
0.10	Labor Labor - 08/08/25	\$80.00	\$8.00
2.64	Labor Labor - 08/01/25	\$80.00	\$211.20
1.00	Material Coupler 1" (Material)	\$0.81	\$0.81
1.00	Material Nozzle- 12 Quarter (Material)	\$1.74	\$1.74
1.00	Material Pipe- 1" Class 200 (Material)	\$0.41	\$0.41
1.00	Material Pop-Up-Spray Head 6" (Material)	\$11.94	\$11.94
			\$234.10

Subtotal: \$234.10

Sales Tax: \$0.00

Invoice Total: \$234.10

Credits/Payments:

Balance Due: \$234.10

Current

\$18,612.19

1-30 Days Past Due

\$0.00

31-60 Days Past Due

\$0.00

61-90 Days Past Due

\$0.00

90+ Days Past Due

\$0.00



Epperson Ranch CDD

Field Inspection Report

Thursday, October 2, 2025

Board Of Supervisors Board Of Directions

10 Items Identified

Nathaniel Montagna

Inframark

Dog Parks

Assigned To: Fieldstone

Well maintained

Concrete looks good

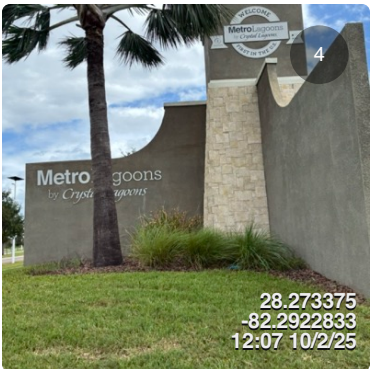
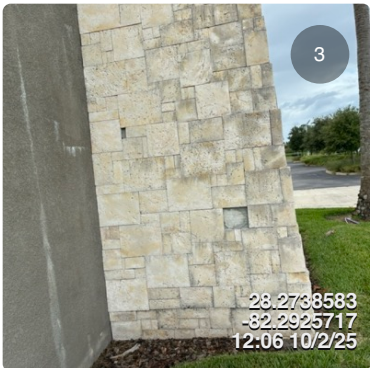
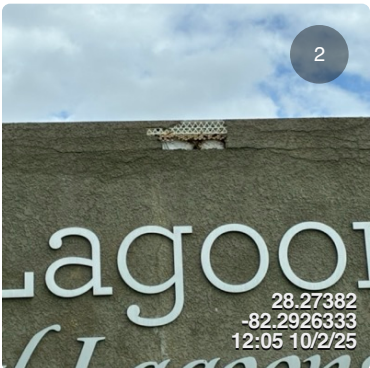
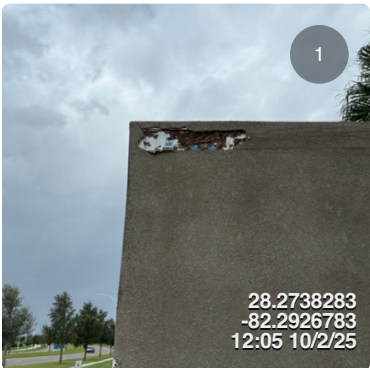


Epperson Blvd

Assigned To: Fieldstone

Well maintained

Monuments are in need of minor repairs



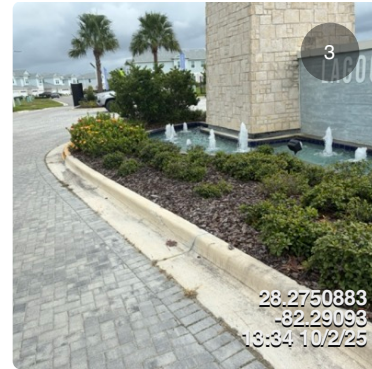
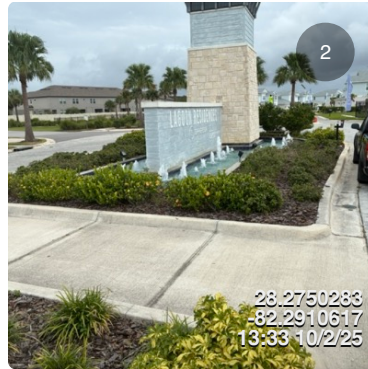
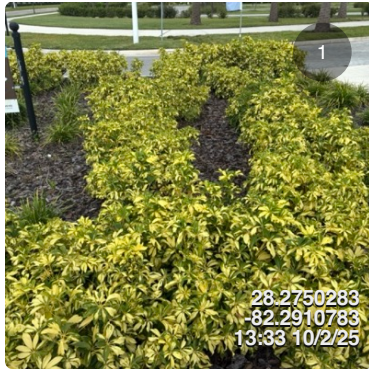
Biscayne Lagoon Ln

Assigned To: Fieldstone

Mulch beds maintained

Weeds maintained

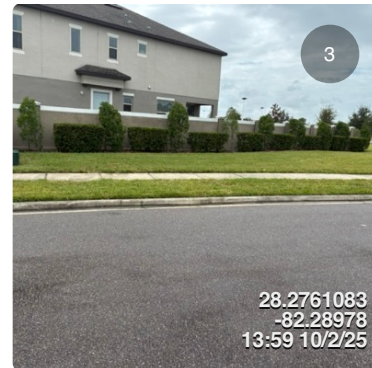
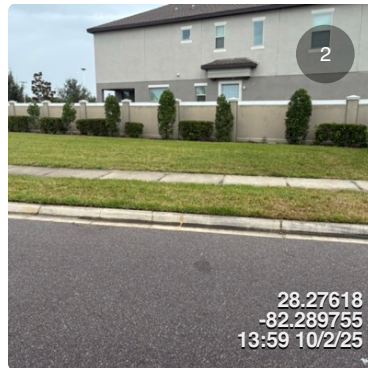
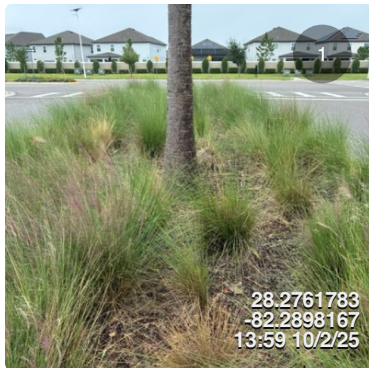
No issues



Sea Air Dr

Assigned To: Fieldstone

Well maintained



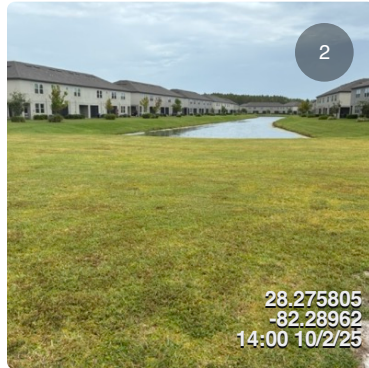
Blue Passing Loop

Assigned To: Fieldstone

Well maintained

No issues

Library project complete no issues



Bower Bass Circle

Assigned To: Fieldstone

Well maintained

No weeds

Keep weeds maintained as well as trash



Abby Brooks Circle

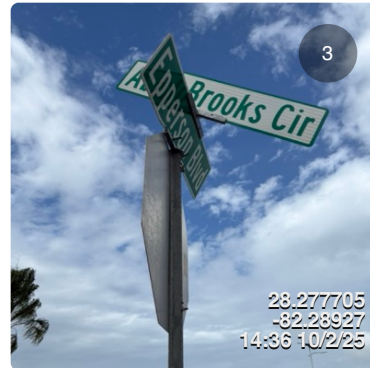
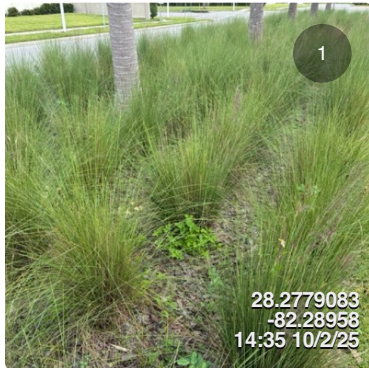
Assigned To: Fieldstone And Inframark Maintenance

Weeds to be addressed inside median

As well at both bush lines

Bracket is to heavy bending sign

Inframark for a proposal replacing pole and signs

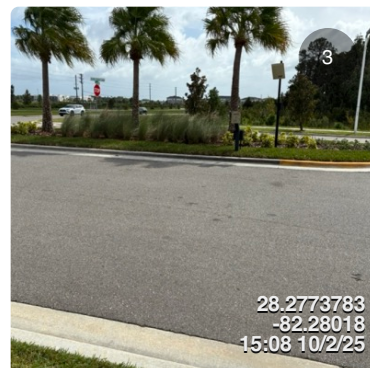


Turtle Grace Loop

Assigned To: Fieldstone

Well maintained

Keep up with the trash and weeds



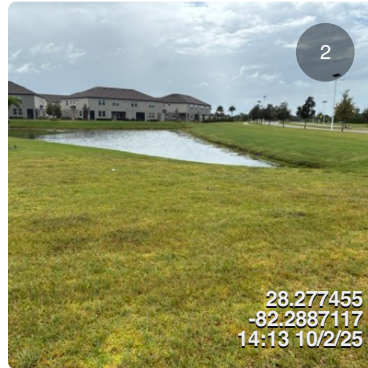
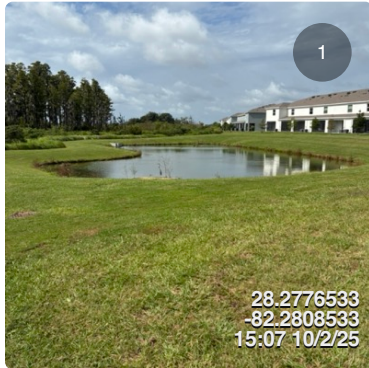
Ponds

Assigned To: Fieldstone

All ponds Well maintained

No issues

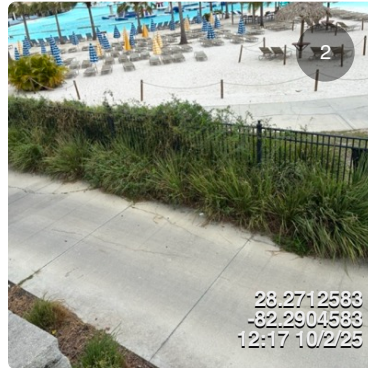
Collected trash throught property



Lookout

Assigned To: Fieldstone

Over grown grass is 90% done a little more work to be done





Epperson Ranch II CDD Aquatics

Inspection Date:

10/1/2025 11:06 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:

Mild planktonic algae growth present. Regular treatments are being applied to control 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: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very small patches of filamentous algae present. An algaecide treatment during an upcoming maintenance event will quickly begin decay.
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:	

Inspection Report

SITE: 3

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Filamentous algae is growing around the perimeter. The band is small enough to allow complete coverage during the next treatment.
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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 11

Condition: Excellent Great Good ✓Poor ✓Mixed Condition Improving



Comments:

Wind has pushed most of the filamentous algae from the perimeter to one corner. This will allow a technician to focus that area and get good coverage when treating. Perimeter growth will also be addressed.
Nuisance grasses will be treated at that time as well.

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

Inspection Report

SITE: 12

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

More wind blown algae. The corner where it has gathered will be the focus next visit, followed by a perimeter spray. The possible early planktonic algae bloom will be targeted by this treatment. 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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 13

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Small amounts of filamentous algae are clinging to nuisance grasses around the perimeter. Technicians will address both during the next maintenance event. The possible early planktonic algae bloom will be targeted by this treatment.

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

Inspection Report

SITE: 14

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Most of the filamentous algae present is decaying. Additional treatments, possibly by boat, will be done to address the remaining algae and submerged vegetation.

<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: 15

Condition: Excellent Great ✓ Good Poor Mixed Condition Improving



Comments:

This is the best this pond has looked in a while. It is experiencing the same early signs of a planktonic algae bloom as most other ponds on property and will receive treatment for it. Nuisance grasses are only present in very small patches and will be addressed at that time.

<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: 16

Condition: Excellent Great Good ☒ Poor Mixed Condition Improving



Comments:

Filamentous algae is prevalent around the perimeter. A slow, methodical algaecide application will be done next visit to begin controlling growth. An herbicide application will immediately follow to treat the nuisance grasses present.

<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: 17

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Notable nuisance grass growth. Herbicide treatments are being applied regularly to cut back growth. Most of it appears to be primrose which often takes multiple applications to begin decaying. No algae 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



Summer may be officially over, but growing season will still be here for a few weeks. Daily temperatures in the 80's and sudden rain events brought on by late season hurricanes will continue to fuel vegetative and algal growth. An array of herbicides and algaecides are always available should rapid growth occur after a large rain event.

This time of year, technicians are extra vigilant of ensuring drainage and outflow structures are free of debris as to not impede function should a storm hit.

All ponds were in mixed condition during today's inspection. Algae is the number one culprit at this time as growing conditions have been ideal the past few weeks. Technicians are routinely applying various algaecides to stay ahead of unwanted growth. Nuisance grasses are minimal and only present in a few ponds.

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!

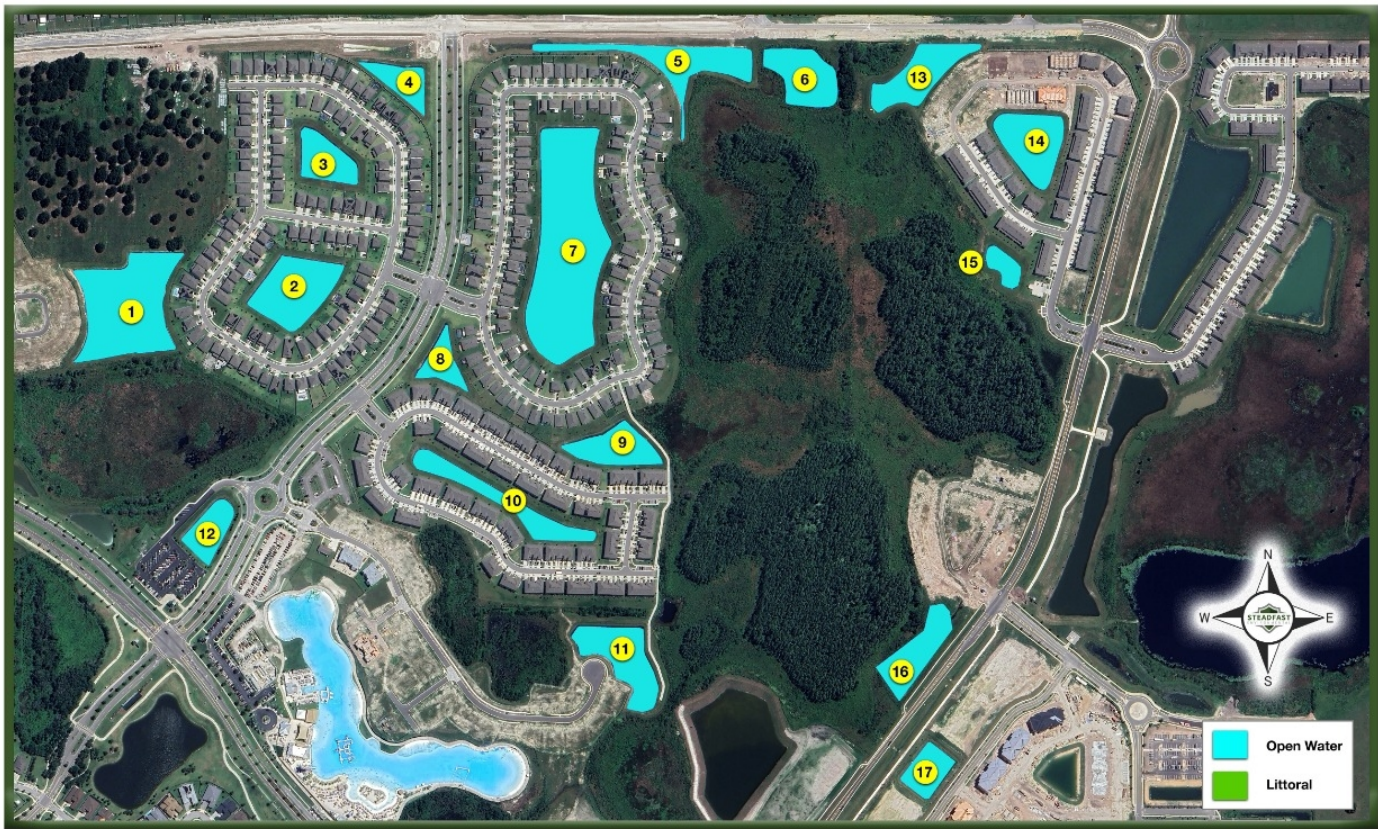
MAINTENANCE AREA



EPPERSON RANCH II CDD

Epperson Boulevard, Wesley Chapel

Gate Code:





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

Proposal

Proposal Number 21918
Date 09/16/25
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

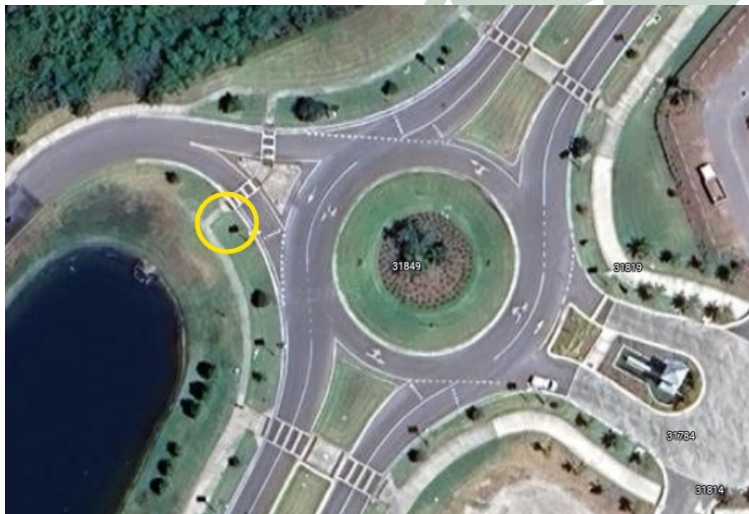
Mainline Repair - Epperson Blvd

Scope of Work:

Complete the following Irrigation Repairs along Epperson Blvd:

Scope of work:

- Repair 3" Mainline
- labor, irrigation materials, and clean up included



Subtotal:	\$490.00
Total:	\$490.00

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.



Kristee Cole

9.16.25

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.

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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

PREPARED FOR:

**Epperson Ranch II Community
Development District**



Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Epperson Ranch II Community Development District Reserve Study Proposal

Alize Aninipot

Assistant District Manager

Epperson Ranch II Community Development District
Reference #1531

Epperson Blvd
Wesley Chapel, FL

30+
YEARS OF
EXPERIENCE

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

Epperson Ranch II Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

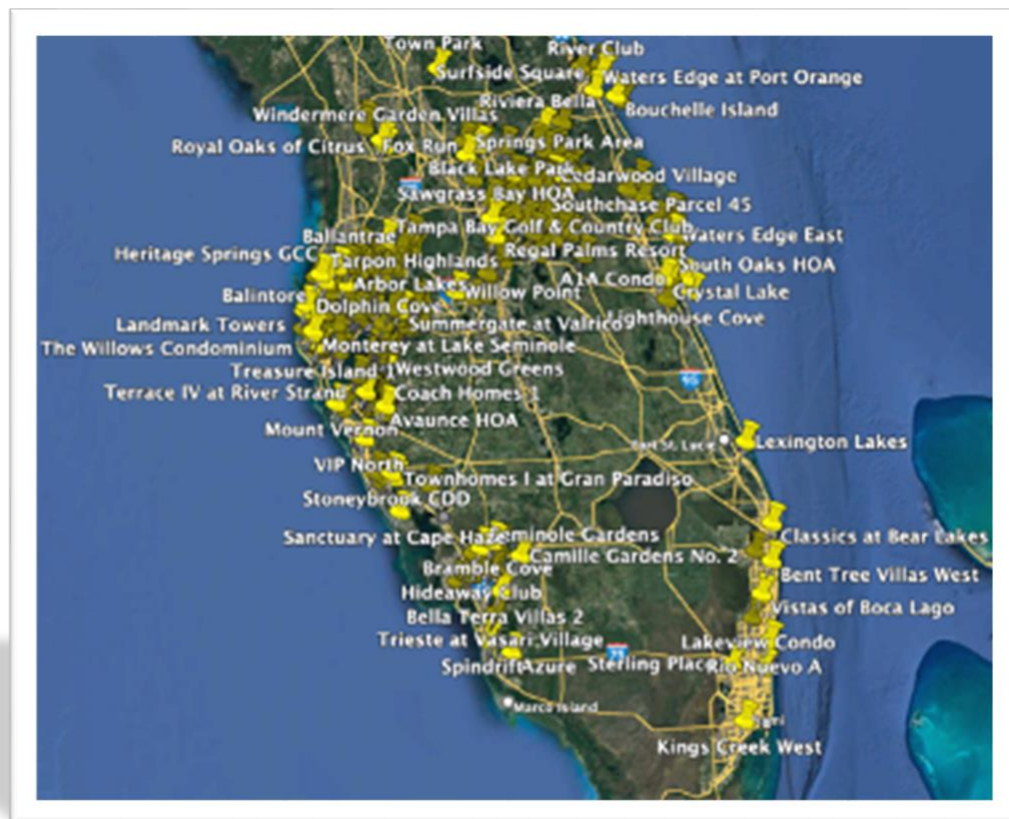
- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

[Click Here](#)

For More Information



Florida Clients Served



Epperson Ranch II Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool	Pool, Fence, Metal, Replacement	5	!	2028
Pool	Pool, Finishes, Plaster and Tile (Incl. Coping)	6	!	2028
Pool	Pool, Structure and Deck, Total Replacement	7	!	2028
Pool	Pool, Trash Receptacles	8	!	2028

Easily view
components by
**Condition and
Urgency**

PROPERTY COMPONENT MODEL	COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
COMPONENT	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Streets and Common Flatwork, Partial Replacement	X				
Light Fixtures, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Less Than \$7,000		X			
Pool, Bulkhead, Wood, Replacement	X				O
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				O
Pool, Fence, Metal, Replacement	X				O
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				O
Pool, Structure and Deck, Total Replacement	X				O
Pool, Trash Receptacles		X			

Easily view
components by
**Funding Source and
Responsibility**

Epperson Ranch II Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Epperson Ranch II Community Development District

Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Epperson Ranch II Community Development District Reserve Study Proposal

[Click Here](#)
For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Property Site	Asphalt Pavement Concrete Flatwork Fences Irrigation System Lighting Perimeter Walls Ponds Storm Water System Signage

Epperson Ranch II Community Development District Reserve Study Proposal

REF #: 1531

Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$3,400.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the District and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

Epperson Ranch II Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

Terra Bella Community Development District is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.

The Groves Golf and Country Club Master Association is a planned unit development established in 2000 and located in Land O Lakes, FL. The Groves is responsible for the paint and roofs shared by 285 Club Homes, 273 Courtyard Homes and 123 Patio 1 Homes.

Suncoast Meadows Master Association is a planned unit development located in Land O' Lakes, FL and is responsible for the common elements shared by 487 property owners. Suncoast Meadows was established in 2007. The development contains clubhouse, pool and property site components.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.



12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

July 29, 2025

Epperson Ranch II CDD
c/o Inframark Community Management
313 Campus Street
Celebration, FL 34747

RE: Full Service Reserve Study with Site Inspection
Epperson Ranch II CDD
Epperson Blvd
Wesley Chapel, FL 33545

Dear Board of Supervisors:

We are providing this engagement letter to recognize your request for us to perform a full service reserve study with site inspection and recommendations for the property identified above. The reserve study will project costs and funding for a 30 year time frame for walls, stormwater drainage, ponds, fountains, CDD-owned sidewalks and any other items specified by you. The financial analysis portion of the study will include allowances for your interest income and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.

Our fee for the assignment is \$4,000.00. We will provide you with electronic copies of the reserve study. Payment will be due at the time of reserve study completion and delivery of the reports. The reserve study will be completed within ten weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Please call if you have any questions.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:

Scope of Service

Our scope of service for a reserve study update with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements from a CAI-designated Reserve Specialist.
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the first day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats and site aerials.

Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services

Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

July 29, 2025

Alize Aninipot
Epperson Ranch II CDD
C/O Inframark
Wesley Chapel, FL 33545

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Epperson Ranch II CDD**. The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2025**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local:** Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts:** Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted:** Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy:** Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable:** We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service:** Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +:** At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, **by the association**. This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2025** is **\$ 5,950**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company



Capital Reserve Advisors

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July 29, 2025

Alize Aninipot
Epperson Ranch II CDD
C/O Inframark
Wesley Chapel, FL 33545

Reserve Study Services Agreement Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Epperson Ranch II CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2025**.
2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at <http://www.capitalreserveadvisors.com>. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.
5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. **Reserve Study Fee & Terms:** CRA's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2025** is **\$ 5,950**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into software.
7. **No Warranties:** The Association acknowledges and agrees that neither CRA, nor any officer, director, owner, employee, agent or affiliate of CRA, has made any representations, warranties, guarantees, or promises of any kind regarding CRA's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

- (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
- (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.
- (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
- (d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

- (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
- (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
- (c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
- (d) The scope of the Reserve Study is expressly limited to the components included.
- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Epperson Ranch II CDD:

By: _____

Date: _____

For Capital Reserve Advisors :

By:



Pierre del Rosario, President

July 29, 2025

Epperson Ranch II CDD- Schedule A Documents, Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	No	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	Yes	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	Yes	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	Yes	

Additional information may be requested once we have started our work.



Property Wellness Reserve Study Program Proposal Level I Reserve Study

201 E. Kennedy Boulevard, Suite 1150
Tampa, Florida
(800) 980-9881
reserveadvisors.com

Epperson Ranch II Community Development
District
Wesley Chapel, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations and districts turn to Reserve Advisors. As your property wellness consultants, our reserve study helps community development districts understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

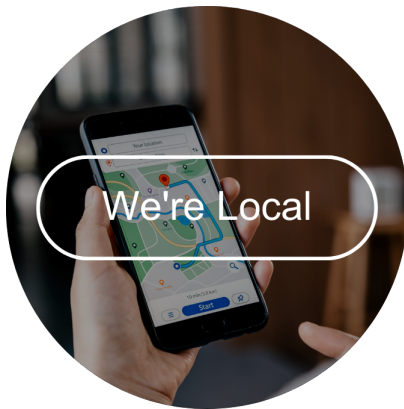
Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community development districts the plans they need to ensure the future well-being of their property.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE



Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program - Level I

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Epperson Ranch II Community Development District comprises 989 homes/lots. We've identified and will include the following reserve components:

Streets and Curbs, Irrigation System, Perimeter Walls/Fences, Post or Pole Lights, Sidewalks, Ponds (16), and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your CDD's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level I Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your CDD's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

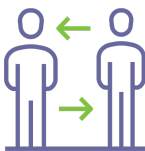


Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.



Your property is your biggest investment. Here's why our solution is the best for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 3/26/2025, for a Level I Property Wellness Reserve Study, is valid for 90 days.

To Start Your Property Wellness Level I Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I) This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance. We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions—ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	\$6,600.00
Total	

\$6,600.00

2. E-sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Epperson Ranch II Community

Ref: 251236

Development District

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 3/26/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim

brought by or on behalf of the parties hereto with respect to any matter related to this agreement. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING
THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED
OFFICE OF EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT.**

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Jere Earlywine, Esq. of Kutak Rock, LLP, is hereby designated as the Registered Agent for the District.

SECTION 2. The District’s Registered Office shall be located at c/o Kutak Rock, LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Pasco County, Florida, and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 9th day of October 2025.

ATTEST:

**EPPERSON RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors