

**EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT**

FINAL AGENDA PACKAGE

**Thursday, December 4, 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, Senior District Manager
Alize Aninipot, District Manager
Vasili Kostakis, District Engineer
Jere Earlywine, District Counsel
Shane Wumkes, Fieldstone
Kevin Riemensperger, Steadfast Alliance
Paul Young, Inframark
Natasha Sowani, District Accountant
Crystal Yem, District Admin

Final Meeting Agenda Thursday, December 4, 2025 – 5:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of the Agenda**
3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
4. **Business Administration**
 - A. Consideration of the Audit Meeting Minutes of October 9, 2025 Page 3
 - B. Consideration of the Regular Meeting Minutes of October 9, 2025 Page 5
 - C. Consideration of the August, September, and October 2025 Check Register Page 9
5. **Staff Reports**
 - A. District Accountant
 - B. Field Inspection Report..... Page 112
 1. Consideration of Removal of Signage Proposal Page 135
 2. Consideration of Street Sign Proposal
(Under Separate Cover)
 - C. Landscape Update Report Page 136
 1. Ratification of Tree Lodge Removal Proposal..... Page 139
 - D. Aquatic Maintenance Report Page 142
 - E. District Counsel
 1. Consideration of Settlement Agreement Page 158
 - F. District Engineer
 - G. District Manager
6. **Business Items**
 - A. Consideration of Resolution 2026-02, Disbursement of Funds.....Page 161
7. **Audience Comments**
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Thursday, January 8, 2026, at 5:00 p.m.

[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

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FIRST ORDER OF BUSINESS – Roll Call

Present and constituting a quorum were:

Also present were:

SECOND ORDER OF BUSINESS

Adoption of the Agenda

THIRD ORDER OF BUSINESS	Business Items
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The Board requested to include pricing from Auditors.

Miguel/Joe Motion Carries

C. Presentation of Notice of RFP for Audit Services

On a MOTION by Mr. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board Approved the Notice of the RFP for Audit Services for the Epperson Ranch II Community Development District.

FOURTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FIFTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests at this time

SIXTH ORDER OF BUSINESS

Adjournment

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board adjourned the Audit meeting at 5:08 p.m. for the Epperson Ranch II Community Development District.

Signature

Signature

**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, October 9, 2025 at 5:10 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
Michael Lawson	Board Supervisor, Assistant Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Nate Montagna	Field Services, Inframark
Vasili Kostakis	District Enigneer, Stantec
Kyle McGee	District Counsel, KutakRock
Shane Wumkes	Representative, Fieldstone (via Teleconference)
Mateo Soto	Representative, Fieldstone
Kevin Riemensperger	Representative, Steadfast Alliance

SECOND ORDER OF BUSINESS

Adoption of the Agenda

On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board Approved September 4, 2025, Final Agenda, **as amended to move agenda item 5B first**, for the Epperson Ranch II Community Development District.

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

B. Aquatic Maintenance Report

Mr. Riemensperger presented his report to the Board, noting that the ditch cleanup had been completed and that there were no issues with the ponds. The Board requested that the ditch report be included in future updates.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes of September 4, 2025

On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved Regular Meeting Minutes of September 4, 2025, for the Epperson Ranch II Community Development District.

B. Consideration of August 2025 Check Register
Tabled.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Mr. Montagna provided an update on the dog park, noting that the dog waste stations are in good condition. He reported that the walking path under the overpass had been cleaned. There was no email between the District Engineer and Metro regarding the items that need to be addressed.

C. Landscape Update

Fieldstone presented their report to the Board, noting that dead trees around the community have been removed and a proposal for sod replacement has been submitted. They also reported that the old stakes from the developer's trees along Elam Rd. and Curley Road have been removed, with a few remaining along Elam Rd. still to be addressed. Fieldstone further noted that services will transition to a bi-weekly schedule during the winter season and that the sod installation in the Turtle Grace Loop medians has been completed.

1. Ratification of Mainline Repair Proposal

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board Ratified the Mainline Repair Proposal, for the Epperson Ranch II Community Development District.

2. Consideration of Magnolia Tree Installment Proposal
Tabled until after hurricane season.

D. District Counsel

Mr. McGee reported that demand letters were sent to contractors with missing documentation. He received a response from Florida State Fence but does not yet have an update on the status. Florida State Fence indicated that they intend to remove the fencing themselves.

E. District Engineer

Metro expressed interest in transferring the Meadow Ridge property. An email was sent to Vasili, who responded:

"Thanks for sending this over; however, all of these items pertain to the subdivision and not the common area landscape or hardscape I thought we were discussing. I have forwarded this list to the builder so there is a record of it, but all items will be addressed during our maintenance bond closeout and builder closing walkthrough. Regarding the landscape and hardscape that we are trying to turn over, is there a list, or does the District decide what is acceptable?"

F. District Manager

Ms. Cole informed the Board that the next CDD meeting is scheduled for November 6, 2025, at 5:00 p.m.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Reserve Study Proposals

Pierre Rosario presented his proposal from Capital Reserve Advisors for the amount of \$5950.00.

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board Approved the Proposal for Florida Reserve Study, for the Epperson Ranch II Community Development District.

B. Consideration of Resolution 2026-01, Re-Designating the Registered Agent

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-01, Re-Designating the Registered Agent for the Epperson Ranch II Community Development District.

SEVENTH ORDER OF BUSINESS

Audience Comments

The Board opened the floor for audience comments. A resident inquired whether residents are responsible for the mosquito trucks, and the District Manager informed the resident that this is the responsibility of Pasco County. Another resident asked whether the oak trees on Bower Bass Road are CDD-owned. The Chair clarified that the trees are not CDD-owned and were installed by the builders.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were several supervisor requests:

Mr. Casellas-Gil:

- Epperson Townhomes HOA is requesting the installation of a bulletin board next to the mailboxes and Little Library. The Board is awaiting a proposal.
- District Counsel requested a license agreement; this item was tabled and requested to be added to the November meeting agenda.
- Requested confirmation of ownership of the gates by Lagoon Townhomes near DRB.

Ms. Frank:

- Inquired about the year-to-date financials, as it was missing from the agenda. The District Manager noted that financials have been removed from agendas and are sent monthly by the accountant on the 20th; she will confirm with Natasha. Michele requested information on the FY 2025 year-end totals.

Mr. Murphy:

- Requested confirmation of signature authority, noting a total of \$15,000 (\$10,000 for the Chair and \$5,000 for the District Manager). He asked for confirmation of the spending resolution and requested one be drafted for the next meeting.
- Noted receipt of a bill from Cooper Pools for maintenance of the DRB Lagoon and requested a review of that contract, the agreement, and the gate agreement, as well as proposals to clarify whether the CDD has ownership.
- Requested proposals for landscaping and aquatics for 2026. The District Manager informed the Board that a formal RFP will be required for landscaping, noting that the yearly cost is \$252,000, which exceeds the procurement threshold.
- Requested a meeting with Streetleaf to discuss the contract and review the services for streetlighting.

NINTH ORDER OF BUSINESS**Adjournment**

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:36 p.m. for the Epperson Ranch II Community Development District.

Signature

Signature

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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

Total \$450.00

Ways to pay



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

INVOICE#

155357

DATE

8/1/2025

CUSTOMER ID

C7531

NET TERMS

Due On Receipt

PO#**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

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#

157232

CUSTOMER ID

C7531

PO#**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

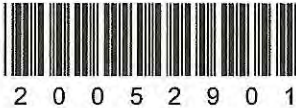
ELECTRIC SERVICE

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.



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 **Please Pay 187.53**

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

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

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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/03	74631	08/05	79614				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

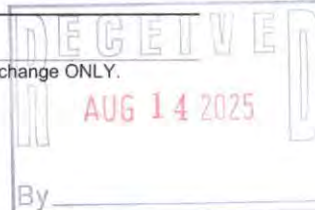
Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.

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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
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**

District: OP05

Use above space for address change ONLY.



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

OP05

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

Current Charges Due Date	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 **352.53** 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
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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

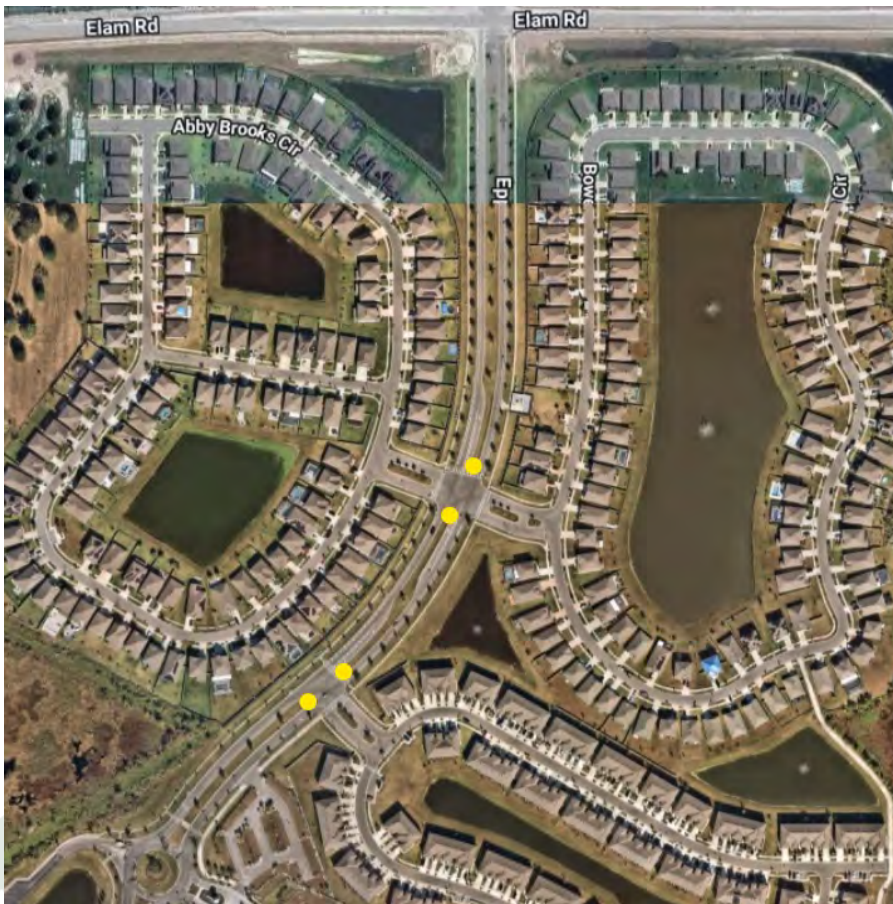
Scope of Work:

- 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

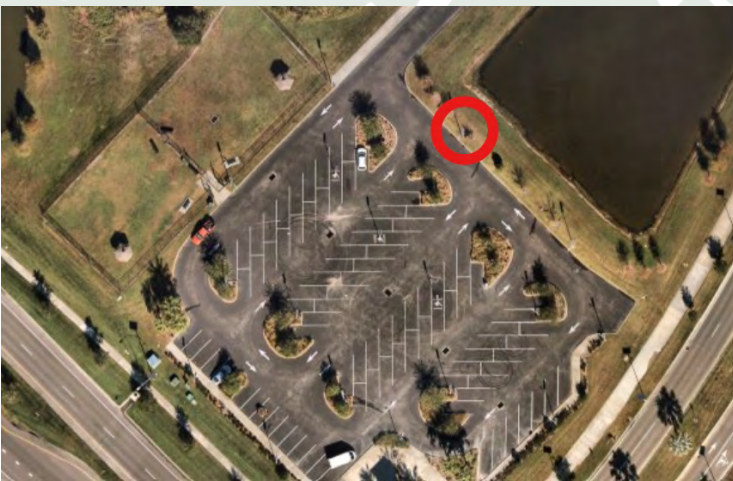
- Replace/Fill in voids of dead/declining Podocarpus
- Install:
 - (28) 7G Podocarpus
 - yellow circle --> will be installing row Crape Myrtles here in the future. Mulch as needed to fill hole.
 - Spread fresh Pine Bark 'mini' mulch in LS beds and tree rings





Pond Near Dog park

- Remove dead Cedar tree (flush cut)



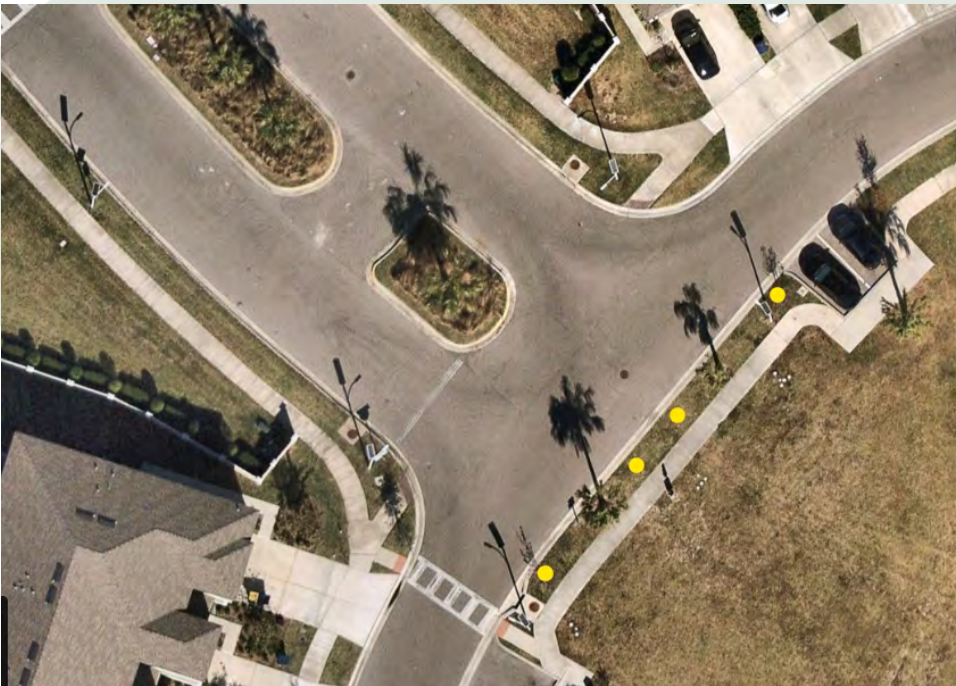
Meadow Ridge Entrance - Turtle Grace Loop

- 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 II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>									
001	1050	09/02/25	V00023	INFRAMARK (DE), LLC	157232	BUDGET MAIL NOTICES	Administrative Services	531148-51301	\$2,349.20
001	1051	09/02/25	V00026	JOSEPH MURPHY	JM-050125	BOARD 5/1/25	Supervisor Fees	511100-51301	\$200.00
001	1051	09/02/25	V00026	JOSEPH MURPHY	JM-060525	Board 6/5/25	Supervisor Fees	511100-51301	\$200.00
001	1051	09/02/25	V00026	JOSEPH MURPHY	JM-070325	Board 7/3/25	Board 6/5/25	511100-51301	\$200.00
001	1051	09/02/25	V00026	JOSEPH MURPHY	JM-080725	Board 8/7/25	Supervisor Fees	511100-51301	\$200.00
001	1052	09/08/25	V00026	JOSEPH MURPHY	JM-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
001	1054	09/08/25	V00028	MIGUEL A CASELLAS GIL	MC-050125	BOARD 5/1/25	Supervisor Fees	511100-51301	\$200.00
001	1054	09/08/25	V00028	MIGUEL A CASELLAS GIL	MC-070325	BOARD 7/3/25	Supervisor Fees	511100-51301	\$200.00
001	1054	09/08/25	V00028	MIGUEL A CASELLAS GIL	MC-080725	BOARD 8/7/25	Supervisor Fees	511100-51301	\$200.00
001	1054	09/08/25	V00028	MIGUEL A CASELLAS GIL	MC-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
001	1055	09/10/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-15074	Removal and storage of fountain	fountain	546472-53908	\$700.00
001	1056	09/17/25	V00004	COOPER POOLS, INC.	2025-1009	FOUNTAIN MAINTENANCE AUGUST 2025	FOUNTAIN MAINTENANCE	546472-53908	\$450.00
001	1057	09/17/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-14994	MONTHLY AQUATIC MANAGEMENT SEPTEMBER 2025	MONTHLY AQUATIC MANAGEMENT	546366-53908	\$1,120.00
001	1058	09/17/25	V00007	STRALEY ROBIN VERICKER	26615	PROFESSIONAL SERVICES RENDERED THROUGH 05/31/25	DISTRICT COUNSEL	531023-51301	\$567.50
001	1059	09/17/25	V00016	WATERGRASS CDD II	02891	MEETING ROOM RENTAL 09/04/25	MEETING ROOM RENTAL	544004-51301	\$125.00
001	1060	09/17/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26308	LANDSCAPE MAINTENANCE SEPTEMBER 2025	LANDSCAPE MAINTENANCE	546300-53908	\$20,430.00
001	1061	09/17/25	V00024	KUTAK ROCK, LLP	3623694	DISTRICT COUNSEL 07/01/25-07/31/25	DISTRICT COUNSEL	531023-51301	\$5,586.55
001	1062	09/25/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	090925-9125	ELECTRIC 08/05/25-09/04/25	ELECTRIC	543041-53908	\$663.90
001	1062	09/25/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	090925-4992	ELECTRIC OVERPASS RD LIGHTING	ELECTRIC	543041-53908	\$3,028.00
001	1062	09/25/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	090920-0009	ELECTRIC 08/05/25-09/04/25	ELECTRIC	543041-53908	\$181.54
001	1062	09/25/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	090920-0078	ELECTRIC 08/05/25-09/04/25	ELECTRIC	543041-53908	\$344.75
001	1062	09/25/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	090920-0080	ELECTRIC 08/05/25-09/04/25	ELECTRIC	543041-53908	\$40.16
001	1063	09/29/25	V00032	US BANK	7871013	TRUSTEE FEES 08/1/25-07/31/26	Trustee Fees	531045-51700	\$4,040.63
001	1064	09/30/25	V00027	MICHELE L FRANK	MF-050125	BOARD 5/1/25	Supervisor Fees	511100-51301	\$200.00
001	1064	09/30/25	V00027	MICHELE L FRANK	MF-060525	BOARD 6/5/25	Supervisor Fees	511100-51301	\$200.00
001	1064	09/30/25	V00027	MICHELE L FRANK	MF-070325	BOARD 7/3/25	Supervisor Fees	511100-51301	\$200.00
001	1064	09/30/25	V00027	MICHELE L FRANK	MF-080725	BOARD 8/7/25	Supervisor Fees	511100-51301	\$200.00
001	1064	09/30/25	V00027	MICHELE L FRANK	MF-090425	BOARD 9/4/25	Supervisor Fees	511100-51301	\$200.00
Fund Total									\$42,427.23

Total Checks Paid	\$42,427.23
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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.	8/1/2025	2025-1009	\$450.00	\$450.00	FOUNTAIN MAINTENANCE
FIELDSTONE LANDSCAPE SERVICES, LLC	9/1/2025	26308	\$20,430.00	\$20,430.00	LANDSCAPE MAINTENANCE
WATERGRASS CDD II	9/4/2025	02891	\$125.00	\$125.00	MEETING ROOM RENTAL
Monthly Contract Subtotal			\$21,005.00	\$21,005.00	
Variable Contract					
KUTAK ROCK, LLP	9/5/2025	3623694	\$5,586.55	\$5,586.55	DISTRICT COUNSEL
Variable Contract Subtotal			\$5,586.55	\$5,586.55	
Utilities					
WITHLACOOCHIE RIVER ELECTRIC	9/9/2025	090925-9125	\$663.90	\$663.90	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC	9/9/2025	090925-4992	\$3,028.00	\$3,028.00	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC	9/9/2020	090920-0009	\$181.54	\$181.54	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC	9/9/2020	090920-0078	\$344.75	\$344.75	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC	9/9/2020	090920-0080	\$40.16	\$40.16	ELECTRIC
Utilities Subtotal			\$4,258.35	\$4,258.35	
Regular Services					
JOSEPH MURPHY	9/4/2025	JM-090425	\$200.00	\$200.00	BOARD 9/4/25
MICHELE L FRANK	5/1/2025	MF-050125	\$200.00	\$200.00	BOARD 5/1/25
MICHELE L FRANK	6/5/2025	MF-060525	\$200.00	\$200.00	BOARD 6/5/25
MICHELE L FRANK	7/3/2025	MF-070325	\$200.00	\$200.00	BOARD 7/3/25
MICHELE L FRANK	8/7/2025	MF-080725	\$200.00	\$200.00	BOARD 8/7/25
MICHELE L FRANK	9/4/2025	MF-090425	\$200.00	\$200.00	BOARD 9/4/25
MIGUEL A CASELLAS GIL	5/1/2025	MC-050125	\$200.00	\$200.00	BOARD 5/1/25
MIGUEL A CASELLAS GIL	7/3/2025	MC-070325	\$200.00	\$200.00	BOARD 7/3/25
MIGUEL A CASELLAS GIL	8/7/2025	MC-080725	\$200.00	\$200.00	BOARD 8/7/25

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
MIGUEL A CASELLAS GIL	9/4/2025	MC-090425	\$200.00	\$200.00	BOARD 9/4/25
STEADFAST ENVIRONMENTAL, LLC	9/1/2025	SA-14994	\$1,120.00	\$1,120.00	MONTHLY AQUATIC MANAGEMENT
STRALEY ROBIN VERICKER	6/10/2025	26615	\$567.50	\$567.50	DISTRICT COUNSEL
US BANK	8/25/2025	7871013	\$4,040.63	\$4,040.63	TRUSTEE FEES 08/1/25-07/31/26
Regular Services Subtotal			\$7,728.13	\$7,728.13	
Additional Services					
STEADFAST ENVIRONMENTAL, LLC	8/31/2025	SA-15074	\$700.00	\$700.00	fountain
Additional Services Subtotal			\$700.00	\$700.00	
TOTAL			\$39,278.03	\$39,278.03	

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.: 2025-1009
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

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

Total \$450.00

Ways to pay



Overdue 08/31/2025

View and pay

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26308
Invoice Date 09/01/25
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 September 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
\$20,430.00	\$0.00	\$0.00	\$0.00	\$0.00

Watergrass CDD2

INVOICE

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

INVOICE # 02891
DATE: 09/04/2025

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	September Meeting Room Rental 09/04/2025	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



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 5, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3623694

Client Matter No. 60423-1

Notification Email: eftgroup@kutakrock.com

Epperson Ranch II CDD

c/o Inframark

313 Campus Street

Celebration, FL 64747

Invoice No. 3623694

60423-1

Re: General Counsel

For Professional Legal Services Rendered

07/02/25	J. Earlywine	0.30	108.00	Analyze draft budget; email regarding same; analyze invoice for fencing; email regarding same
07/03/25	J. Earlywine	1.00	360.00	Conference call regarding invoices from fencing company; analyze documents regarding same; follow-up email; review draft mailed notice; email regarding assessment chart
07/03/25	K. Magee	3.60	1,044.00	Call with staff and Chair regarding fencing invoice
07/07/25	J. Earlywine	0.60	216.00	Conference call regarding budget and assessments; follow-up
07/08/25	J. Earlywine	1.20	432.00	Conference call regarding project action items; email summary regarding same; review and revise budget and assessment advertisement; email regarding same
07/08/25	K. Magee	0.80	232.00	Call with staff and chairperson regarding open action items for District and preparation for call with developer
07/08/25	P. O'Bryant	0.70	238.00	Client call with Earlywine and others

KUTAK ROCK LLP

Epperson Ranch II CDD
 September 5, 2025
 Client Matter No. 60423-1
 Invoice No. 3623694
 Page 2

07/09/25	J. Earlywine	0.70	252.00	Conference call regarding developer open items; email regarding project completion item
07/09/25	K. Ibarra	1.30	240.50	Prepare project completion resolution; research contribution requirement
07/09/25	K. Magee	1.60	464.00	Prepare for and attend call with developer regarding open action items; review HOA restrictions regarding signage
07/09/25	P. O'Bryant	0.70	238.00	Client call with Magee and others
07/10/25	J. Earlywine	0.20	72.00	Email regarding disbursement resolution
07/10/25	K. Magee	0.30	87.00	Review executed documents regarding monument glass replacement; review correspondence from chairperson regarding unapproved invoices
07/14/25	K. Magee	0.20	58.00	Review correspondence regarding monument glass replacement
07/16/25	J. Earlywine	0.20	72.00	Review resolutions for contribution item; email regarding same
07/16/25	K. Magee	0.50	145.00	Review correspondence regarding temporary access agreement with townhome HOA; review proposed temporary access agreement
07/25/25	K. Magee	0.30	87.00	Staff call regarding open district items
07/30/25	J. Earlywine	0.40	144.00	Prepare for and attend conference call regarding budget item; follow-up
07/30/25	K. Magee	1.00	290.00	Call with District Manager regarding assessment methodology; Call with Staff, Chair and Metro representatives regarding outstanding District items
07/31/25	K. Magee	1.50	435.00	Draft appropriation and assessment resolutions; review maintenance license agreement for town home area and respond to correspondence from DM regarding agreement

TOTAL HOURS 17.10

KUTAK ROCK LLP

Epperson Ranch II CDD
September 5, 2025
Client Matter No. 60423-1
Invoice No. 3623694
Page 3

TOTAL FOR SERVICES RENDERED	\$5,214.50
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DISBURSEMENTS

Meals	45.47
Travel Expenses	326.58

TOTAL DISBURSEMENTS	<u>372.05</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$5,586.55</u>
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**WITHLACOOCHIE 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 **09/09/2025**
Amount Due **663.90**
Current Charges Due **10/02/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2025	30	178
Aug 2025	33	151
Sep 2024	30	150

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



2 0 0 5 2 9 0 1

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

From		To		ELECTRIC SERVICE			
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/05	79614	09/04	84957		8.43	8	5343

Previous Balance 617.08
Payment 617.08CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,343 KWH @ 0.06090 325.39
Fuel Adjustment 5,343 KWH @ 0.04400 235.09
FL Gross Receipts Tax 15.37
State Tax 42.74
Pasco County Tax 6.15

Total Current Charges
Total Due

Please Pay 663.90
663.90



**WITHLACOOCHIE 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: 09/09/2025

District: OP05

Use above space for address change ONLY.

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

Current Charges Due Date	10/02/2025
TOTAL CHARGES DUE	663.90
Total Charges Due After Due Date	673.86

000221912500006639000006738608

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

OP05



**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Comparative Usage Information
Average kWh
Period Days Per Day



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.

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.

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

Bill Date **09/09/2025**
Amount Due **3,028.00**
Current Charges Due **10/02/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

ELECTRIC SERVICE

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

Previous Balance
Payment
Balance Forward

2,986.71
2,986.71CR
0.00

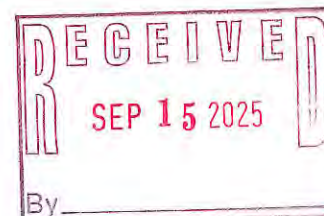
Poles (QTY 51)
State Tax
Pasco County Tax

2,805.00
194.95
28.05

Total Current Charges
Total Due

Please Pay
3,028.00
3,028.00

Lights/Poles Type/Qty
998 51



**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

District: OP05

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

See Reverse Side For Mailing Instructions

Bill Date: 09/09/2025

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	10/02/2025
TOTAL CHARGES DUE	3,028.00
Total Charges Due After Due Date	3,073.42

0002234992000302800000030734202

**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 **09/09/2025**
Amount Due **181.5**
Current Charges Due **10/02/2025**

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

From		To		ELECTRIC SERVICE			
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/05	75544	09/04	76858				1314

Previous Balance
Payment
Balance Forward 187.53CR 187.53
0.00

Customer Charge
Energy Charge 1,314 KWH @ 0.06090 39.16
Fuel Adjustment 1,314 KWH @ 0.04400 80.02
FL Gross Receipts Tax 57.82
4.54

Total Current Charges
Total Due

Please Pay 181.54
181.54

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	30	44
Aug 2025	33	44
Apr 2025	29	44

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



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

**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: 09/09/2025

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	10/02/2025
TOTAL CHARGES DUE	181.54
Total Charges Due After Due Date	186.54

000235000900001815400001865400

**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 **09/09/2025**
Amount Due **344.75**
Current Charges Due **10/02/2025**

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

See Reverse Side For More Information

District Office Serving You
One Pasco Center

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	30	94
Aug 2025	33	95
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.



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www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

From		To		ELECTRIC SERVICE			
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/05	39301	09/04	42132				2831

Previous Balance
Payment
Balance Forward

352.53CR
352.53
0.00

Customer Charge

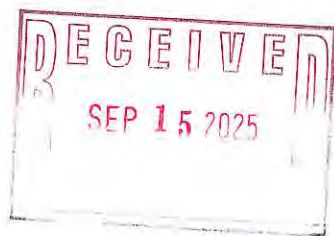
Energy Charge 2,831 KWH @ 0.06090
Fuel Adjustment 2,831 KWH @ 0.04400
FL Gross Receipts Tax

39.16
172.41
124.56
8.62

Total Current Charges
Total Due

Please Pay

344.75
344.75



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

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	10/02/2025
TOTAL CHARGES DUE	344.75
Total Charges Due After Due Date	349.92

000235007800003447500003499204

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

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

Bill Date 09/09/2025
Amount Due 40.16
Current Charges Due 10/02/2025

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2025	30	0
Aug 2025	33	0
Apr 2025	29	0

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



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

From		To		ELECTRIC SERVICE			
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/05	69850	09/04	69850				0

Previous Balance
Payment
Balance Forward

33.71CR
0.00

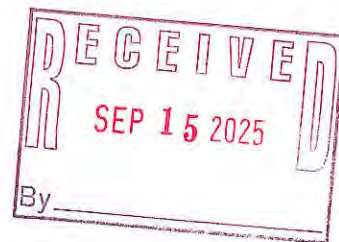
Customer Charge
FL Gross Receipts Tax

39.16
1.00

Total Current Charges
Total Due

Please Pay

40.16
40.16



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

See Reverse Side For Mailing Instructions

Bill Date: 09/09/2025

Use above space for address change ONLY.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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	10/02/2025
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	45.16

0002350080000000401600000451603

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Epperson Ranch II

Board Meeting Date: September 4th, 2025

	Name	In Attendance Please X	Paid
1	Joseph Murphy	x	\$200
2	Michele Frank	x	yes
3	Miguel Casellas-Gil	x	yes
4			
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

9/5/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

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
2	Michele Frank	X	\$200
3	Miguel Casellas-Gil	X	\$200
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
2	Michele Frank	X	\$200
3	Miguel Casellas-Gil		
4	Michael Lawson	X	No
5	Doug Draper	X	\$200

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
2	Michele Frank	X	\$200
3	Miguel Casellas-Gil	X	\$200
4	Michael Lawson	X	No
5	Doug Draper	X	\$200

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
2	Michele Frank	X	\$200
3	Miguel Casellas-Gil	X	\$200
4	Michael Lawson	X	No
5	Doug Draper	X	\$200

Kristee Cole
District Manager Signature

8.29.25
Date

REVISED 8/29/2025 9:39

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Epperson Ranch II

Board Meeting Date: September 4th, 2025

	Name	In Attendance Please X	Paid
1	Joseph Murphy	x	\$200
2	Michele Frank	x	\$200
3	Miguel Casellas-Gil	x	\$200
4			
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

9/5/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

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
2	Michele Frank	X	\$200
3	Miguel Casellas-Gil	X	\$200
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: 7.3.25

Name		In Attendance Please X	Paid
1	Joseph Murphy	X	\$200
2	Michele Frank	X	\$200
3	Miguel Casellas-Gil	X	\$200
4	Michael Lawson	X	No
5	Doug Draper	X	\$200

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
2	Michele Frank	X	\$200
3	Miguel Casellas-Gil	X	\$200
4	Michael Lawson	X	No
5	Doug Draper	X	\$200

Kristee Cole
District Manager Signature

8.29.25
Date

REVISED 8/29/2025 9:39

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Epperson Ranch II</u>
Board Meeting Date:	<u>September 4th, 2025</u>

	Name	In Attendance Please X	Paid
1	Joseph Murphy	x	\$200
2	Michele Frank	x	\$200
3	Miguel Casellas-Gil	x	\$200
4			
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

9/5/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



Steadfast Alliance

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

Invoice

Date	Invoice #
9/1/2025	SA-14994

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-E2-016				Net 30	SM1003 Epperson Ranch II CDD
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,120.00		1,120.00

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Epperson Ranch II CDD

c/o HiKai

2502 N Rocky Point Dr, Ste 1000

Tampa, FL 33607-1449

June 10, 2025

Client: 001496

Matter: 000001

Invoice #: 26615

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	TELEPHONE CALL WITH K. COLE.	0.3	\$112.50
5/1/2025	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	1.4	\$455.00
Total Professional Services			1.7	\$567.50
Total Services			\$567.50	
Total Disbursements			\$0.00	
Total Current Charges				\$567.50
Previous Balance				\$4,485.00
Less Payments				(\$4,485.00)
PAY THIS AMOUNT				\$567.50

Please Include Invoice Number on all Correspondence



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7871013
248799000
08/25/2025
Duffy, Leanne M
(407)-835-3807

Epperson Ranch II CDD
c/o District Manager
11555 Heron Bay Blvd Ste 201
Coral Springs, FL 33706
United States

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE
BOND, SERIES 2020 (ASSESSMENT AREA TWO)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

EPPERSON RANCH II COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE BOND,
SERIES 2020 (ASSESSMENT AREA TWO)

Invoice Number:	7871013
Account Number:	248799000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M.
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 248799000
Invoice # 7871013
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 7871013
Invoice Date: 08/25/2025
Account Number: 248799000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

EPPERSON RANCH II COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE BOND,
SERIES 2020 (ASSESSMENT AREA TWO)

Accounts Included 248799000 248799001 248799002 248799003 248799004 248799005
In This Relationship: 248799006 248799007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$3,750.00
Incidental Expenses 08/01/2025 to 07/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Steadfast Alliance

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

Invoice

Date	Invoice #
8/31/2025	SA-15074

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1617
Epperson Ranch II
Pond 8 Fountain

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SE1617 Epperson Ranch II Pond 8 Fountain			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Scope: lodge the fountain in a secure facility with the potential for storm season to further damage the unit. Field crew to dispersed to collect unit via SK800 Ditchwitch or skidsteer loader. Load onto trailer and transport to our facility for safekeeping. Field technicians to install post to secure & protect the power cable. Additional diagnostics can be run on the unit while onsite. Fountain to be returned at the board's request.	1	700.00	0			100.00%	700.00	700.00

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

Total	\$700.00
Payments/Credits	\$0.00
Balance Due	\$700.00

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1065	10/09/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-15626	9/29/25 VEGETATION REMOVAL BETWEEN EKAN RD & POND 4	POND VEGETATION REMOVAL	546073-53908	\$2,283.33
001	1065	10/09/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-16032	OCTOBER 2025 MONTHLY AQUATIC MAINTENANCE	MONTHLY AQUATIC MANAGEMENT	546366-53908	\$1,120.00
001	1066	10/09/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26480	9/25/25 LANDSCAPE MANAGEMENT CONTRACT	LANDSCAPE MANAGEMENT CONTRACT	546179-53908	\$622.99
001	1066	10/09/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26553	OCTOBER 2025 LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	546300-53908	\$20,430.00
001	1066	10/09/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26494	09/29/25-IRRIGATION REPAIRS ALONG EPPERSON BLVD	IRRIGATION REPAIRS	546179-53908	\$490.00
001	1066	10/09/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26493	9/29/25 SOD REPLACEMENT ON TURTLE GRACE	LANDSCAPE MAINTENANCE	546338-53908	\$1,740.00
001	1067	10/09/25	V00030	OBSERVER MEDIA GROUP, INC.	25-02024P	09/19/25-LEGAL ADVERTISING-MEETING 2025-2026	LEGAL ADVERTISING	548002-51301	\$78.75
001	1067	10/09/25	V00030	OBSERVER MEDIA GROUP, INC.	25-02085P	LEGAL ADVERTISING-09/26/25 MEETING	LEGAL ADVERTISING	548002-51301	\$66.88
001	1068	10/09/25	V00034	IRA DOUGLAS DRAPER	ID-060525	BOARD 6/5/25	Supervisor Fees	511100-51301	\$200.00
001	1068	10/09/25	V00034	IRA DOUGLAS DRAPER	ID-070325	BOARD 7/3/25	Supervisor Fees	511100-51301	\$200.00
001	1068	10/09/25	V00034	IRA DOUGLAS DRAPER	ID-080725	BOARD 8/7/25	Supervisor Fees	511100-51301	\$200.00
001	1069	10/17/25	V00026	JOSEPH MURPHY	JM-100925	BOARD 10/09/25	Supervisor Fees	511100-51301	\$200.00
001	1070	10/17/25	V00027	MICHELE L FRANK	MF-100925	BOARD 10/09/25	Supervisor Fees	511100-51301	\$200.00
001	1071	10/17/25	V00028	MIGUEL A CASELLAS GIL	MC-100925	BOARD 10/09/25	Supervisor Fees	511100-51301	\$200.00
001	1072	10/17/25	V00033	SCHOOLSTATUS PARENT, INC.	INV-SN-984	FY 26-ANNUAL FEES FOR WEBSITE MAINTENANCE	ANNUAL ADA COMPLIANCE	549913-51301	\$1,515.00
001	1073	10/17/25	V00035	FLORIDA COMMERCE	93378	FY26-DISTRICT FILING FEES	DISTRICT FILING FEES	549137-51301	\$175.00
001	1074	10/24/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	100825-0080	ELECTRIC 09/04/25-10/03/25	ELECTRIC	543041-53908	\$40.16
001	1074	10/24/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	100825-0009	ELECTRIC 09/04/25-10/03/25	ELECTRIC	543041-53908	\$177.01
001	1074	10/24/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	100825-9125	ELECTRIC 09/04/25-10/03/25	ELECTRIC	543041-53908	\$640.33
001	1074	10/24/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	100825-4992	SEPT 25-ELECTRIC	ELECTRIC	543041-53908	\$3,028.00
001	1074	10/24/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	100825-0078	Electric September 4, 2025 - October 3, 2025	Electric	543041-53908	\$337.65
001	1075	10/24/25	V00026	JOSEPH MURPHY	10142025	REIMBURSEMENT FOR JOSEPH MURPHY	MISC CHARGES	549900-53908	\$15.84
001	1076	10/24/25	V00030	OBSERVER MEDIA GROUP, INC.	25-02259P	10/17/2025 Legal Advertising for Proposals for Annual Audit Services	Legal Advertising	548002-51301	\$61.25
001	1077	10/30/25	V00004	COOPER POOLS, INC.	2025-1144	Fountain Maintenance September 2025	Biscayne Fountain Maintenance	546472-53908	\$450.00
001	1078	10/30/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-15339	SEPT 2025 AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	546366-53908	\$1,120.00
001	1079	10/30/25	V00023	INFRAMARK (DE), LLC	160757	October 2025 District Management, Field Services, Dissemination Services, Assessment Roll	October 2025 District Management	531027-51301	\$5,666.67
001	1079	10/30/25	V00023	INFRAMARK (DE), LLC	160757	October 2025 District Management, Field Services, Dissemination Services, Assessment Roll	October 2025 Field Services	534163-53908	\$1,250.00
001	1079	10/30/25	V00023	INFRAMARK (DE), LLC	160757	October 2025 District Management, Field Services, Dissemination Services, Assessment Roll	October 2025 Dissemination Services	531012-51700	\$666.67
001	1079	10/30/25	V00023	INFRAMARK (DE), LLC	160757	October 2025 District Management, Field Services, Dissemination Services, Assessment Roll	October 2025 Assessment Roll	549070-51301	\$416.67
001	1080	10/30/25	V00024	KUTAK ROCK, LLP	3642127	DISTRICT COUNSEL 08/01/25-09/12/25	DISTRICT COUNSEL SERVICES	531023-51301	\$7,641.30
001	1081	10/30/25	V00031	ARBITRAGE REBATE COUNSELORS, LLC -DBA	091825-	ANNUAL ARBITRAGE REPORT 07/15/24-07/15/25	ANNUAL ARBITRAGE REPORT	549999-51301	\$475.00
Fund Total									\$51,698.50

Total Checks Paid	\$51,698.50
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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.	9/1/2025	2025-1144	\$450.00	\$450.00	Fountain Maintenance September 2025
FIELDSTONE LANDSCAPE SERVICES, LLC	9/25/2025	26480	\$622.99	\$622.99	LANDSCAPE MANAGEMENT CONTRACT
FIELDSTONE LANDSCAPE SERVICES, LLC	10/1/2025	26553	\$20,430.00	\$20,430.00	LANDSCAPE MAINTENANCE
INFRAMARK (DE), LLC	10/8/2025	160757	\$5,666.67		October 2025 District Management
INFRAMARK (DE), LLC	10/8/2025	160757	\$1,250.00		October 2025 Field Services
INFRAMARK (DE), LLC	10/8/2025	160757	\$666.67		October 2025 Dissemination Services
INFRAMARK (DE), LLC	10/8/2025	160757	\$416.67	\$8,000.01	October 2025 Assessment Roll
KUTAK ROCK, LLP	10/23/2025	3642127	\$7,641.30	\$7,641.30	DISTRICT COUNSEL SERVICES
STEADFAST ENVIRONMENTAL, LLC	9/15/2025	SA-15339	\$1,120.00	\$1,120.00	AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$38,264.30	\$38,264.30	
Variable Contract					
ARBITRAGE REBATE COUNSELORS, LLC -DBA	9/18/2025	091825-	\$475.00	\$475.00	ANNUAL ARBITRAGE REPORT
Variable Contract Subtotal			\$475.00	\$475.00	
Utilities					
WITHLACOOCHEE RIVER ELECTRIC	10/8/2025	100825-0080	\$40.16	\$40.16	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	10/8/2025	100825-0009	\$177.01	\$177.01	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	10/8/2025	100825-9125	\$640.33	\$640.33	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	10/8/2025	100825-4992	\$3,028.00	\$3,028.00	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	10/8/2025	100825-0078	\$337.65	\$337.65	Electric
Utilities Subtotal			\$4,223.15	\$4,223.15	
Regular Services					
FIELDSTONE LANDSCAPE SERVICES, LLC	9/29/2025	26494	\$490.00	\$490.00	IRRIGATION REPAIRS
FIELDSTONE LANDSCAPE SERVICES, LLC	9/29/2025	26493	\$1,740.00	\$1,740.00	LANDSCAPE MAINTENANCE
FLORIDA COMMERCE	10/1/2025	93378	\$175.00	\$175.00	DISTRICT FILING FEES
IRA DOUGLAS DRAPER	6/5/2025	ID-060525	\$200.00	\$200.00	BOARD 6/5/25
IRA DOUGLAS DRAPER	7/3/2025	ID-070325	\$200.00	\$200.00	BOARD 7/3/25
IRA DOUGLAS DRAPER	8/7/2025	ID-080725	\$200.00	\$200.00	BOARD 8/7/25
JOSEPH MURPHY	10/9/2025	JM-100925	\$200.00	\$200.00	BOARD 10/09/25
MICHELE L FRANK	10/9/2025	MF-100925	\$200.00	\$200.00	BOARD 10/09/25
MIGUEL A CASELLAS GIL	10/9/2025	MC-100925	\$200.00	\$200.00	BOARD 10/09/25
OBSERVER MEDIA GROUP, INC.	9/19/2025	25-02024P	\$78.75	\$78.75	LEGAL ADVERTISING
OBSERVER MEDIA GROUP, INC.	9/26/2025	25-02085P	\$56.88	\$56.88	LEGAL ADVERTISING
OBSERVER MEDIA GROUP, INC.	10/17/2025	25-02259P	\$61.25	\$61.25	10/17/2025 Legal Advertising for Proposals for Annual Audit Services
SCHOOLSTATUS PARENT, INC.	9/25/2025	INV-SN-984	\$1,515.00	\$1,515.00	ANNUAL ADA COMPLIANCE

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
STEADFAST ENVIRONMENTAL, LLC	9/29/2025	SA-15626	\$2,283.33	\$2,283.33	POND VEGETATION REMOVAL
STEADFAST ENVIRONMENTAL, LLC	10/1/2025	SA-16032	\$1,120.00	\$1,120.00	MONTHLY AQUATIC MANAGEMENT
Regular Services Subtotal			\$8,720.21	\$8,720.21	
Additional Services					
JOSEPH MURPHY	10/14/2025	10142025	\$15.84	\$15.84	MISC CHARGES
Additional Services Subtotal			\$15.84	\$15.84	
TOTAL			\$51,698.50	\$51,698.50	

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.: 2025-1144
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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

Total \$450.00

Ways to pay



Overdue 10/01/2025

View and pay



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26480

Date	PO#
09/25/25	
SalesRep	Terms
Shane Wumkes	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2025			\$622.99	\$622.99
<i>IRR - Pre-Approved Repairs - 09/23/2025</i>			<i>\$622.99</i>	
Labor - 09/12/25	1.24Hrs	\$80.00		
Decoder- Icd 100 (Material)	2.00ea	\$259.95		
Wire-Drycon Small Connectors (Material)	4.00ea	\$0.97		
			Sales Tax	\$0.00
			Grand Total	\$622.99

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

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

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

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



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26553

Date	PO#
10/01/25	
SalesRep	Terms
Shane Wumkes	Net 30

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

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

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

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

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

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160757

DATE

10/8/2025

CUSTOMER ID

C7531

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/8/2025

BILL TO

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

Services provided for the Month of: October 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.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 23, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3642127

Client Matter No. 60423-1

Notification Email: eftgroup@kutakrock.com

Epperson Ranch II CDD

c/o Inframark

313 Campus Street

Celebration, FL 64747

Invoice No. 3642127

60423-1

Re: General Counsel

For Professional Legal Services Rendered

08/01/25	J. Earlywine	0.70	252.00	Conference call regarding developer transition items; email regarding same; analyze funding agreement
08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/06/25	K. Magee	0.50	145.00	Review plats regarding ownership of HOA amenity center site
08/07/25	K. Magee	2.80	812.00	Travel for Board of Supervisors meeting
08/07/25	K. Magee	2.00	580.00	Prepare for and attend Board of Supervisors meeting in person
08/08/25	K. Magee	4.50	1,305.00	Return travel from Board of Supervisors meeting
08/18/25	K. Magee	0.10	29.00	Draft correspondence to chairman regarding call with developer
08/22/25	J. Earlywine	0.60	216.00	Conference call regarding developer items; follow-up
08/22/25	K. Magee	0.70	203.00	Call with staff and Chair regarding open action items for the District
08/23/25	J. Earlywine	0.40	144.00	Email regarding outstanding developer items; follow-up

KUTAK ROCK LLP

Epperson Ranch II CDD
October 23, 2025
Client Matter No. 60423-1
Invoice No. 3642127
Page 2

08/31/25	J. Earlywine	0.30	108.00	Email regarding payment demands from contractors with no CDD contracts; review emails regarding same
09/02/25	P. O'Bryant	0.60	204.00	Review correspondence
09/03/25	P. O'Bryant	0.50	170.00	Review correspondence and background documents
09/04/25	J. Brown	0.70	280.00	Review demand letters related to various disputes; follow-up regarding same
09/04/25	J. Earlywine	0.30	108.00	Review draft letters regarding claims from various vendors for payment; email regarding same
09/04/25	K. Magee	1.50	435.00	Prepare for and attend Board of Supervisors meeting in-person
09/04/25	P. O'Bryant	5.30	1,802.00	Research sovereign immunity issues; prepare correspondence to Florida State Fence, Metro Development Group, Florida Brothers Maintenance and Central Eagles Construction; finalized same
09/05/25	J. Earlywine	0.20	72.00	Confer with District Manager regarding demand letter; follow-up
09/05/25	B. Ward	0.50	92.50	Finalize and coordinate sending of various correspondence to third parties
09/06/25	L. Whelan	0.10	33.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/12/25	P. O'Bryant	0.30	102.00	Review correspondence and status
TOTAL HOURS		22.70		

KUTAK ROCK LLP

Epperson Ranch II CDD
October 23, 2025
Client Matter No. 60423-1
Invoice No. 3642127
Page 3

TOTAL FOR SERVICES RENDERED	\$7,123.00
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DISBURSEMENTS

Meals	37.11
Travel Expenses	481.19

TOTAL DISBURSEMENTS	<u>518.30</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$7,641.30</u>
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Steadfast Alliance

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

Invoice

Date	Invoice #
9/15/2025	SA-15339

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-E2-016				Net 30	SM1003E Epperson Ranch II CDD
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,120.00		1,120.00

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

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

September 18, 2025

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

Re: Epperson Ranch II Community Development District
\$10,300,000 Capital Improvement Revenue Bonds, Series 2020
(Assessment Area Two)
Annual Arbitrage Report for the period July 15, 2024 to July 15, 2025

INVOICE

Preparation of Annual Arbitrage Report for
the above-referenced 2020 Series.....\$ 475.00

**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 **10/08/2025**
Amount Due **40.16**
Current Charges Due **10/29/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2025	29	0
Sep 2025	30	0
Apr 2025	29	0

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



2 0 0 5 2 9 0 1

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

ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	69850	10/03	69850				0

Previous Balance **40.16**
Payment **40.16CR**
Balance Forward **0.00**

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

Total Current Charges **40.16**
Total Due **40.16** Please Pay

**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: **10/08/2025**

District: OP05

Use above space for address change ONLY.

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	10/29/2025
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	45.16

0002350080000000401600000451603

**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 **10/08/2025**
Amount Due **177.01**
Current Charges Due **10/29/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	76858	10/03	78130				1272

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	44
Sep 2025	30	44
Apr 2025	29	44

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



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 **181.54**
Payment **181.54CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,272 KWH @ 0.06090 **77.46**
Fuel Adjustment 1,272 KWH @ 0.04400 **55.97**
FL Gross Receipts Tax **4.42**

Total Current Charges **177.01**
Total Due **177.01** Please Pay **177.01**

**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: 10/08/2025

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	177.01
Total Charges Due After Due Date	182.01

000235000900001770100001820106

**WITHLACOOCHIE 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 **10/08/2025**
Amount Due **640.33**
Current Charges Due **10/29/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	177
Sep 2025	30	178
Oct 2024	29	151

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	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	10/03		84957		8.31	8	5140

Previous Balance 663.90
Payment 663.90CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,140 KWH @ 0.06090 313.03
Fuel Adjustment 5,140 KWH @ 0.04400 226.16
FL Gross Receipts Tax 14.82
State Tax 41.23
Pasco County Tax 5.93

Total Current Charges 640.33
Total Due 640.33
Please Pay

**WITHLACOOCHIE 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: 10/08/2025

District: OP05

Use above space for address change ONLY.



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

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	640.33
Total Charges Due After Due Date	649.93

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



000221912500006403300006499305

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

Bill Date **10/08/2025**
Amount Due **3,028.00**
Current Charges Due **10/29/2025**

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

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

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



2 0 0 5 2 9 0 1

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

Previous Balance **3,028.00**
Payment **3,028.00CR**
Balance Forward **0.00**

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

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

Lights/Poles Type/Qty
998 51

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

See Reverse Side For Mailing Instructions

Bill Date: **10/08/2025**

District: OP05

Use above space for address change ONLY.

2234992 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	10/29/2025
TOTAL CHARGES DUE	3,028.00
Total Charges Due After Due Date	3,073.42

000223499200030280000030734202

**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 **10/08/2025**
Amount Due **337.65**
Current Charges Due **10/29/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	42132	10/03	44897				2765

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	95
Sep 2025	30	94
Apr 2025	29	185

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



2 0 0 5 2 9 0 1

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

Previous Balance **344.75**
Payment **344.75CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,765 KWH @ 0.06090 **168.39**
Fuel Adjustment 2,765 KWH @ 0.04400 **121.66**
FL Gross Receipts Tax **8.44**

Total Current Charges **337.65**
Total Due **337.65** Please Pay

**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: **10/08/2025**

District: **OP05**

Use above space for address change ONLY.



2350078 **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	10/29/2025
TOTAL CHARGES DUE	337.65
Total Charges Due After Due Date	342.71

000235007800003376500003427105



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26494

Date	PO#
09/29/25	
SalesRep	Terms
Shane Wumkes	Net 30

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

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

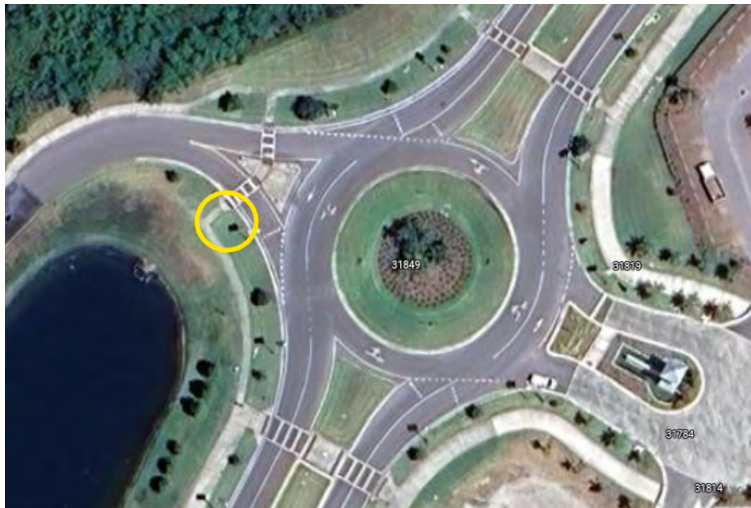
Item	Qty / UOM	Rate	Ext. Price	Amount
			\$490.00	\$490.00

Mainline Repair - Epperson Blvd

Complete the following Irrigation Repairs along Epperson Blvd:

Scope of work:

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



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



Irrigation Enhancement & Repair - 09/17/2025

Irrigation Technician - New (Labor)	4.00Hrs	\$85.00
Irrigation Parts & Materials (Material)	1.00ea	\$150.00

\$490.00

Sales Tax	\$0.00
Grand Total	\$490.00

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

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

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

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



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26493

Date	PO#
09/29/25	
SalesRep	Terms
Shane Wumkes	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
			\$1,740.00	\$1,740.00

Turtle Grace Sod Replacement

Epperson Ranch II CDD - Turtle Grace Loop Sod Replacement

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

Scope of Work:

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

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



MT - Maintenance Landscape Enhancement - 09/23/2025

\$1,505.00

Maintenance Labor - Demo & Install (Labor)	9.00Hrs	\$85.00
St. Augustine 'Floritam' Sod (Material)	500.00SqFt	\$1.40
Dump And Disposal (Sub)	1.00Hrs	\$40.00

Irrigation Enhancement & Repairs - 09/24/2025

\$235.00

Irrigation Technician - New (Labor)	2.00Hrs	\$85.00
Irrigation Parts & Materials (Material)	1.00ea	\$65.00

Sales Tax **\$0.00**

Grand Total \$1,740.00

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

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

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

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

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

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93378
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:****Epperson Ranch II Community Development District**

~~Mr. John M. Vericker~~ Mr. Jere Earlywine, Esq.
~~Straley Robin Vericker~~ Kutak Rock, LLP
~~1510 West Cleveland Street~~ 107 West College Avenue
~~Tampa, Florida 33606~~ Tallahassee, Florida 32309



2. Telephone: ~~813-223-9400 Ext.~~ Ph: (850) 528-6152
3. Fax: ~~813-223-5043~~
4. Email: ~~JVericker@srlegal.com~~ jere.earlywine@kutakrock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.eppersonranch2cdd.org
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/21/2025
11. Creation Document on File: 01/12/2018
12. Date Established: 01/11/2018
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinances 18-01, 19-02, 20-25, 22-47, and 25-03
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date October 7, 2025**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

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	Yes
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	Yes
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	Yes
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

Attendance Confirmation
for
Board of Supervisors

District Name: Epperson Ranch II
Board Meeting Date: October 9th, 2025

Name	In Attendance Please X	Paid
1 Joseph Murphy	x	\$200
2 Michele Frank	x	\$200
3 Miguel Casellas-Gil	x	\$200
4 Michael Lawson	x	\$200
5		

Alize Aninipot
District Manager

10/9/2025
Date

Attendance Confirmation
for
Board of Supervisors

District Name: Epperson Ranch II
Board Meeting Date: October 9th, 2025

	Name	In Attendance Please X	Paid
1	Joseph Murphy	x	\$200
2	Michele Frank	x	\$200
3	Miguel Casellas-Gil	x	\$200
4	Michael Lawson	x	\$200
5			

Alize Aninipot
District Manager

10/9/2025
Date

Attendance Confirmation
for
Board of Supervisors

District Name: Epperson Ranch II

Board Meeting Date: October 9th, 2025

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5			

Alize Aninipot

District Manager

10/9/2025

Date

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02024P

Date 09/19/2025

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

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

Description

Amount

Serial # 25-02024P

\$78.75

Public Board Meetings

RE: Epperson Ranch II Board Of Supervisors Meeting Schedule for
2025/2026

Published: 9/19/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$78.75

Payment is expected within 30 days of the
first publication date of your notice.

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

NOTICE

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

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Epperson Ranch II Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at 5:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. The meeting dates are as follows:

FISCAL YEAR 2025/2026

October 9, 2025
November 6, 2025
December 4, 2025
January 8, 2026
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747, (407) 566-1935, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Kristee Cole
District Manager
September 19, 2025

25-02024P

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02085P

Date 09/26/2025

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

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

Description

Amount

Serial # 25-02085P

\$56.88

Public Board Meetings

RE: Epperson Ranch II Meeting Schedule for
2025-2026

Published: 9/26/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$56.88

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Business Observer

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

INVOICE

Legal Advertising

**NOTICE OF REGULAR BOARD
OF SUPERVISORS MEETING AND
AUDIT REVIEW COMMITTEE
MEETING FOR THE EPPERSON
RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the Epperson Ranch II Community Development District will hold their regular monthly meeting on Thursday, October 9, 2025, at 5:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. **There will be an Audit Committee meeting immediately prior to the onset of the regular meeting at 5:00 p.m.** The Audit Committee will review, discuss, and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Kristee Cole
District Manager
September 26, 2025 25-02085P

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02259P

Date 10/17/2025

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

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

Description

Amount

Serial # 25-02259P

\$61.25

Request for Proposals

RE: Epperson Ranch II Request for Proposals for Annual Audit Services

Published: 10/17/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

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Total

\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

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Business Observer

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

INVOICE

Legal Advertising

**EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Epperson Ranch II Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, 2026, 2027, 2028, and 2029, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately \$904,182, including debt service. The final contract will require that, among other things, the audit for Fiscal Year 2025 be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under applicable Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy Audits and the audit(s) shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy of their proposal to Kristee Cole, District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607, in an envelope marked on the outside "Auditing Services - Epperson Ranch II Community Development District." Proposals must be received by 12:00 PM on November 20, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Epperson Ranch II CDD
Kristee Cole, District Manager
October 17, 2025

25-02259P

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

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INVOICE

Epperson Ranch II CDD
261 International Parkway
Lake Mary FL 32746
United States

Invoice # INV-SN-984
Invoice Date: 9/25/2025
Due Date: 10/25/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$900.00
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$615.00

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal: \$1,515.00
Tax Total:
Total: \$1,515.00
Amount Paid: \$0.00

Direct Deposit Instruction:**Amount Due: \$1,515.00**

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



Steadfast Alliance

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

Invoice

Date	Invoice #
9/29/2025	SA-15626

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1643
Epperson Ranch II CDD

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SE1643 Epperson Ranch II CDD			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Clear the overgrown vegetation from the drainage ditch between Elam Rd and pond 4. - Steadfast will employ a crew with hand tools and an excavator with mower attachment to cut the vegetation. - Remove large cut material not mulched by the mower for disposal off-site. - Apply EPA approved herbicides to remaining stalks.	1	2,283.33	0			100.00%	2,283.33	2,283.33

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

Total	\$2,283.33
Payments/Credits	\$0.00
Balance Due	\$2,283.33



Steadfast Alliance

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

Invoice

Date	Invoice #
10/1/2025	SA-16032

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-E2-016				Net 30	SM1003E Epperson Ranch II CDD
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,120.00		1,120.00

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

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

CHECK REQUEST
FORM Epperson
Ranch II CDD

Date: 10.14.25

Invoice Number: 10142025

Payable To:
Mailing Address: Joseph Murphy
8105 Abby Brooks Circle
Wesley Chapel, FL 33545

Check amount: \$15.84

Please cut check from Acct. Reimbursement for
print out poster of
Check description/reason: the community

Coding: misc revenues

Mailing instructions:

Due Date for Check: ASAP

Requested By: Kristee Cole

Authorized By: Kristee Cole

Walgreens

#06412 28115 WESLEY CHAPEL BLVD
WESLEY CHAPEL, FL 33543
813-973-2257

112 7055 0071 09/02/2025 3:19 PM

INTERNET PHOTO 600612 A 14.80
RETURN VALUE 14.80

SUBTOTAL 14.80
SALES TAX A=7.0% 1.04

TOTAL 15.84
AMEX ACCT 1015 15.84
AUTH CODE 846192
CHANGE .00

THANK YOU FOR SHOPPING AT WALGREENS

GET MORE WITH MYWALGREENS, REDEEM
WALGREENS CASH REWARDS FOR SOMETHING
EXTRA IN A FUTURE PURCHASE.
RESTRICTIONS APPLY. FOR FULL DETAILS
SEE MYWALGREENS.COM.

RFN# 0641-2717-0559-2509-0203



myW

\$0.15 W CASH REWARDS AVAILABLE

myWalgreens ACCT # *****6293

OPENING BALANCE \$0.01
EARNED THIS VISIT \$0.14
CLOSING BALANCE \$0.15

HUNDREDS OF PHARMACY PLANS STILL COVER
COVID-19 OTC TEST KITS, ASK THE PHARMACY
IF YOUR PLAN COVERS TODAY!

How are we doing?
Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WALGREENSLISTENS.COM
or scan this code with your mobile device



or call toll free
1-855-855-5905
within 72 hours to take a short
survey about this Walgreens visit

SURVEY#
0641-2717-055

PASSWORD
9250-9020-326

Your satisfaction is very important to us. If you are unhappy with your purchase, you may return it to any of our nationwide stores for an exchange or refund within 30 days. With original receipt, items will be exchanged or refunded for the full purchase price. Refunds will be issued in the original method of payment. Without original receipt, items will be exchanged or refunded at the lowest advertised price within the 30 days prior to the date of the return. Refunds will be issued as store credit. For any return, you may be asked for valid government-issued photo identification. We reserve the right to limit or refuse a refund. For exclusions and return policies for online purchases, visit Walgreens.com.

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Questions or comments?
800-WALGREENS
(800-925-4733)

Walgreens.com



Walgreens



Pickup in as little as 30 minutes*



Delivery in as little as 1 hour*

myWalgreens™

Join for **FREE**
to unlock sale prices & earn
unlimited rewards!

* Restrictions and exclusions apply.
For details, visit myWalgreens.com

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 1, 2025
Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update
Due by 11:59 p.m. on December 2, 2025

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update* (invoice).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2025 – 2026 state fee is now due and remains \$175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at www.FloridaJobs.org/SpecialDistrictFee. This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on December 2, 2025. Otherwise, a \$25 late fee will automatically be assessed on December 3, 2025. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. To help ensure completeness and accuracy, each special district's registered agent must annually review the profile printed on the invoice, identify any needed corrections or updates by marking directly on the invoice, provide any missing information, sign and date the invoice and return the invoice to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following five steps by 11:59 p.m. on December 2, 2025:

STEP 1: Review the special district's profile on the invoice:

- ☐ Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- ☐ Complete any missing or unknown information.
- ☐ Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

STEP 2: Certify accuracy and completeness by signing and dating where indicated.

STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:

- ☐ **STEP 3.a.: If paying the state fee:**
 - ☐ Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
 - ☐ Write "Paid Online" on the invoice.
 - ☐ In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- ☐ **STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
 - ☐ Initial **both** statements.
 - ☐ For those special districts not required to file an Annual Financial Report covering Fiscal Year 2023 – 2024 (e.g., newly created special districts or housing authorities), provide an income statement verifying \$3,000 or less in revenues for the current fiscal year.

STEP 4: Make a copy of the completed invoice for your records.

STEP 5: Email the completed invoice and any other requested documents to

SpecialDistricts@Commerce.fl.gov.

Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)

www.FloridaJobs.org/SpecialDistrictFee

Special District Accountability Program Contact

Jack Gaskins Jr.
850-717-8430
SpecialDistricts@Commerce.fl.gov



EPPERSON RANCH II

Field report

Monday, October 27, 2025

Board Of Supervisors Board Of Directors

9 Items Identified

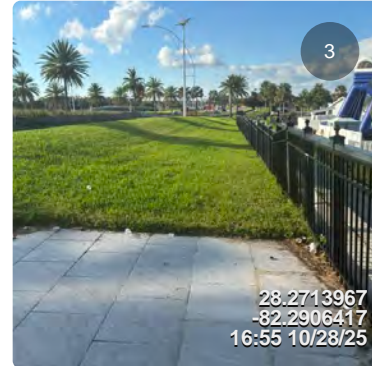
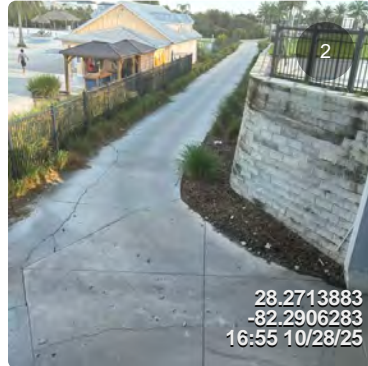
Nathaniel Montagna

Inframark

The Over Look

Assigned To: Fieldstone

Landscaping looks well maintained

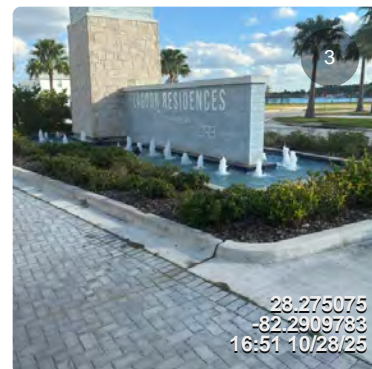
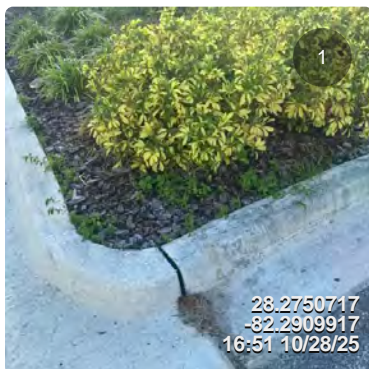


DBR Lagoon Monument

Assigned To: Fieldstone

Trash is well maintained

Weeds in mulch beds need to be addressed



Dog Park

Assigned To: Fieldstone And Inframark Maintenance

Dog park well maintained

Need proposal for two new dog stations

Dog station are leaning baskets are loose

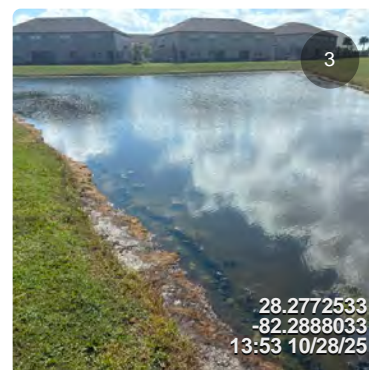
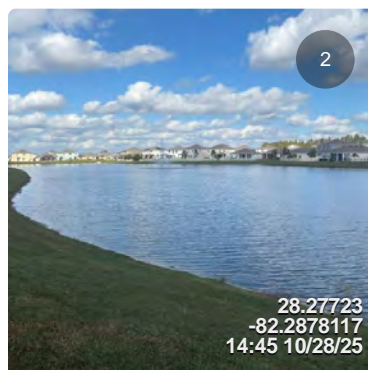
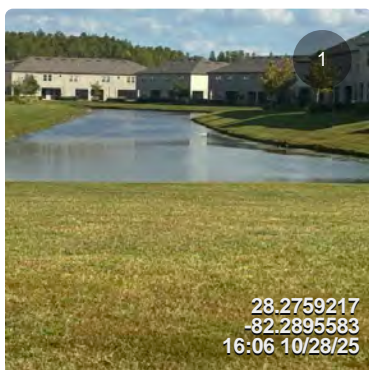


Ponds

Assigned To: Steadfast Aquatics

Ponds have very little to no algae growth

Trash need to be picked up every visit

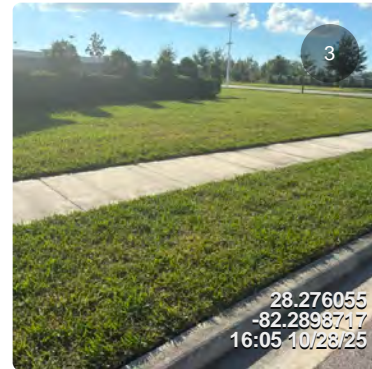
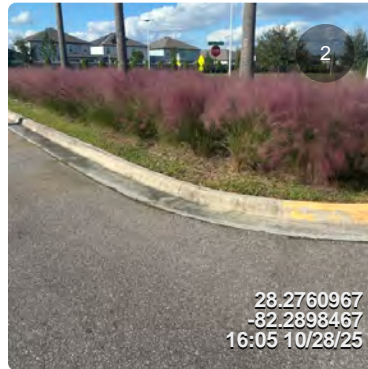
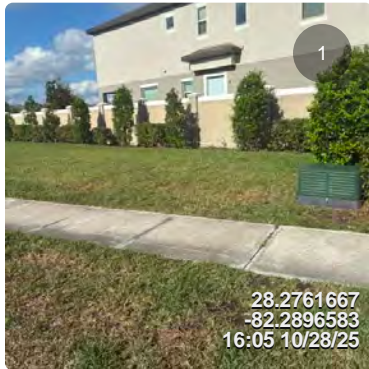


Bower Bass Cir

Assigned To: FieldStone

Landscape well maintained

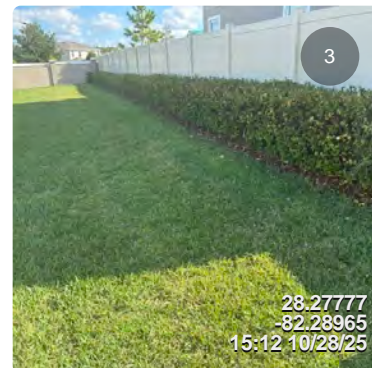
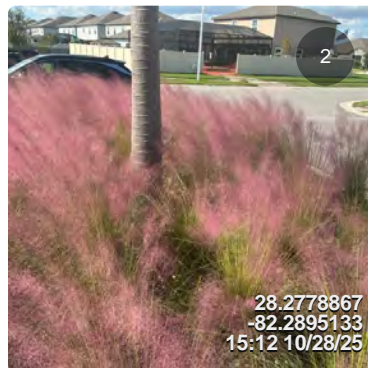
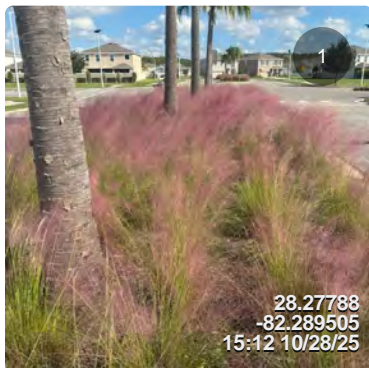
Proceed to maintain weed control throughout property



Abby Brooks

Assigned To: FieldStone

Well maintained

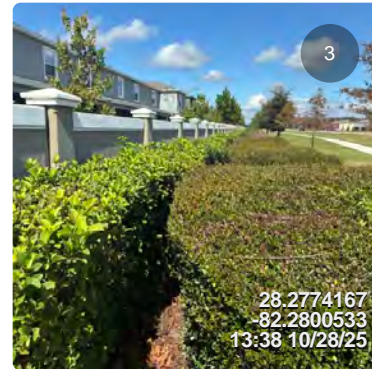
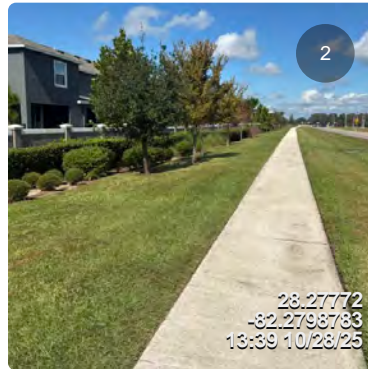


Curley RD

Assigned To: Fieldstone

Well maintained

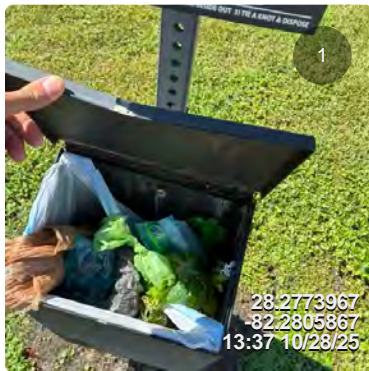
Evenly trim hedges



Dog Stations

Assigned To: Inframark Maintenance

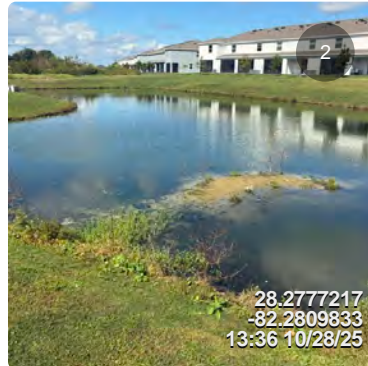
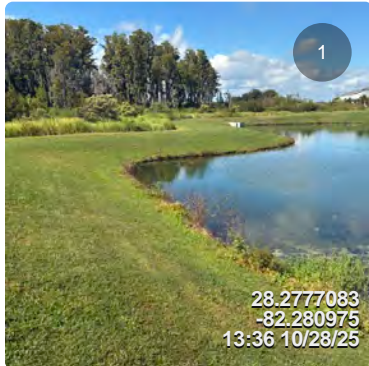
Recommend doing Dog stations twice a week bags are getting full and people are using the more frequently



Pond In Turtle Grace Loop

Assigned To: Steadfast Aquatics

Trash pickup every visit





Epperson Ranch II CDD

Friday, November 14, 2025

Prepared For Board Of Supervisors

31 Items Identified

31 Items Incomplete

Long Nguyen

Long Nguyen

District Inspection Coordinator

Items 1

Assigned To: Inframark Maintenance Solutions

The stucco has failed on the west side monument at the intersection of Overpass & Epperson blvd. Please propose to refinish the failed areas and paint affected walls.

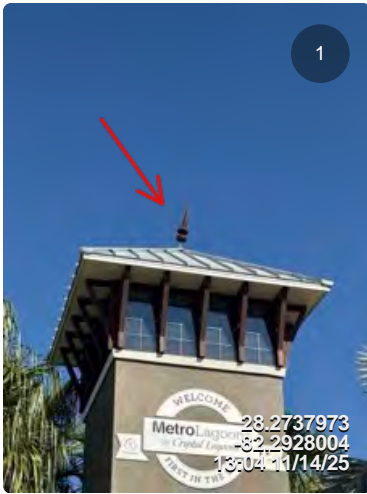


Items 2

Assigned To: Inframark Maintenance Solutions

Missing tile and crack in stucco found on east side monument. Recommend remediation same time as other adjacent monument.





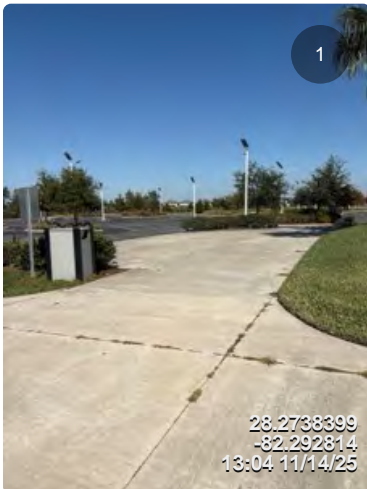
Items 3

Assigned To: Inframark Maintenance Solutions

Upper most point detail on monument is bent. Please propose to straighten to provide pleasant aesthetic.

Items 4

Crack weeds found at dog park sidewalk. Please treat at next service.



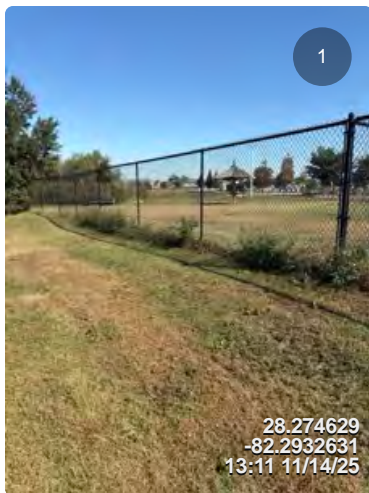
Items 5

Significant weeds found in viburnum bushes at dog park along Overpass. Please remediate to promote healthy growth.



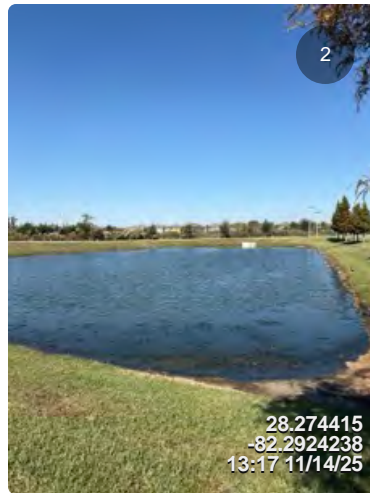
Items 6

Please spray along the back fence line of the dog park to maintain proper weed control.



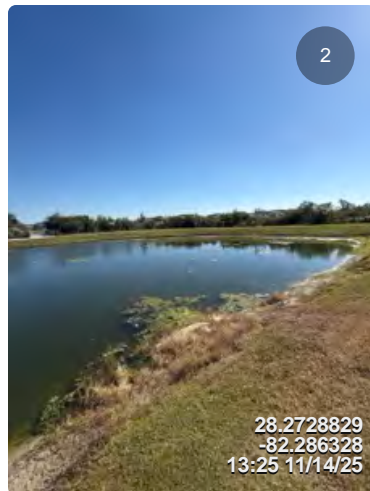
Items 7

Pond 12 is beginning to bloom algae. Please treat before conditions worsen.



Items 8

Pond 11 is beginning to bloom algae. Please treat before conditions worsen.



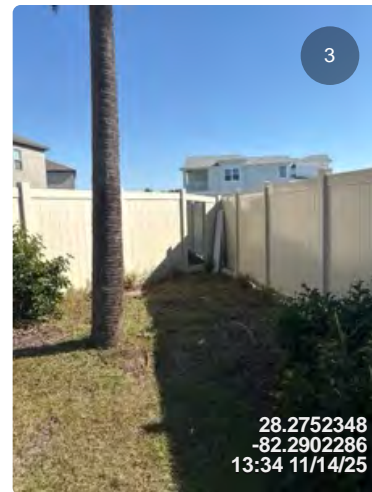
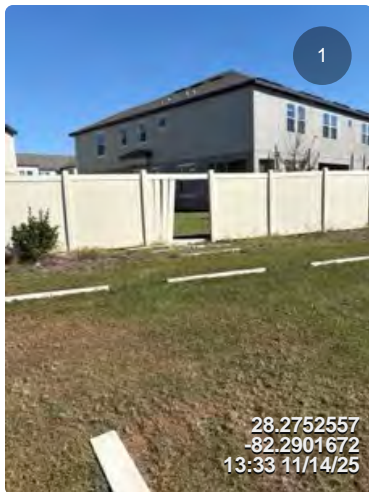
Items 9

Dead trees found dumped at lagoon overflow parking. Please remove at next service.



Items 10

Broken fence areas found in lagoon overflow parking at dead end. I suspect the gaps are being used as passageways. Please propose to fix fence areas to prevent undesirable foot traffic.



Items 11

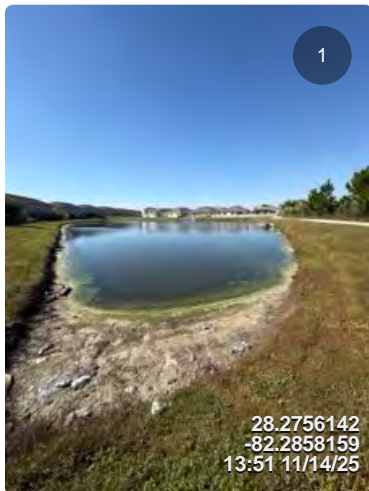
Assigned To: Board

Overgrown grass is evidence that car has been sitting for a while. Would the Board like to proceed with action?



Items 12

Pond 9 is beginning to bloom algae. Please treat before conditions worsen. Please also collect trash around banks when servicing.



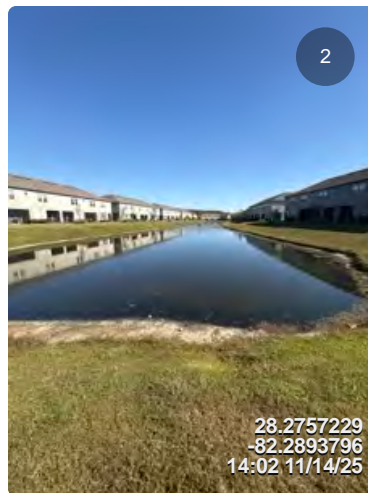
Items 13

Fallen tree found at the end of Blue Passing loop by pond 9. Please remove and propose to replace.



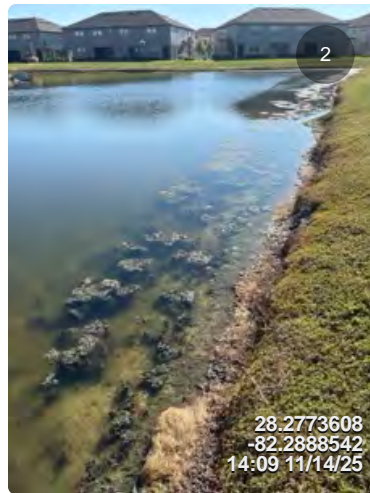
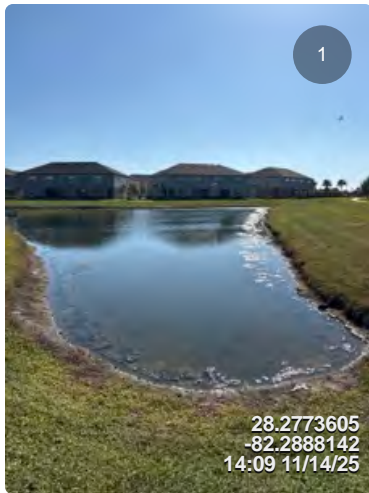
Items 14

Pond 10 is beginning to bloom algae. Please treat before conditions worsen.



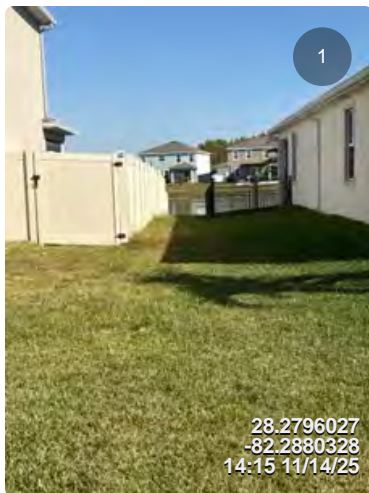
Items 15

Pond 8 is beginning to bloom algae. Please treat before conditions worsen.



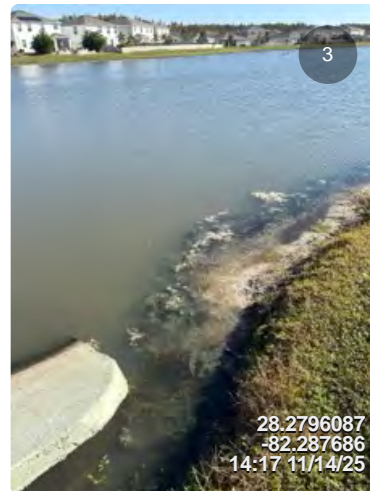
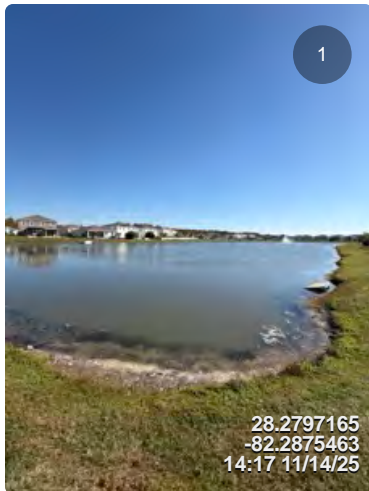
Items 16

Easement passage at NW corner of Bower Bass cir. has been missed. Please mow on next service.



Items 17

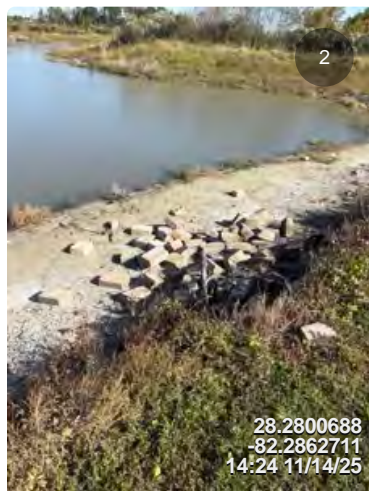
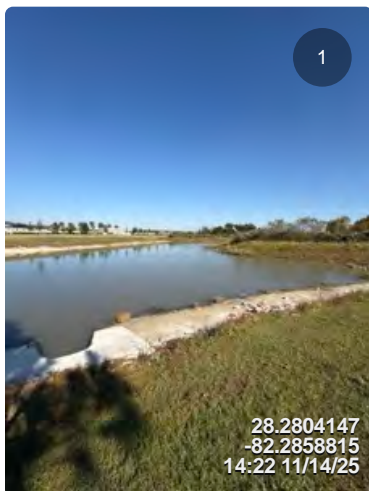
Pond 7 is beginning to bloom algae. Please treat before conditions worsen.



Items 18

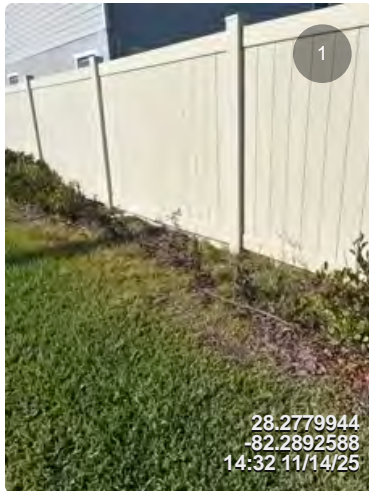
Assigned To: Board

Quality of pond 5 is fair. Discarded pavers found at pond's bank. I suspect the culprit to be resident closest to the pile, 8561 Bower Bass cir. Similar pavers are installed in their back patio. Most likely waste material from their paver project.



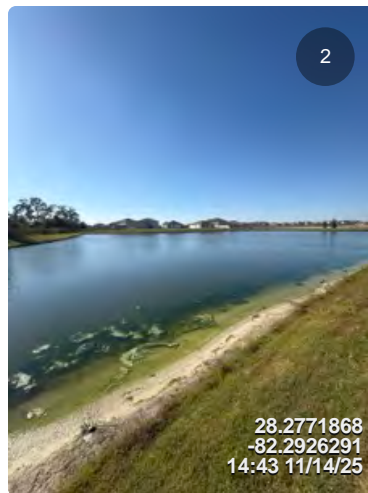
Items 19

Sections of the viburnum hedge have died along the entrance wall for Abby Brooks circle. Please investigate for potential irrigation issue and propose to replace bushes.



Items 20

Pond 1 is beginning to bloom algae. Please treat before conditions worsen.



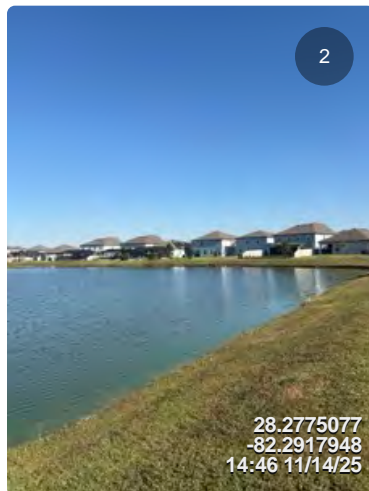
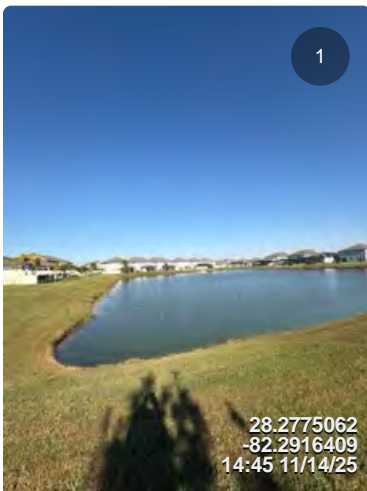


Items 21

Dog waste station on Abby Brooks cir. by mailbox area is empty of bags. Please replenish at next service.

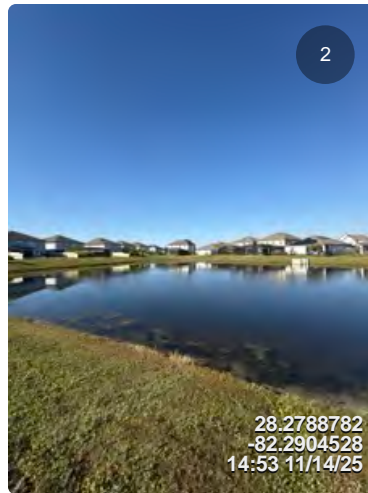
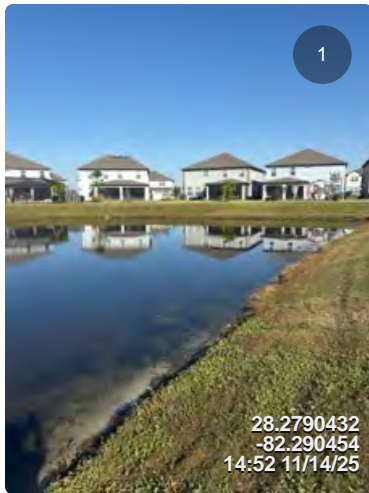
Items 22

Quality of Pond 2 is fair with no concerns.



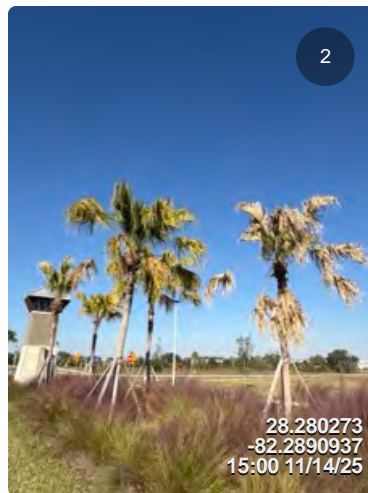
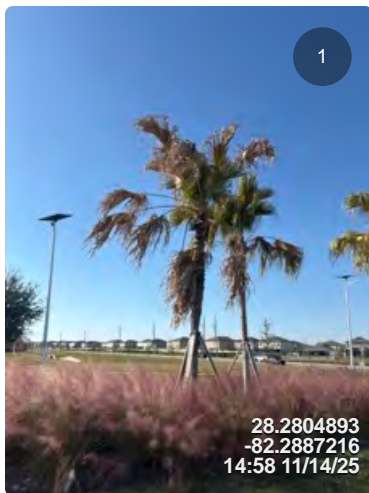
Items 23

Quality of Pond 3 is fair with no concerns.



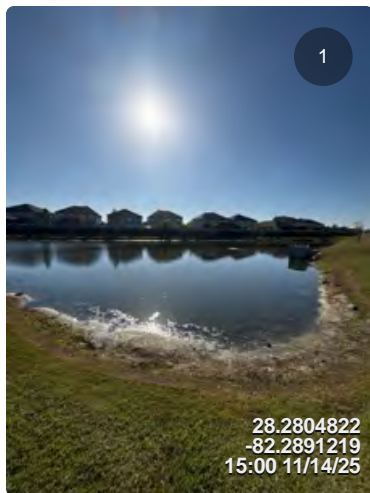
Items 24

Palm trees at the intersection of Elam rd. and Epperson blvd. appear unhealthy. Please investigate if palms require pruning or potential irrigation issue.



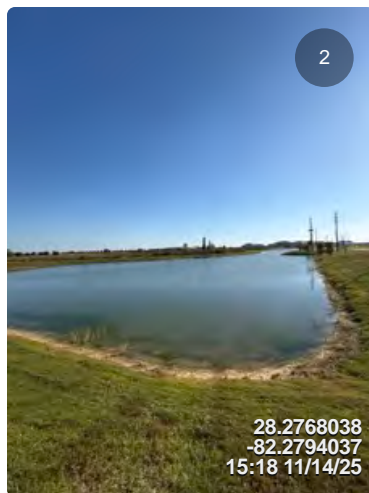
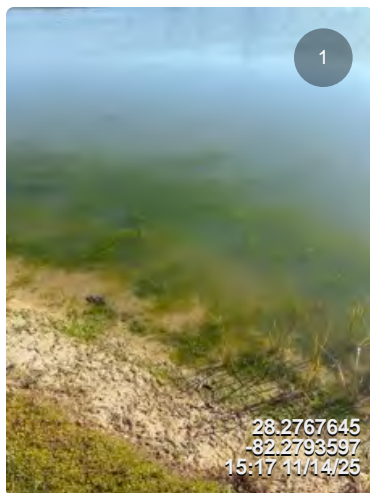
Items 25

Pond 4 is beginning to bloom algae. Please treat before conditions worsen.



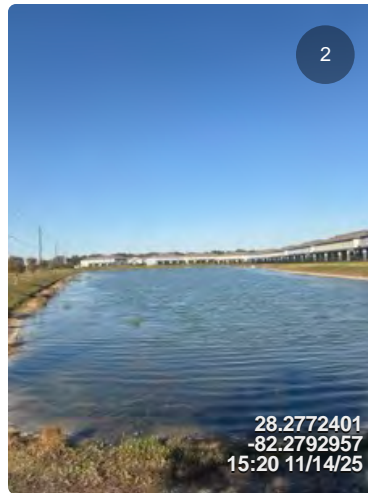
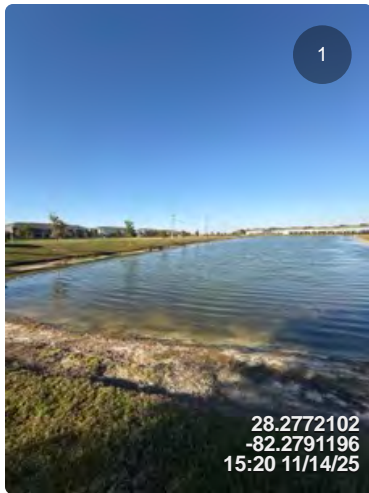
Items 26

Pond 18 is beginning to bloom algae. Please treat before conditions worsen.



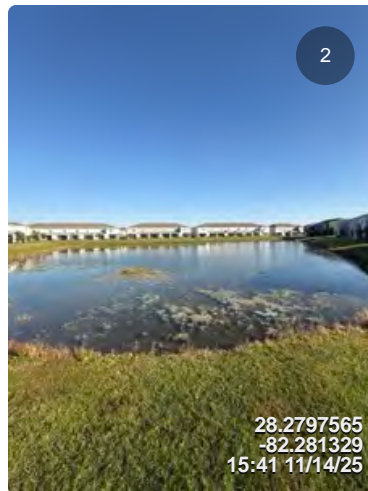
Items 27

Quality of Pond 19 is fair with no concerns.



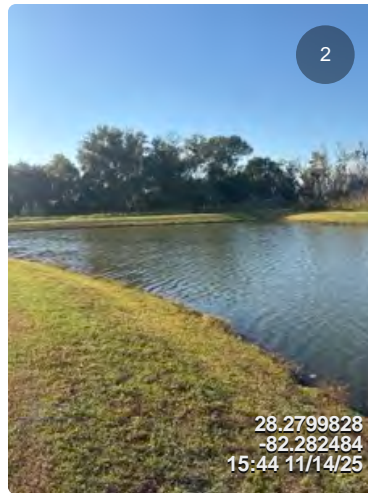
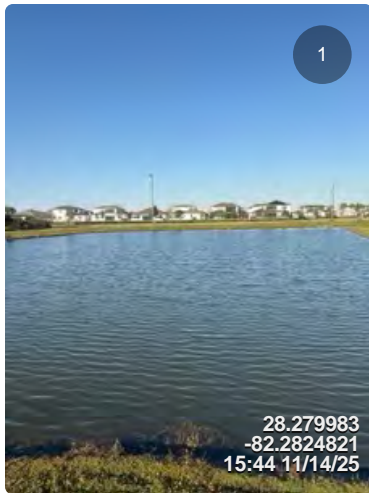
Items 28

Pond 14 is beginning to bloom algae. Please treat before conditions worsen.



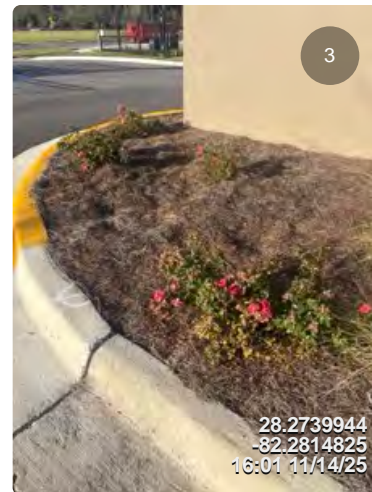
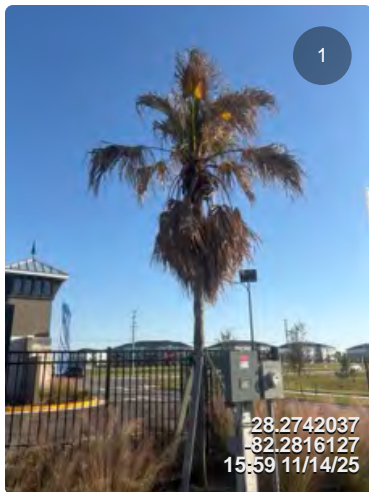
Items 29

Quality in Pond 13 is fair with no concerns.



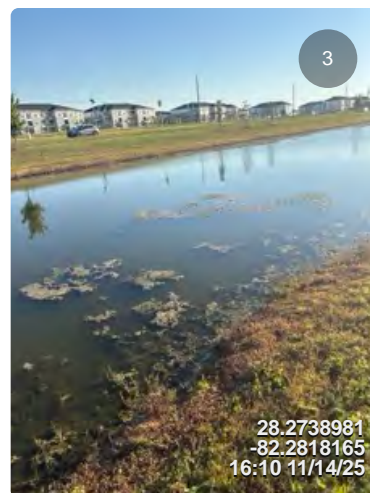
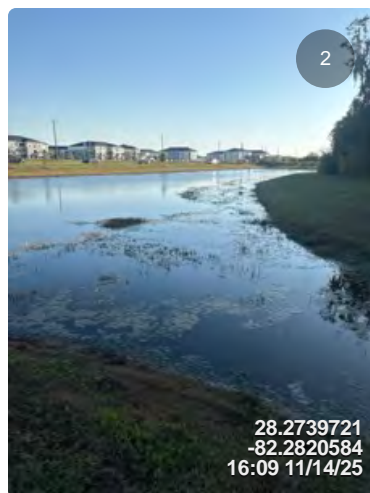
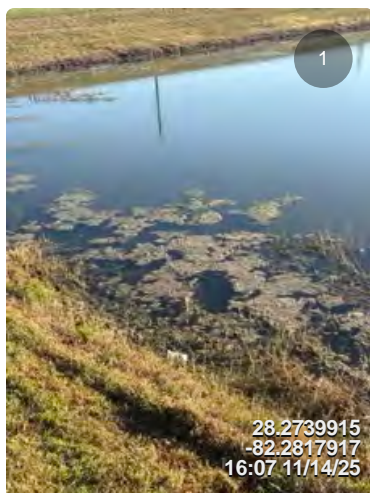
Items 30

The entrance medians at Welling Blade loop for the new Dr. Horton townhomes appear very dry and plants are fading. Palm tree appears unhealthy. Please investigate for irrigation issues and determine whether Palm tree is dead or needs pruning.



Items 31

Pond 16 is beginning to bloom algae. Please treat before conditions worsen.





Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Phone: 656-247-3501

Date: 11/6/2025
Work Order # 101-005-6-25 Customer
ID: Epperson ranch CDD

Quotation valid until
12/30/2025 Prepared by: **Nate**

Description		Unit Price	Quantity	Amount
Removal of signage on both monuments in between dog park and lagoon. -This will be an hourly work order plus material cost. NTE 3,000.00 we will provide an itemized hour sheet and material cost.		\$75.00 HR plus material coast		
Total	Labor and Materials			\$75.00

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

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna
Date: 11/6/25
Inframark

By: _____
Date: _____
Epperson Ranch CDD

Inframark
Offices - Celebration - Tampa
We are proud to provide a range of services for your community.

Items 4

Crack weeds found at dog park sidewalk. Please treat at next service.



For issue below: please line-trim fenceline and spray out 6" buffer along base of fence

** also this is not our fault or responsibility, but please spray the crack-weeds for our client on the sidewalk cracks near the monument. The Lagoon has been neglecting this area and we just want to help our clients since they have to look at it. Thanks!

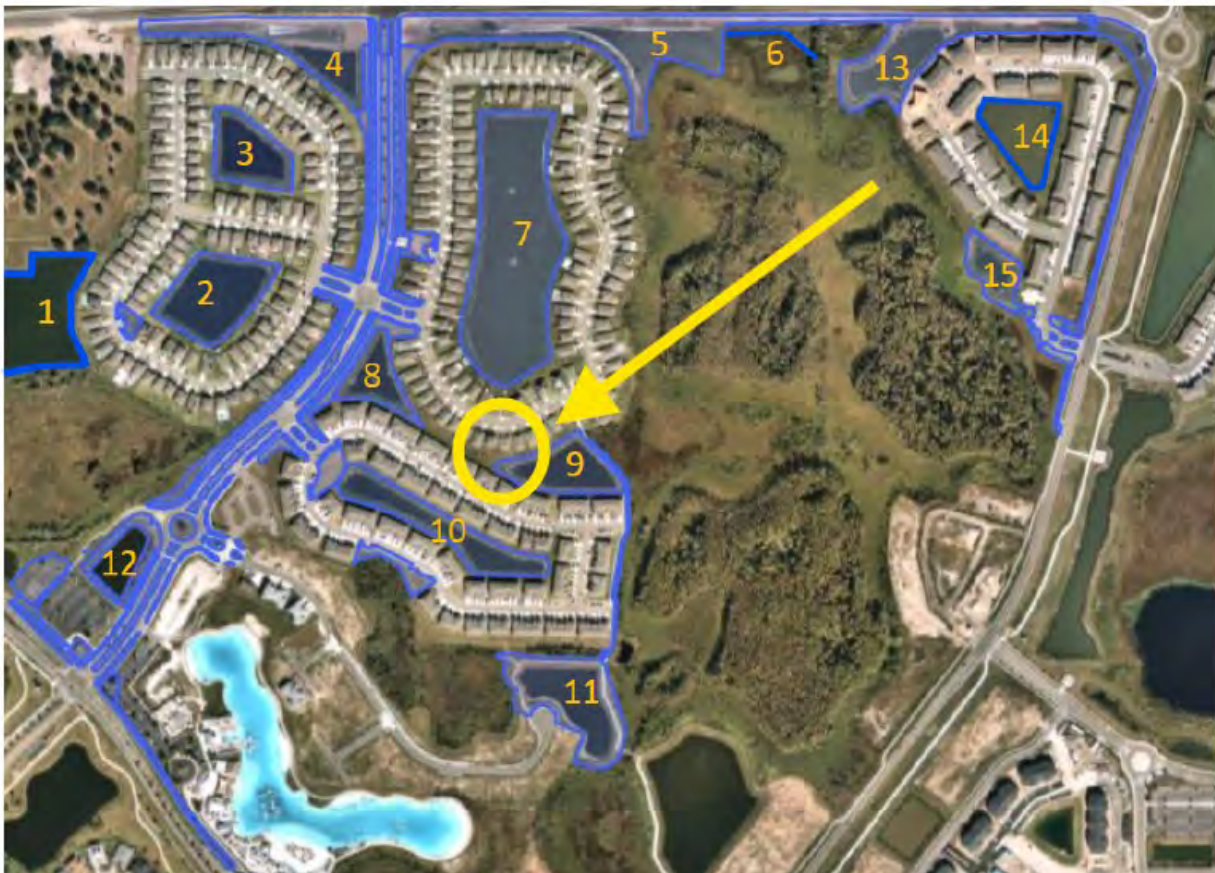
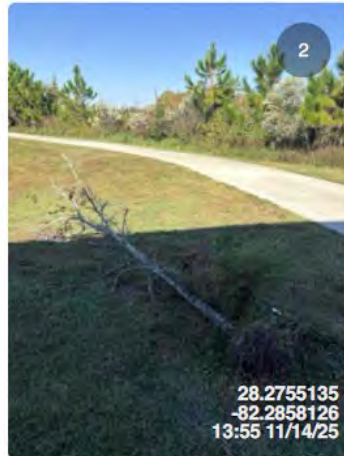
Items 6

Please spray along the back fence line of the dog park to maintain proper weed control.



Items 13

Fallen tree found at the end of Blue Passing loop by pond 9. Please remove and propose to replace.



Items 16

Easement passage at NW corner of Bower Bass cir. has been missed. Please mow on next service.





FIELDSTONE

Proposal

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

Proposal Number 22198
Date 11/03/25
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

Tree Lodge Removals

Scope of Work:

Epperson Ranch II CDD - Tree Lodge/Stake Removals

Objective: Remove tree lodge stakes from developer installed trees in the areas indicated below on map. These stakes have been on since installation and the trees are established enough now to have them removed. The trees are becoming constricted by the straps as they grow. This restriction may cause swelling above the tie, poor growth, external damage, and even permanent internal damage

- Remove tree lodge stakes off of ~50 developer installed trees
- Disposal/dump fees included



Subtotal:	\$960.00
Total:	\$960.00

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

11.21.25

Client Signature

Date



Epperson Ranch II CDD Aquatics

Inspection Date:

10/28/2025 12:13 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 4/Ditch

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present has been pushed to one corner and submerged by rain. A technician will inspect and treat if decay has not progressed.
No nuisance grass observed.
Low-lying growth has sprung up in the ditch. Technicians have been asked to periodically treat to keep it clear and prevent overgrowing.

Most overhead photos today were blocked by cloud cover, so many were taken from a lower altitude.

<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: 5

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Terrestrial grasses are growing on the exposed pond bed. While water levels are low, technicians will treat these as they will likely not be covered by water to decay naturally.
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

Inspection Report

SITE: 6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Nuisance growth present around the perimeter, mostly caesarweed. Carolina willow is present further in. Technicians will address the perimeter growth during an upcoming maintenance event.

<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: Caesarweed, Carolina willow

SITE: 7

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 8

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Rain has submerged the filamentous algae and washed in some trash. If decay has not progressed naturally, a technician will treat while collecting trash.
No nuisance grass observed.

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

SITE: 9

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Aside from the small patch of microcystis, the pond is in excellent condition. Wind has pushed the swath to one corner which will allow for better coverage when algaecide is applied.
No nuisance grass observed.

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

Inspection Report

SITE: 10

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Another case of wind-blown algae pelted by rain. A technician will inspect next service and treat if needed.
No nuisance grass observed.

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

SITE: 11

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

More filamentous algae affected by wind and rain. I ran into to technician on site while taking photos and requested that he treat this algae and the nuisance grasses.

<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: 12

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed, just a small accumulation of trash likely washed in by rain the past few days. This will be collected next visit. Routine monitoring and treatments as needed will continue.

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

SITE: 13

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

This pond has similar conditions to most others: algae submerged by rain and mild trash. If decay has not progressed naturally, a technician will treat while collecting trash.

No nuisance grass observed.

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

MANAGEMENT SUMMARY



69

As October draws to a close and we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Overall, ponds are in great shape. A few small algal blooms are the largest issue. Technicians are aware of these and prepared to address them next visit. Nuisance grasses are almost nonexistent, which will keep ponds healthy during the upcoming periods of reduced growth.

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!

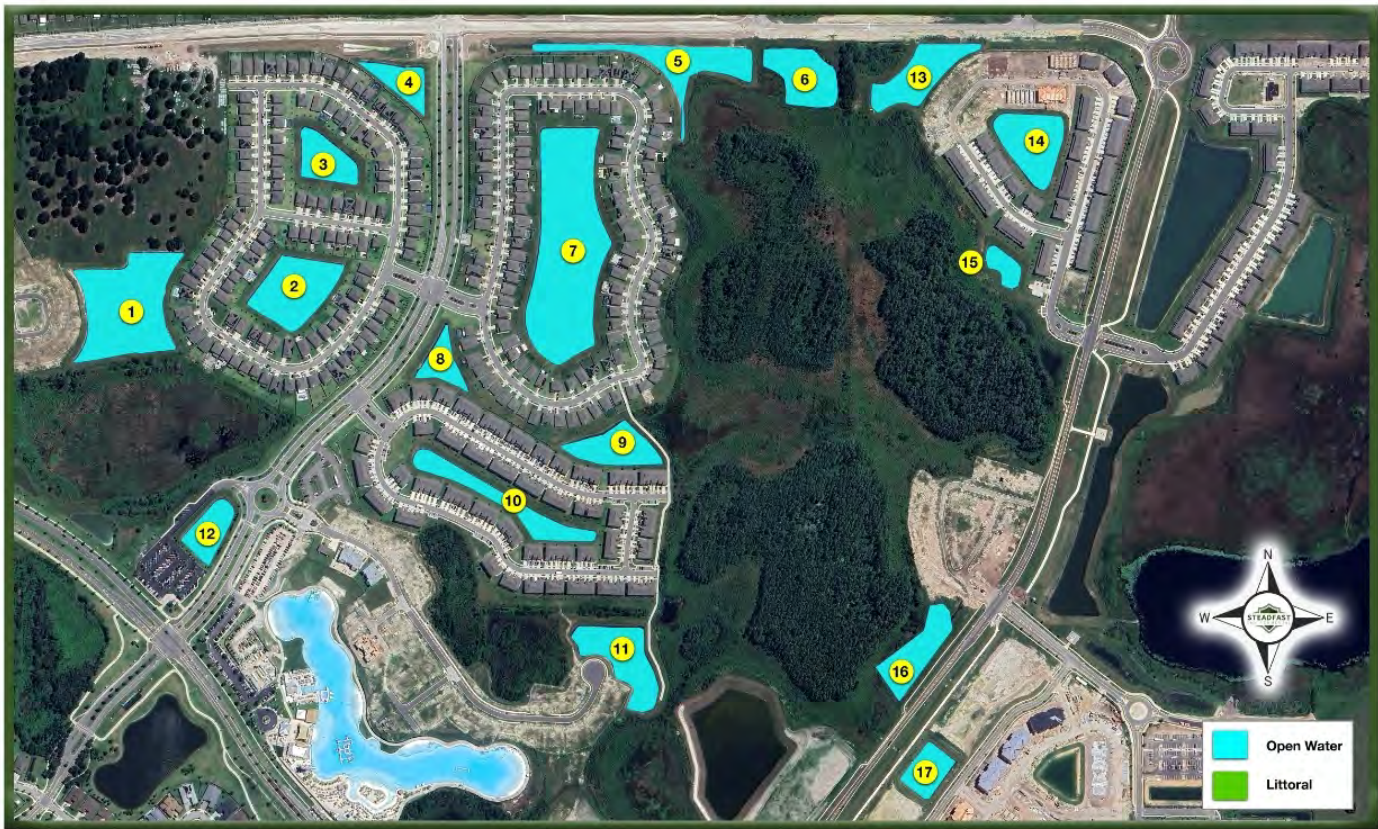
MAINTENANCE AREA



EPPERSON RANCH II CDD

Epperson Boulevard, Wesley Chapel

Gate Code:





Epperson Ranch II CDD Aquatics

Inspection Date:

11/25/2025 12:12 PM

Prepared by:

Matt Goldrick

Account Manager

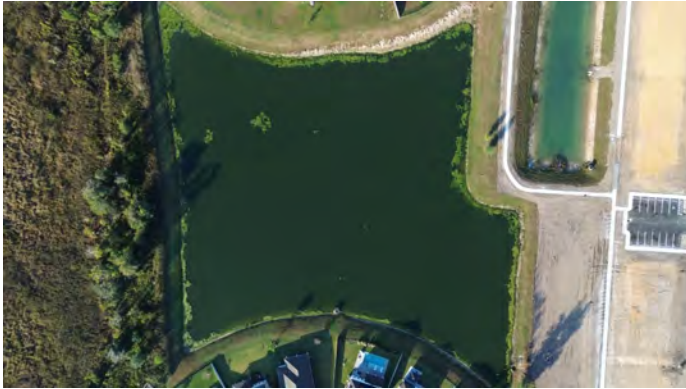
STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Filamentous algae is present around the perimeter. This pond has a tendency to grow algae. It may benefit from a phosphorous mitigation treatment, particularly during this time of year when algal growth rates should slow. In the meantime, technicians will continue to treat blooms as they appear. No nuisance grass observed.

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

SITE: 2

Condition: Excellent Great Good ✓ Poor Mixed Condition Improving



Comments:

Full planktonic bloom and mild filamentous algae growth around the perimeter. This is another pond that could benefit from phosphorous mitigation. It will continue to be treated as well. No nuisance grass observed.

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

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Remnants of previously treated algae are present and well into a state of decay.
Mild nuisance grass around the perimeter. A technician will address this next visit.

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

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

A thin swath of filamentous algae is growing around the perimeter. The small size will make an algaecide application during the next service more effective and should clear quickly.
No nuisance grass observed and no new growth in the ditch.
Erosion is beginning on the residential side.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous Planktonic	✗ Surface Filamentous 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: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Any terrestrial grasses growing on the exposed bed are decaying from treatment or natural drought.
No algae observed.
Mild turbidity 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	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Most vegetation within the wetland has begun seasonal dormancy. A technician treated any nuisance grasses in the buffer zone yesterday.

<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: 14

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Any filamentous algae present is decaying from yesterday's treatment. A technician will follow up next visit to inspect and re-treat if needed.
No nuisance grass observed.

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

SITE: 15

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving



Comments:

This pond was also treated yesterday, as evidenced by the blue hue of the filamentous algae. Decay should begin shortly and will be re-treated if not progressing by next visit.
No nuisance grass observed.

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

Inspection Report

SITE: 16

Condition: Excellent Great Good ✓Poor ✓Mixed Condition ✓Improving



Comments:

More evidence of yesterday's treatment. Any algae present is breaking apart and turning blue. This pond also has a tendency to grow algae and may be treated with the preventative phosphorous mitigation product. Patches of nuisance grasses present around the perimeter. A heavy treatment for these is set for next service.

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

SITE: 17

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

All filamentous algae present was treated yesterday and will receive a follow up next visit. Any nuisance grasses present are decayed.

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

MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. We can expect mornings, evenings, and nights to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

Ponds were in mixed condition during today's inspection. Algae continues to be the largest issue. I will look into the phosphorous mitigation treatments mentioned earlier for select ponds that would benefit most. Native aquatic plantings can also offer a great, sustainable way to reduce nutrient influx and prevent algal blooms. Until treatments or plantings are done, technicians will continue a regiment of algaecides to combat growth. Nuisance grasses are minimal and can be easily controlled with recurring treatment.

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!

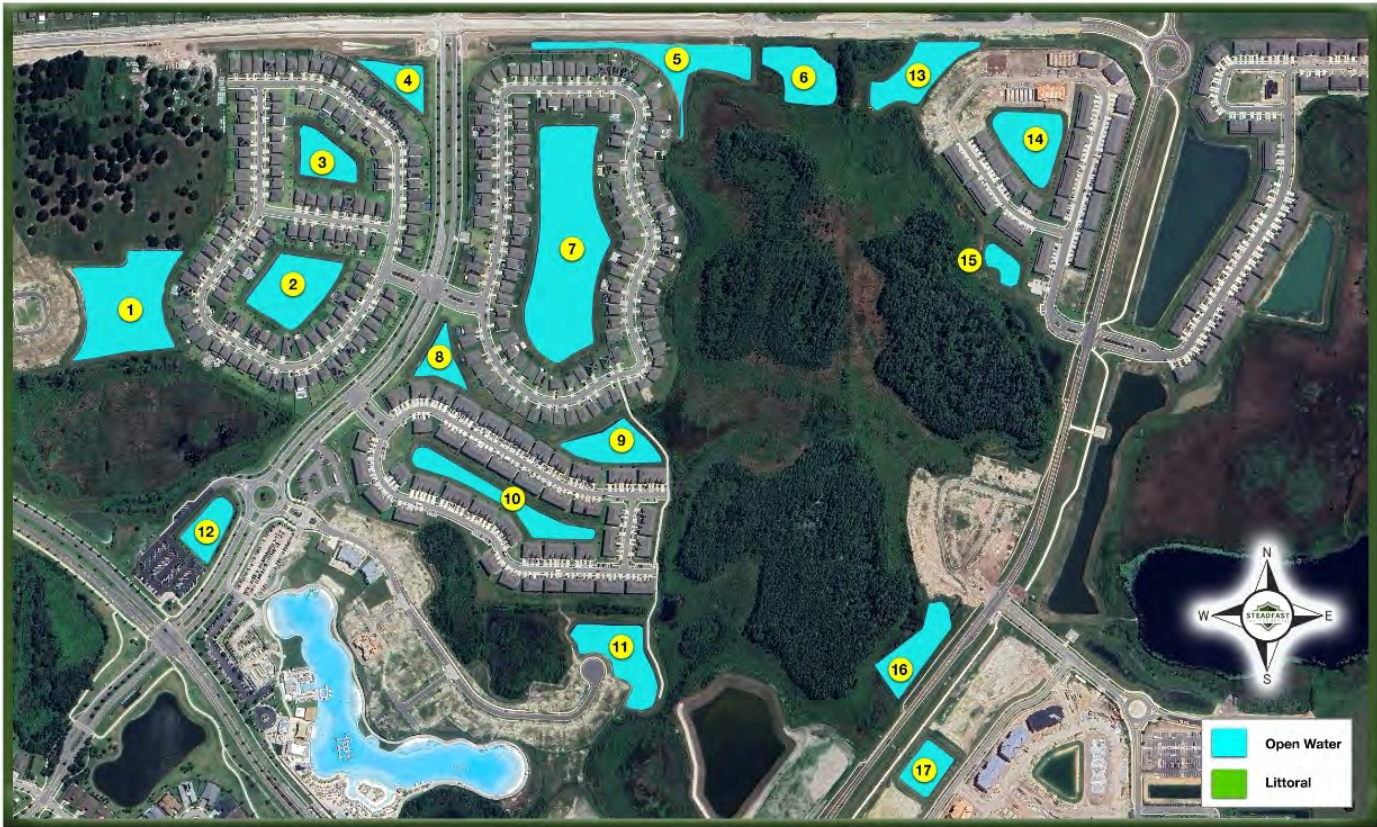
MAINTENANCE AREA



EPPERSON RANCH II CDD

Epperson Boulevard, Wesley Chapel

Gate Code:



SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (the or this “Agreement”) is made and entered into this ____ day of November, 2025 (“Effective Date”), by and among THE KEARNEY COMPANIES, LLC (“TKC”), MEADOW RIDGE OWNER, LLC (“Meadow LLC”), and EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT (“Epperson Ranch”). TKC, Meadow LLC, and Epperson Ranch are referred to collectively hereafter as the “Parties.”

Background:

A. Epperson Ranch is the community development district in which resides a community known as the Meadow Ridge Townhomes, Parcel C (the “Townhomes Project”).

B. Meadow LLC was the developer for the Townhomes Project.

C. TKC was the site contractor on the Townhomes Project and performed, or caused the performance of, certain site work at the Townhomes Project (the “Work”) as set forth in the March 6, 2020 District Contractor Agreement (as amended, the “Contractor Agreement”).

D. With respect to TKC’s Work, the engineer of record for the Townhomes Project certified that TKC’s Work met the project plans and specifications and otherwise approved TKC’s as-built drawings for the work performed on the Townhomes Project.

E. Nevertheless, certain disputes arose between the Parties relating to the Townhomes Project, including the performance of TKC’s Work at the Townhomes Project (the “Dispute”).

F. The Parties have agreed to resolve the Dispute on the terms and conditions set forth herein.

Terms:

1. Background Recitals. The foregoing background recitals are integral parts of this Agreement and are incorporated herein by reference.

2. Settlement Conditions. The Parties agree to resolve the Dispute by taking the following actions on or before December 31, 2025:

- (a) TKC and Epperson Ranch shall execute a deductive change order on the Townhomes Project removing all remaining work not performed by TKC from TKC’s scope of work under the contract between TKC and Epperson Ranch for the Townhomes Project, to close out the Townhomes Project; and
- (b) Meadow LLC shall pay TKC the sum of forty thousand two-hundred thirty-three dollars and 90/100 (\$40,233.90) in outstanding retainage on the Townhomes Project no

later than December 31, 2025, provided an executed copy of the deductive change order is provided to Meadow LLC by Kearney prior to that date.

3. Mutual Release. Upon completion of the Settlement Conditions set forth in paragraph 2, the Parties shall release against one another any and all claims directly or indirectly related to or arising out of the Townhomes Project, including but not limited to all claims by TKC for wrongful termination and all claims by Meadow LLC and Epperson Ranch for the cost to complete the Townhomes Project. Notwithstanding the foregoing, the Released Claims do not include, and expressly exclude, any warranty claims (to the extent such warranties have not expired), claims for latent defects in TKC's work at the Project, and the parties' respective obligations under this Agreement.

4. Representations and Warranties. The Parties represent and warrant to one another that they (a) are not presently aware of any claims of any kind against one another regarding the Townhomes Project outside of the Released Claims addressed herein; (b) are the sole and exclusive owners of the Released Claims; (c) have not sold, transferred, or conveyed the Released Claims to any other person or entity; and (d) have no knowledge of any facts which may give rise to third party claim(s) regarding the Townhomes Project.

5. No Admissions. This Agreement involves the amicable settlement and resolution of conflicting and disputed claims. By entering into this Agreement, the Parties are not admitting liability for the various claims between the parties, all of which are disputed.

6. Attorneys' Fees. In the event of any litigation related to or arising out of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees costs from the non-prevailing party.

7. Authority. Each of the signatories below represents and warrants that he/she has the authority to execute this Agreement and bind the party for whom they are signing.

8. Entire Agreement. This Agreement represents the entire, integrated agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior discussions, negotiations and agreements, oral or written with respect to the subject matter hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW]

THE KEARNEY COMPANIES, LLC

By: _____

Its: _____

EPPERSON RANCH II COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Its: _____

MEADOW RIDGE OWNER, LLC

By: _____

Its: _____

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

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; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board of Supervisors and to the District Manager, between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

Section 1. The Board hereby authorizes the District Manager to disburse District Funds payment of invoices which meet all the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.

2. The invoice must be for continuing goods or services pursuant to a contract or agreement authorized by the Board of Supervisors.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

Section 2. The Board hereby authorizes the District Manager to enter into emergency contracts and disburse funds, without prior Board approval, when the amount does not exceed \$5,000, when, in the District Manager's discretion, such expenses:

1. Are required to provide for the health, safety, and welfare of the residents within the District; or
2. Are for the repair, control, or maintenance of a District facility or asset.

Section 3. The Board hereby authorizes the Chair of the Board or Vice-Chair of the Board to enter into contracts not exceeding \$10,000, without prior Board approval, if:

1. The contract is required to provide for the health, safety, and welfare of the residents within the District; or
2. The contract is required to remedy an unforeseen disruption in the development or maintenance of the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into by the Chair of the Board.

Section 4. For critical or emergency repair expenses exceeding the authorization in Section 2 and Section 3 above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rules and Florida law, the Board hereby authorizes the disbursement of funds, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson. For purposes of this Resolution, the term "critical or emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the operational readiness and interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property or infrastructure, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 5. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 6. Resolution 2024-03, adopted on February, 2024, is hereby repealed and superseded by this Resolution.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF DECEMBER, 2025.

Attest:

**Epperson Ranch II
Community Development District**

By: _____
Name: _____
Secretary / Assistant Secretary

By: _____
Name: _____
Chair / Vice Chair of the Board of Supervisors