

Epperson Ranch II Community Development District

January 22, 2026

Revised Final Agenda Package

TEAMS MEETING INFORMATION

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

Passcode: Ae94Hw6G
Phone Conference ID: 942 797 931#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



Epperson Ranch II Community Development District

Board of Supervisors:

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

Staff:

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

Revised Final Meeting Agenda Thursday, January 22, 2026 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 4. Business Administration**
 - A. Consideration of the Audit Meeting Minutes of December 4, 2025.....Page 3**
 - B. Consideration of the Regular Meeting Minutes of December 4, 2025.....Page 4**
- 5. Staff Reports**
 - A. District Accountant**
 - 1. Consideration of the November and December 2025 Check Register.....Page 8**
 - B. Field Inspection ReportPage 154**
 - 1. Consideration of Additional Pet Waste Canister ProposalPage 175**
 - 2. Consideration of Larger Dog Waster Canister Proposal.....Page 177**
 - C. Landscape Update Report**
 - 1. Consideration of Fieldstone Landscape Maintenance Contract.....Page 179**
 - 2. Consideration of Mulch Installation ProposalsPage 192**
 - 3. Consideration of Irrigation Repair Proposal.....Page 202**
 - D. Aquatic Maintenance ReportPage 205**
 - 1. Discussion of Trash Clean Up ProposalPage 213**
 - 2. Consideration of Wetland Maintenance and Monitoring Proposal.....Page 217**
 - E. District Counsel**
 - 1. Discussion of Removal of the Maintenance License Agreement from Beacon TownhomesPage 218**
 - 2. Discussion Regarding Signage at the DRB Townhomes**
 - 3. Consideration of Certification Of Financial Capability For Perpetual Operations and Maintenance EntitiesPage 236**
 - F. District Engineer**
 - 1. Discussion of Earthen WeirPage 239**
 - G. District Manager**
 - 6. Business Items**
 - A. Ratification of Resolution 2026-03, General Election.....Page 242**
 - B. Consideration of Resolution 2026-04, Designation of Officers.....Page 244**
 - 7. Audience Comments**
 - 8. Supervisor Requests**
 - 9. Adjournment**

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

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

Meeting ID: 271 348 956 348 7 Passcode: Ae94Hw6G

Dial in by phone

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

District Office:

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

Meeting Location:

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

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

The Audit Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District was held on Thursday, December 4, 2025 at 5:00 p.m. at Watergrass 2 Club., 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Cole called the meeting to order at 5:00 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
Doug Draper	Board Supervisor, Assistant Secretary <i>(via teleconference)</i>

Also present were:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Natasha Sowani	District Accountant, Inframark <i>(via teleconference)</i>
Kyle McGee	District Counsel, KutakRock

SECOND ORDER OF BUSINESS

Business Items

A. Consideration of Audit RFP Proposals

Ms. Cole presented the Audit proposals to the Board.

B. Presentation of Scoring Sheet

The Board scored each proposal. Total points scored 400 points for Grau & Associates and 340 points for Berger, Toombs, Elain Gaines & Frank.

FOURTH ORDER OF BUSINESS

Adjournment

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board adjourned the Audit meeting at 5:04 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, December 4, 2025 at 6:00 p.m. at Watergrass 2 Club., 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Aninipot Called the meeting to order at 6:00 p.m. and conducted a roll call.

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board agreed that the Board of Supervisors must be present physically to receive payment for attending meetings, for the Epperson Ranch II Community Development District.

Mr. Darper leaves the 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
Doug Draper	Board Supervisor, Assistant Secretary (via teleconference)

Also present were:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Nate Montagna	Field Services, Inframark
Long Nguyen	Field Services, Inframark
Natasha Sowani	District Accountant, Inframark <i>(via teleconference)</i>
Kyle McGee	District Counsel, Kutak Rock
Shane Wumkes	Representative, Fieldstone <i>(via Teleconference)</i>
Kevin Riemensperger	Representative, Steadfast Alliance

SECOND ORDER OF BUSINESS

Approval of the Agenda

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board Approved the December 4, 2025, Final Agenda for the Epperson Ranch II Community Development District.

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Audit Meeting Minutes of October 9, 2025

44 On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
45 Board approved the Audit Meeting Minutes of October 9, 2025, for the Epperson Ranch II
46 Community Development District.

47

48 **B. Consideration of the Regular Meeting Minutes of October 9, 2025**

49

50 On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
51 Board approved the Regular Meeting Minutes of October 9, 2025, for the Epperson Ranch II
52 Community Development District.

53

54 **C. Consideration of August, September, and October 2025 Check Register**

55

56 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
57 Board approved the August, September, and October 2025 Check Register for the Epperson
58 Ranch II Community Development District.

59

60 **FIFTH ORDER OF BUSINESS**

61 **Staff Reports**

62 **A. District Accountant**

63 Ms. Sowani presented an update on the financial position of EPR2. She reported that the
64 operating account currently holds approximately \$98,000, with an additional \$236,000
65 maintained in the Valley account. Ms. Sowani advised that she received the tax distribution
66 notice on December 4, 2025, and that the majority of the tax collector funds have been
67 received but have not yet cleared the bank. The distribution received today totaled
68 \$1,146,562.00. She further noted that these funds will be allocated between the two debt
69 service accounts and the general fund, with \$600,067 designated to remain in the general
70 fund. Ms. Sowani indicated that a portion of the general fund balance will be transferred to
71 the Valley account to take advantage of the higher money market interest rate, while
72 maintaining one to two months of operating expenses at BankUnited to cover routine
73 monthly expenditures.

74 **B. Field Inspection Report**

75 Mr. Nguyen presented his report to the Board. Item 16: Board requested to send a notice
76 to the HOA on easements between homes.

77

78 **1. Consideration of Pond 7 proposal for \$8,795**

79 This proposal has been tabled for an additional month.

80

81 **2. Consideration of Removal of Signage Proposal**

82

83 On a MOTION by Mr. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
84 Board approved the Removal of the Metro Signage Proposal for \$75/hr. and a not-to-exceed
85 amount of \$3,000, for the Epperson Ranch II Community Development District.

86

87 **3. Consideration of Street Sign Proposal**

88 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
89 Board approved the Street Sign Proposal in the amount of \$2,380 for the Epperson Ranch II
90 Community Development District.

91

92 **C. Landscape Update Report**

93 Mr. Wumkes presented his report to the Board.

94

95 **1. Ratification of Tree Lodge Removal Proposal**

96 On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
97 Board Ratified the Tree Lodge Removal Proposal for \$960, for the Epperson Ranch II Community
98 Development District.

99

100 **2. Consideration of November Irrigation Repair Proposal for \$1,634.26**

101 The Board tabled this proposal.

102

103 **3. Consideration of Mulch Installation for \$20,825.00**

104 The Board tabled this proposal.

105

106 **D. Aquatic Maintenance Report**

107 Mr. Riemensperger arrived at 5:24 pm and presented his report to the Board.

108

109 **1. Consideration of Wetland Treatment Proposal for \$901.00**

110

111 On a MOTION by Mr. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
112 Board approved the Wetland Treatment Proposal for \$901 for the Epperson Ranch II Community
113 Development District.

114

115 **E. District Counsel**

116 Mr. McGee presented his updates to the Board. Mr. McGee presented the settlement
117 agreement to the Board.

118

119 **1. Consideration of Settlement Agreement**

120

121 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
122 Board agreed to have the Chair sign off on the settlement agreement for the Epperson Ranch II
123 Community Development District.

124

125 **F. District Engineer**

126 No updates at this time

127

128 **G. District Manager**

130 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
131 Board accepted Grau Associates as the Audit Committee in the amount of \$30,100 for 7 years.,
132 for the Epperson Ranch II Community Development District.

133
134 Discussion of Streetlights approved in 2019 of 40K balance
135

136 The next meeting will be held on January 8th, 2026, at 5:00 pm. Mr. Casellas-Gil
137 mentioned he would be unable to attend the next meeting.
138

139 **SIXTH ORDER OF BUSINESS** **Business Items**
140 **A. Consideration of Resolution 2026-02, Disbursement of Funds**

142 On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
143 Board adopted Resolution 2026-02, Disbursement of Funds, with the Chair and Vice Chair limit
144 not-to-exceed \$10,000, and the District Manager sign off on emergencies up to \$5,000, for the
145 Epperson Ranch II Community Development District.

146 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
147

148 There were several supervisor requests:
149

150 **Mr. Casellas-Gil:**

151 Expressed concern about Metro maintenance for the record and asked for POC for metro
152 areas, requested Notice of Medians owned by the County to be posted on the website to
153 contact Code Enforcement.
154

155 **Ms. Frank:**

156 Look into bigger canisters and or adding secondary porta service in Abby Brooks Cir.
157

158 **Mr. Murphy:**

159 Requested to set up a call in Jan with Shane to discuss medians and contract, requested to
160 change the meeting date of the next meeting to January 22, 2026.
161

162 **EIGHTH ORDER OF BUSINESS** **Adjournment**
163

164 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
165 Board adjourned the meeting at 6:37 p.m. for the Epperson Ranch II Community Development
166 District.
167
168

Signature

Signature

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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
GENERAL FUND - 001									
001	1082	11/06/25	V00029	EGIS INSURANCE ADVISORS, LLC	28974	RENEW POLICY 10/01/25-10/01/26	INSURANCE POLICY Fy 2026	545020-51301	\$36,860.00
001	1083	11/18/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-13796	JULY 25-FOUNTAIN MAINTENANCE	FOUNTAIN MAINTENANCE	546073-53908	\$311.00
001	1083	11/18/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-12451	JUNE 25-MONTHLY AQUATIC MAINTENANCE	MONTHLY AQUATIC MAINTENANCE	546366-53908	\$1,120.00
001	1083	11/18/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-14143	AUG 25-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	546366-53908	\$1,120.00
001	1083	11/18/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-13424	JULY 25-MONTHLY AQUATIC MAINTENANCE	MONTHLY AQUATIC MAINTENANCE	546366-53908	\$1,120.00
001	1083	11/18/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-16955	November 2025 Aquatic Maintenance Pond Spraying	Lake/Pond Maintenance & Inspection	546366-53908	\$1,120.00
001	1084	11/18/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26761	November 2025 Landscape Management Contract	Landscape Maintenance	546300-53908	\$20,430.00
001	1084	11/18/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26802	Ir pre-approved repairs 10/24/25	Irrigation Repairs & Maintenance	546179-53908	\$820.33
001	1085	11/18/25	V00023	INFRAMARK (DE), LLC	162316	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531027-51301	\$5,666.66
001	1085	11/18/25	V00023	INFRAMARK (DE), LLC	162316	OCT 25-DISTRICT MANAGEMENT	ASSESSMENT ROLL	549070-51301	\$416.67
001	1085	11/18/25	V00023	INFRAMARK (DE), LLC	162316	OCT 25-DISTRICT MANAGEMENT	DISSEMINATION SERVICES	531012-51700	\$666.67
001	1085	11/18/25	V00023	INFRAMARK (DE), LLC	162316	OCT 25-DISTRICT MANAGEMENT	FIELD SERVICES	534163-53908	\$1,250.00
001	1085	11/18/25	V00023	INFRAMARK (DE), LLC	1163347	10/31/25 Inframark Maintenance Services	Comprehensive Field Tech Services	534163-53908	\$1,100.00
001	1086	11/25/25	V00004	COOPER POOLS INC.	2025-1258	October 2025 Monthly Fountain Service	Biscayne Fountain Maintenance	546472-53908	\$472.50
001	1086	11/25/25	V00004	COOPER POOLS INC.	2025-1376	November 2025 Monthly Fountain Service	Biscayne Fountain Maintenance	546472-53908	\$450.00
001	1087	11/25/25	V00023	INFRAMARK (DE), LLC	163597	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Services	Nov 2025 Assessment Roll	549070-51301	\$416.67
001	1087	11/25/25	V00023	INFRAMARK (DE), LLC	163597	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Services	Nov 2025 Dissemination Services	531012-51700	\$666.67
001	1087	11/25/25	V00023	INFRAMARK (DE), LLC	163597	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Services	Nov 2025 District Management	531027-51301	\$5,666.67
001	1087	11/25/25	V00023	INFRAMARK (DE), LLC	163597	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Services	Nov 2025 Field Services	534163-53908	\$1,250.00
001	1088	11/25/25	V00030	OBSERVER MEDIA GROUP, INC.	25-02437P	Legal Advertising 12/4/25 Meeting	Legal Advertising	548002-51301	\$61.25
001	1089	11/25/25	V00036	DISCLOSURE TECHNOLOGY SERVICES, LLC	1508	Annual Continuing Disclosure Fee	Contingency	549900-53908	\$3,000.00
Fund Total									\$83,985.09

Total Checks Paid	\$83,985.09
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Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
COOPER POOLS INC.	10/1/2025	2025-1258	\$472.50			October 2025 Monthly Fountain Service
COOPER POOLS INC.	11/1/2025	2025-1376	\$450.00		\$922.50	November 2025 Monthly Fountain Service
FIELDSTONE LANDSCAPE SERVICES, LLC	11/3/2025	26761	\$20,430.00			November 2025 Landscape Management Contract
INFRAMARK (DE), LLC	10/28/2025	162316	\$5,666.66			DISTRICT MANAGEMENT
INFRAMARK (DE), LLC	10/28/2025	162316	\$416.67			ASSESSMENT ROLL
INFRAMARK (DE), LLC	10/28/2025	162316	\$666.67			DISSEMINATION SERVICES
INFRAMARK (DE), LLC	10/28/2025	162316	\$1,250.00	\$8,000.00		FIELD SERVICES
INFRAMARK (DE), LLC	11/11/2025	163597	\$416.67		\$8,416.67	Nov 2025 Assessment Roll
STEADFAST ENVIRONMENTAL, LLC	7/24/2025	SA-13796	\$311.00			FOUNTAIN MAINTENANCE
STEADFAST ENVIRONMENTAL, LLC	6/1/2025	SA-12451	\$1,120.00			MONTHLY AQUATIC MAINTENANCE
STEADFAST ENVIRONMENTAL, LLC	8/1/2025	SA-14143	\$1,120.00		\$2,551.00	AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$32,320.17			
Regular Services						
EGIS INSURANCE ADVISORS, LLC	8/29/2025	28974	\$36,860.00			INSURANCE POLICY Fy 2026
FIELDSTONE LANDSCAPE SERVICES, LLC	11/3/2025	26802	\$820.33			irr pre-approved repairs 10/24/25
INFRAMARK (DE), LLC	10/31/2025	1163347	\$1,100.00			10/31/25 inframark maintenance services
INFRAMARK (DE), LLC	11/11/2025	163597	\$666.67			Nov 2025 Dissemination Services
INFRAMARK (DE), LLC	11/11/2025	163597	\$5,666.67			Nov 2025 District Management
INFRAMARK (DE), LLC	11/11/2025	163597	\$1,250.00		\$8,683.34	Nov 2025 Field Services
OBSERVER MEDIA GROUP, INC.	11/14/2025	25-02437P	\$61.25			Legal Advertising 12/4/25 Meeting
STEADFAST ENVIRONMENTAL, LLC	7/1/2025	SA-13424	\$1,120.00			MONTHLY AQUATIC MAINTENANCE
STEADFAST ENVIRONMENTAL, LLC	11/1/2025	SA-16955	\$1,120.00		\$2,240.00	November 2025 Aquatic Maintenance Pond Spraying
Regular Services Subtotal			\$48,664.92			
Additional Services						
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/28/2025	1508	\$3,000.00			Annual Continuing Disclosure Fee
Additional Services Subtotal			\$3,000.00			
TOTAL			\$83,985.09			

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.: 2025-1258

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Fountain Service	Commercial Monthly Fountain Service October 2025	1	\$450.00	\$450.00
2.		Late Fee	5% - Applied on Nov 1, 2025			\$22.50

Ways to pay



Total **\$472.50**

Overdue

10/31/2025

View and pay

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.: 2025-1376

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

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

Ways to pay



[View and pay](#)



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26761

Date	PO#
11/03/25	
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 November 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

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

INVOICE#
162316

DATE
10/28/2025

CUSTOMER ID
C7531

NET TERMS
Due On Receipt

PO#

DUE DATE
10/28/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	5,666.66		5,666.66
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					8,000.00

Subtotal	\$8,000.00
Tax	\$0.00
Total Due	\$8,000.00

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

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

INVOICE#
163597

DATE
11/11/2025

CUSTOMER ID
C7531

NET TERMS
Due On Receipt

PO#

DUE DATE
11/11/2025

Services provided for the Month of: November 2025

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

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

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

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

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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.



Steadfast Alliance

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

Invoice

Date	Invoice #
7/24/2025	SA-13796

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
					Net 30	SM1003E Epperson Ranch II CDD
Quantity	Description			Rate	Serviced Date	Amount
	Fountain Maintenance - Electrical Diagnostic performed on fountain.			311.00	7/17/2025	311.00

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	\$311.00
Payments/Credits	\$0.00
Balance Due	\$311.00



Steadfast Alliance

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

Invoice

Date	Invoice #
6/1/2025	SA-12451

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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2025	SA-14143

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



Insurance & Risk Advisors

<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Epperson Ranch II Community Development District 03
D <input type="checkbox"/> <input type="checkbox"/>	0/2/2020
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Christina Wood
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 of 1

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r		
r		Invoice 2
10012 3 2		

Thank You

Please detach and return with payment



Customer: Epperson Ranch II Community Development District

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2□□□□	10/01/202□	Renew polic□	Polic□□10012□3□2 10/01/202□-10/01/2026 Florida Insurance Alliance Packa□e - Renew polic□ Due Date: □/2□/202□	36□□60□□

Please Remit Payment To:
Eis Insurance and Risk Advisors
P.O. Box 111111

36□60□00

Thank You

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

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4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26802

Date	PO#
11/03/25	
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			\$820.33	\$820.33
<i>IRR - Pre-Approved Repairs - 10/24/2025</i>			<i>\$820.33</i>	
Labor - 10/24/25	9.73Hrs	\$80.00		
Bubbler (Material)	2.00ea	\$2.66		
Drip- 3/4" Combo Female Tee (Material)	1.00ea	\$1.67		
Drip- Coupler (Material)	3.00ea	\$0.48		
Funny- 1/2" Mpxbarb Elbow (Material)	1.00ea	\$0.36		
Nozzle- 10 Quarter (Material)	1.00ea	\$1.62		
Pop-Up-Spray Head 6" (Material)	1.00ea	\$11.41		
Solenoid- Hunter (Material)	1.00ea	\$18.18		
Wire-Drycon Small Connectors (Material)	2.00ea	\$0.97		

Sales Tax	\$0.00
Grand Total	\$820.33

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



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

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

Invoice Number	1163347
Invoice Date	10/31/2025
Due Date	11/30/2025

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

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,100.00

Subtotal	\$1,100.00
Sales Tax	\$0.00
Please Pay This Amount	\$1,100.00

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

INFRAMARK, LLC

03 Nov 2025 11:32:28PM CST

DISTRICT : EPPERSON RANCH II CDD

Go Green! Think before you print.

INVOICE NO. 1163347 - DETAIL

INVOICE DATE: 10/31/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/9/2025	4289630	ER2CDD District Area	General Maintenance; The fence that connects the dog parks needs a concrete trench installed below grade to prevent dogs from digging through.	\$0.00	\$0.00	\$1,100.00	\$0.00	\$1,100.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,100.00	\$0.00	\$1,100.00	
				BWO Total	\$0.00	\$0.00	\$1,100.00	\$0.00	\$1,100.00	
				Invoice Total	\$0.00	\$0.00	\$1,100.00	\$0.00	\$1,100.00	

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02437P

Date 11/14/2025

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 # 25-02437P	\$61.25
Public Board Meetings	
RE: Epperson Ranch II Board of Supervisors Meeting on December 4, 2025 Published: 11/14/2025	

Important Message	Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Total \$61.25 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.

Business Observer

1970 Main Street
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, December 4, 2025, at 5:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. There will be a Second 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
November 14, 2025

25-02437P

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.



Steadfast Alliance

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

Invoice

Date	Invoice #
7/1/2025	SA-13424

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



Steadfast Alliance

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

Invoice

Date	Invoice #
11/1/2025	SA-16955

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

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
CDD: Epperson Ranch II CDD

INVOICE 1508
DATE 10/28/2025

BOND SERIES
2018 ...
2020 (Assessment Area Two)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	3,000.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$3,000.00**

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	1090	12/01/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	110725-0080	Streetlighting 8959 Bower Bass Cir	Utility - StreetLights	543062-53908	\$40.16
001	1090	12/01/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	110725-4992	Public Lighting November 25	Streetlighting	543062-53908	\$3,028.00
001	1090	12/01/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	110725-0009	Streetlighting 8819 Bower Bass Cir	Utility - StreetLights	543062-53908	\$183.91
001	1090	12/01/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	110725-0078	Streetlighting 8630 Bower Bass Cir	Utility - StreetLights	543062-53908	\$347.07
001	1090	12/01/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	110725-9125	Streetlighting 31784 Biscayne Lagoon Dr	Utility - StreetLights	543062-53908	\$677.02
001	1094	12/03/25	V00016	WATERGRASS CDD II	03122	OCT 25-MEETING ROOM RENTAL	MEETING ROOM RENTAL	544004-51301	\$125.00
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4542	APR 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	PROFESSIONAL MANAGEMENT SVS	531027-51301	\$2,083.33
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4542	APR 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	GENERAL ADMIN SVS	531148-51301	\$500.00
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4542	APR 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	WEBSITE MANAGEMENT SVS	549913-51301	\$41.67
001	1096	12/03/25	V00037	KAI CONNECTED LLC	20255	APR 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	PLANNING & COORDINATION SVS	531031-51301	\$2,833.33
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4572	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	APR 25-MAINTENACE	551017-53908	\$1,000.00
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4572	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	PROFESSIONAL MANAGEMENT SVS	531027-51301	\$2,083.33
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4572	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	GENERAL ADMIN SVS	531148-51301	\$500.00
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4572	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	WEBSITE MANAGEMENT SVS	549913-51301	\$41.67
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4572	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	PLANNING & COORDINATION	531031-51301	\$2,833.33
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4738	JULY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	PROFESSIONAL MANAGEMENT SVS	531027-51301	\$138.88
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4738	JULY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	GENERAL ADMIN SVS	531148-51301	\$33.34
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4738	JULY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	WEBSITE MANAGEMENT SVS	549913-51301	\$2.78
001	1096	12/03/25	V00037	KAI CONNECTED LLC	4738	JULY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	PLANNING & COORDINATION SVS	531031-51301	\$188.88
001	1096	12/03/25	V00037	KAI CONNECTED LLC	20347	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	MAINTENANCE	551017-53908	\$1,000.00
001	1096	12/03/25	V00037	KAI CONNECTED LLC	20719	JULY 25-AMENITY MGMT JUNE PRORATED	SERVICE AREA CDD-OM-E2-DPFG-13 JUNE PRORATED	531027-51301	\$83.34
001	1096	12/03/25	V00037	KAI CONNECTED LLC	20719	JULY 25-AMENITY MGMT JUNE PRORATED	AMENITY MGMT JUNE PRORATED	551017-53908	\$27.78
001	1096	12/03/25	V00037	KAI CONNECTED LLC	20721	JULY 25-HILTON GARDEN INN MEETING RENTAL	MEETING ROOM RENTAL	544004-51301	\$200.00
001	1096	12/03/25	V00037	KAI CONNECTED LLC	20712	JULY 25-HILTON GARDEN INN MEETING/FEDEX	MEETING ROOM RENTAL	544004-51301	\$340.09
001	1096	12/03/25	V00037	KAI CONNECTED LLC	20718	JULY 25-MONTHLY MAINTENANCE	MAINTENANCE	551017-53908	\$66.66
001	1096	12/03/25	V00037	KAI CONNECTED LLC	CM4740	Credit Memo 000004	Dissemination Agent	531012-51700	(\$3,750.00)
001	1098	12/10/25	V00023	INFRAFRAMK (DE), LLC	165724	Dec 2025 Assessment Roll, Dissemination and District Management	Dec 2025 Assessment Roll	549070-51301	
001	1098	12/10/25	V00023	INFRAFRAMK (DE), LLC	165724	Dec 2025 Assessment Roll, Dissemination and District Management	Dec 2025 Dissemination	531012-51700	\$666.67
001	1098	12/10/25	V00023	INFRAFRAMK (DE), LLC	165724	Dec 2025 Assessment Roll, Dissemination and District Management	Dec 2025 District Management	531027-51301	\$5,666.67
001	1098	12/10/25	V00023	INFRAFRAMK (DE), LLC	165724	Dec 2025 Assessment Roll, Dissemination and District Management	Dec 2025 Field Services	534163-53908	\$1,250.00
001	1099	12/10/25	V00032	US BANK	7976710	11/1/25 -10/31/2026 TRUSTEE FEES	Trustee Fees	531045-51700	\$4,040.63
001	1100	12/11/25	V00004	COOPER POOLS INC.	2025-1496	Fountain Maintenance December 2025	Biscayne Fountain Maintenance	546472-53908	\$450.00
001	1101	12/11/25	V00005	STEADFAST ENVIRONMENTAL, LLC	SA-17839	December 2025 Aquatic Maintenance	December 2025 Aquatic Maintenance	546366-53908	\$1,120.00
001	1102	12/11/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26895	December 2025 Landscape Maintenance Contract	Dec 2025 Landscape Management contract	546300-53908	\$20,430.00
001	1103	12/11/25	V00024	KUTAK ROCK, LLP	3658428	Sept 2025 Legal Services	Legal Services	531023-51301	\$280.00
001	1103	12/11/25	V00024	KUTAK ROCK, LLP	3658427	District Counsel - October 2025	11/25/2025 District Counsel	531023-51301	\$5,396.07
001	1104	12/11/25	V00026	JOSEPH MURPHY	JM-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1105	12/11/25	V00027	MICHELE L FRANK	MF-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1106	12/11/25	V00028	MIGUEL A CASELLAS GIL	MC-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4577	June 2025 Solar Equipment Lease - Pod C	June 2025 Gig Fiber Meadow Ridge Pod C	549900-53908	\$15.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4578	June 2025 Solar Equipment Lease -Phase 7	June 2025 Gig Fiber Crystal Lagoon Phase 7	549900-53908	\$1,287.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	4580	June 2025 Solar Equipment Lease 5-1	June 2025 Gig Fiber Epperson Ranch II 5-1	549900-53908	\$1,133.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4579	June 2025 Solar Equipment Lease Pod A	June 2025 Gig Fiber Meadow Ridge Pod A	549900-53908	\$1,339.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4581	June 2025 Solar Equipment Lease 6-1	June 2025 Gig Fiber	549900-51301	\$875.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	4758	July 2025 Solar Equipment Lease 6-2	July 2025 Gig Fiber Epperson Ranch II 6-2	549900-53908	\$721.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4582	June 2025 Solar Equipment Lease 5-2	June 2025 Gig Fiber	549900-53908	\$772.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	4756	July 2025 Solar Equipment Lease 5-2	July 2025 Gig Fiber Epperson Ranch II 5-2	549900-53908	\$772.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	4755	July 2025 Solar Equipment Lease 5-1	July 2025 Gig Fiber Epperson Ranch II 5-1	549900-53908	\$1,133.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4754	July 2025 Solar Equipment Lease 4	July 2025 Gig Fiber Epperson Ranch II 4	549900-53908	\$1,905.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	4584	June 2025 Solar Equipment Lease -4	June 2025 Gig Fiber Epperson Ranch II - 4	549900-53908	\$1,905.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	4761	July 2025 Solar Equipment Lease Meadow Ridge Pod C	July 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C	549900-53908	\$15.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4760	July 2025 Solar Equipment Lease -Meadow Ridge Pod A	July 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A	549900-53908	\$1,339.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4757	July 2025 Solar Equipment Lease 6-1	July 2025 Gig Fiber Epperson Ranch II 6-1	549900-53908	\$875.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	5302	Oct 2025 Solar Equipment Lease 5-1	Oct 2025 Gig Fiber Epperson Ranch II 5-1	549900-53908	\$1,133.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	5301	Oct 2025 Solar Equipment Lease -4	Oct 2025 Gig Fiber Epperson Ranch II - 4	549900-53908	\$1,905.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	5121	Sept 2025 Solar Equipment Lease -4	Sept 2025 Gig Fiber Epperson Ranch II - 4	549900-53908	\$1,905.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	5120	Sept 2025 Solar Equipment Lease -Meadow Ridge Pod A	Sept 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A	549900-53908	\$1,339.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	5119	Sept 2025 Solar Equipment Lease - Crystal Lagoon Phase 7	Sept 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7	549900-53908	\$1,287.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	5118	Sept 2025 Solar Equipment Lease 5-1	Sept 2025 Gig Fiber Epperson Ranch II 5-1	549900-53908	\$1,133.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	5117	Sept 2025 Solar Equipment Lease 6-1	Sept 2025 Gig Fiber Epperson Ranch II 6-1	549900-53908	\$875.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	5116	Sept 2025 Solar Equipment Lease 5-2	Sept 2025 Gig Fiber Epperson Ranch II 5-2	549900-53908	\$772.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	5303	October 2025 Solar Equipment Lease 5-2	October 2025 Gig Fiber Epperson Ranch II 5-2	549900-53908	\$772.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	4932	August 2025 Solar Equipment Lease 6-2	August 2025 Gig Fiber Epperson Ranch II 6-2	549900-53908	\$721.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4928	August 2025 Solar Equipment Lease -4	August 2025 Gig Fiber Epperson Ranch II - 4	549900-53908	\$1,905.50
001	1111	12/17/25	V00008	GIG FIBER, LLC	5115	Sept 2025 Solar Equipment Lease 6-2	Sept 2025 Gig Fiber Epperson Ranch II 6-2	549900-53908	\$721.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	5114	Sept 2025 Solar Equipment Lease - Meadow Ridge Pod C	Sept 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C	549900-53908	\$500.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4935	August 2025 Solar Equipment Lease Meadow Ridge Pod C	August 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A	549900-53908	\$500.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4934	August 2025 Solar Equipment Lease Meadow Ridge Pod A	August 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A	549900-53908	\$1,339.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4583	July 2025 Solar Equipment Lease 6-2	July 2025 Gig Fiber Epperson Ranch II 6-2	549900-53908	\$721.00
001	1111	12/17/25	V00008	GIG FIBER, LLC	4769	July 2025 Solar Equipment Lease -Crystal Lagoon Phase 7	July 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7	549900-53908	\$1,287.50
001	1112	12/17/25	V00016	WATERGRASS CDD II	04066	12/4/25 Meeting Room Rental	Rental Meeting Room 12-4-25	544004-51301	\$125.00

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
001	1113	12/17/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26950	Dec 2025 Dead Tree Removals	December 2025 Removal of dead trees	546300-53908	\$300.00
001	1114	12/17/25	V00031	ARBITRAGE REBATE COUNSELORS, LLC -DBA	121025-	ANNUAL ARBITRAGE REPORT 10/9/24-10/09/25	ANNUAL ARBITRAGE REPORT	531002-51700	\$475.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5756	Dec 2025 Gig Fiber Epperson Ranch II 5-2	Solar Equipment Lease	549900-53908	\$772.50
001	1116	12/17/25	V00008	GIG FIBER, LLC	5755	Dec 2025 Gig Fiber Epperson Ranch II 5-1	Solar Equipment Lease	549900-51700	\$1,133.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5754	Dec 2025 - Solar Equipment Lease 4	Dec 2025 Gig Fiber Epperson Ranch II -4	549900-53908	\$1,905.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5552	Solar Equipment Lease - Meadow Ridge Pod C Nov 2025	Nov 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C	549900-53908	\$500.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5551	Nov 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A	Solar Equipment Lease - Meadow Ridge Pod A	549900-53908	\$1,339.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5761	Solar Equipment Lease -Meadow Ridge Pod C	Dec 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C	549900-53908	\$500.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5760	Solar Equipment Lease -Meadow Ridge Pod A	Dec 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A	549900-53908	\$1,339.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5759	Solar Equipment Lease-Crystal Lagoon Phase 7	Dec 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7	549900-53908	\$1,287.50
001	1116	12/17/25	V00008	GIG FIBER, LLC	5758	Solar Equipment Lease - 6-2	Dec 2025 Gig Fiber Epperson Ranch II 6-2	549900-53908	\$721.00
001	1116	12/17/25	V00008	GIG FIBER, LLC	5757	Solar Equipment Lease - 6-1	Dec 2025 Gig Fiber Epperson Ranch II 6-1	549900-53908	\$875.50
001	1116	12/17/25	V00008	GIG FIBER, LLC	5545	Solar Equipment Lease - 4	Nov 2025 Gig Fiber Epperson Ranch II - 4	549900-53908	\$1,905.50
001	1116	12/17/25	V00008	GIG FIBER, LLC	5308	Solar Equipment Lease -Pod C October 2025	Oct 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C	549900-53908	\$500.00
001	1118	12/17/25	V00008	GIG FIBER, LLC	5307	Oct 2025 Solar Equipment Lease - Meadow Ridge Pod A	Contingency	549900-53908	\$1,339.00
001	1118	12/17/25	V00008	GIG FIBER, LLC	5306	Oct 2025 Solar Equipment Lease - Crystal Lagoon Phase 7	Oct 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7	549900-53908	\$1,287.50
001	1118	12/17/25	V00008	GIG FIBER, LLC	5305	Oct 2025Solar Equipment Lease - 6-2	Oct 2025 Gig Fiber Epperson Ranch II 6-2	549900-53908	\$721.00
001	1118	12/17/25	V00008	GIG FIBER, LLC	5550	Nov 2025 Solar Equipment Lease - Crystal Lagoon Phase 7	Nov 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7	549900-53908	\$1,287.50
001	1118	12/17/25	V00008	GIG FIBER, LLC	5549	Nov 2025 Solar Equipment Lease -2	Nov 2025 Gig Fiber Epperson Ranch II 6-2	549900-53908	\$721.00
001	1118	12/17/25	V00008	GIG FIBER, LLC	5548	Nov 2025 Solar Equipment Lease II 6-1	Nov 2025 Gig Fiber Epperson Ranch II 6-1	549900-53908	\$875.50
001	1118	12/17/25	V00008	GIG FIBER, LLC	5547	Nov 2025 Solar Equipment Lease 5-2	Nov 2025 Gig Fiber Epperson Ranch II 5-2	549900-53908	\$772.50
001	1118	12/17/25	V00008	GIG FIBER, LLC	5546	Nov 2025 Solar Equipment Lease 5-1	Nov 2025 Gig Fiber Epperson Ranch II 5-1	549900-53908	\$1,133.00
001	1118	12/17/25	V00008	GIG FIBER, LLC	5304	October 2025 Solar Equipment Lease 6-1	October 2025 Gig Fiber Epperson Ranch II 6-1	549900-53908	\$875.00
001	1118	12/17/25	V00008	GIG FIBER, LLC	4933	August 2025 Solar Equipment Lease Crystal Lagoon Phase 7	August 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7	549900-53908	\$1,287.50
001	1118	12/17/25	V00008	GIG FIBER, LLC	4931	August 2025 Solar Equipment Lease 6-1	August 2025 Gig Fiber Epperson Ranch II 6-1	549900-53908	\$875.50
001	1118	12/17/25	V00008	GIG FIBER, LLC	4930	August 2025 Solar Equipment Lease 5-2	August 2025 Gig Fiber Epperson Ranch II 5-2	549900-53908	\$772.50
001	1118	12/17/25	V00008	GIG FIBER, LLC	4929	August 2025 Solar Equipment Lease 5-1	August 2025 Gig Fiber Epperson Ranch II 5-1	549900-53908	\$1,133.00
001	1120	12/29/25	V00006	STANTEC CONSULTING SERVICES, INC.	2497864	District Engineer May-June 2025	6/5/25 District Engineer	531013-51301	\$1,792.97
001	1121	12/29/25	V00019	FIELDSTONE LANDSCAPE SERVICES, LLC	26996	Dec 2025 Tree Lodge Removal	12/17/25 Tree Lodge Removal	549900-53908	\$960.00
001	1122	12/29/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	120825-4992	12/8/25 Public Lighting	Utility - StreetLights	543062-53908	\$3,073.42
001	1122	12/29/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	120825-0009	12/8/25 8819 Bower Bass Cir Electric	12/8/25 8819 Bower Bass Cir Electric	543041-53908	\$187.32
001	1122	12/29/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	120825-0078	12/8/25 Electric 8630 Bower Bass Cir	12/8/25 8630 Bower Bass Cir	543041-53908	\$349.75
001	1122	12/29/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	120825-0080	12/8/25 Bower Bass Cir Electric	Utility - Electric	543041-53908	\$45.16
001	1122	12/29/25	V00020	WITHLACOOCHEE RIVER ELECTRIC	120825-9125	12/8/25 Entrance Fountain	Utility - Electric	543041-53908	\$673.28
							Fund Total		\$122,714.68

DEBT SERVICE FUND SERIES 2018 - 200

200	1093	12/03/25	V00015	EPPERSON RANCH II CDD	11262025 - 01	SERIES 2018-A1 TAX ROLL	SERIES 2018-A1 TAX ROLL ASSESSMENTS	103200	\$10,402.38
200	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 01	SERIES 2018-A1 TAX ROLL	SERIES 2018-A1 11.06.2025	103200	\$1,670.27
200	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 01	SERIES 2018-A1 TAX ROLL	SERIES 2018A-1 11.06.2025	103200	\$2,694.90
200	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 01	SERIES 2018-A1 TAX ROLL	SERIES 2018-A1 11.14.25	103200	\$12,987.31
200	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 01	SERIES 2018-A1 TAX ROLL	Cash in Transit	103200	\$8,083.16
200	1097	12/10/25	V00015	EPPERSON RANCH II CDD	12042025-01	SERIES 2018 A1 FY26 TAX ROLL	SERIES 2018-A1 TAX ROLL ASSESSMENTS	103200	\$306,024.96
200	1107	12/17/25	V00015	EPPERSON RANCH II CDD	12162025-2018	SERIES 2018-A1 FY26 DS	SERIES 2018 A1 FY26 DS	103200	\$15,715.26
200	1119	12/24/25	V00015	EPPERSON RANCH II CDD	12232025-2018	SERIES 2018-A1 FY26 DS	Cash in Transit	103200	\$3,888.83
							Fund Total		\$361,467.07

DEBT SERVICE FUND SERIES 2020 - 201

201	1093	12/03/25	V00015	EPPERSON RANCH II CDD	11262025 - 02	SERIES 2020 TAX ROLL	SERIES 2020 TAX ROLL ASSESSMENTS	103200	\$5,890.95
201	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 02	SERIES 2020 TAX ROLL	SERIES 2020 TAX ROLL 11.06.25	103200	\$945.89
201	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 02	SERIES 2020 TAX ROLL	SERIES 2020 TAX ROLL 11.06.25	103200	\$1,526.15
201	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 02	SERIES 2020 TAX ROLL	SERIES 2020 TAX ROLL 11.14.25	103200	\$7,354.82
201	1095	12/03/25	V00015	EPPERSON RANCH II CDD	11242025 - 02	SERIES 2020 TAX ROLL	SERIES 2020 TAX ROLL 11.20.2025	103200	\$4,577.56
201	1097	12/10/25	V00015	EPPERSON RANCH II CDD	12042025-02	SERIES 2020 FY26 TAX ROLL	SERIES 2020 TAX ROLL ASSESSMENTS	103200	\$173,304.43
201	1107	12/17/25	V00015	EPPERSON RANCH II CDD	12162025-2020	SERIES 2020 FY26 DS	Cash in Transit	103200	\$8,899.68
201	1119	12/24/25	V00015	EPPERSON RANCH II CDD	12232025-2020	SERIES 2020 FY26 DS	Cash in Transit	103200	\$2,202.28
							Fund Total		\$204,701.76

Total Checks Paid **\$688,883.51**

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
FIELDSTONE LANDSCAPE SERVICES, LLC	12/1/2025	26895	\$20,430.00			Dec 2025 Landscape Management contract
KAI CONNECTED LLC	7/1/2025	20718	\$66.66			MAINTENANCE
WATERGRASS CDD II	10/9/2025	03122	\$125.00			MEETING ROOM RENTAL
Monthly Contract Subtotal			\$20,621.66			
Variable Contract						
ARBITRAGE REBATE COUNSELORS, LLC - DBA	12/10/2025	121025-	\$475.00			ANNUAL ARBITRAGE REPORT
Variable Contract Subtotal			\$475.00			
Utilities						
EPPERSON RANCH II CDD	11/24/2025	11242025 - 01	\$8,083.16			SERIES 2018-A1 TAX ROLL
FIELDSTONE LANDSCAPE SERVICES, LLC	12/17/2025	26996	\$960.00			12/17/25 Tree Lodge Removal
GIG FIBER, LLC	6/1/2025	4577	\$515.00			June 2025 Gig Fiber Meadow Ridge Pod C
GIG FIBER, LLC	6/1/2025	4578	\$1,287.50			June 2025 Gig Fiber Crystal Lagoon Phase 7
GIG FIBER, LLC	6/1/2025	4580	\$1,133.00			June 2025 Gig Fiber Epperson Ranch II 5-1
GIG FIBER, LLC	6/1/2025	4579	\$1,339.00			June 2025 Gig Fiber Meadow Ridge Pod A
GIG FIBER, LLC	6/1/2025	4581	\$875.50			June 2025 Gig Fiber
GIG FIBER, LLC	7/1/2025	4758	\$721.00			July 2025 Gig Fiber Epperson Ranch II 6-2
GIG FIBER, LLC	6/1/2025	4582	\$772.50			June 2025 Gig Fiber
GIG FIBER, LLC	7/1/2025	4756	\$772.50			July 2025 Gig Fiber Epperson Ranch II 5-2
GIG FIBER, LLC	7/1/2025	4755	\$1,133.00			July 2025 Gig Fiber Epperson Ranch II 5-1
GIG FIBER, LLC	7/1/2025	4754	\$1,905.50			July 2025 Gig Fiber Epperson Ranch II -4
GIG FIBER, LLC	6/1/2025	4584	\$1,905.50			June 2025 Gig Fiber Epperson Ranch II - 4
GIG FIBER, LLC	7/1/2025	4761	\$515.00			July 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C
GIG FIBER, LLC	7/1/2025	4760	\$1,339.00			July 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A
GIG FIBER, LLC	7/1/2025	4757	\$875.50			July 2025 Gig Fiber Epperson Ranch II 6-1
GIG FIBER, LLC	10/1/2025	5302	\$1,133.00			Oct 2025 Gig Fiber Epperson Ranch II 5-1
GIG FIBER, LLC	10/1/2025	5301	\$1,905.50			Oct 2025 Gig Fiber Epperson Ranch II - 4
GIG FIBER, LLC	9/1/2025	5121	\$1,905.50			Sept 2025 Gig Fiber Epperson Ranch II - 4

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
GIG FIBER, LLC	9/1/2025	5120	\$1,339.00			Sept 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A
GIG FIBER, LLC	9/1/2025	5119	\$1,287.50			Sept 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7
GIG FIBER, LLC	9/1/2025	5118	\$1,133.00			Sept 2025 Gig Fiber Epperson Ranch II 5-1
GIG FIBER, LLC	9/1/2025	5117	\$875.00			Sept 2025 Gig Fiber Epperson Ranch II 6-1
GIG FIBER, LLC	9/1/2025	5116	\$772.50			Sept 2025 Gig Fiber Epperson Ranch II 5-2
GIG FIBER, LLC	10/1/2025	5303	\$772.50			October 2025 Gig Fiber Epperson Ranch II 5-2
GIG FIBER, LLC	8/1/2025	4932	\$721.00			August 2025 Gig Fiber Epperson Ranch II 6-2
GIG FIBER, LLC	8/1/2025	4928	\$1,905.50			August 2025 Gig Fiber Epperson Ranch II -4
GIG FIBER, LLC	9/1/2025	5115	\$721.00			Sept 2025 Gig Fiber Epperson Ranch II 6-2
GIG FIBER, LLC	9/1/2025	5114	\$500.00			Sept 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C
GIG FIBER, LLC	8/1/2025	4935	\$500.00			August 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C
GIG FIBER, LLC	8/1/2025	4934	\$1,339.00			August 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A
GIG FIBER, LLC	6/1/2025	4583	\$721.00			July 2025 Gig Fiber Epperson Ranch II 6-2
GIG FIBER, LLC	12/1/2025	5756	\$772.50			Solar Equipment Lease
GIG FIBER, LLC	12/1/2025	5755	\$1,133.00			Solar Equipment Lease
GIG FIBER, LLC	12/1/2025	5754	\$1,905.00			Dec 2025 Gig Fiber Epperson Ranch II -4
GIG FIBER, LLC	11/1/2025	5552	\$500.00			Nov 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C
GIG FIBER, LLC	11/1/2025	5551	\$1,339.00			Solar Equipment Lease - Meadow Ridge Pod A
GIG FIBER, LLC	12/1/2025	5761	\$500.00			Dec 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C
GIG FIBER, LLC	12/1/2025	5760	\$1,339.00			Dec 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A
GIG FIBER, LLC	12/1/2025	5759	\$1,287.50			Dec 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7
GIG FIBER, LLC	12/1/2025	5758	\$721.00			Dec 2025 Gig Fiber Epperson Ranch II 6-2
GIG FIBER, LLC	12/1/2025	5757	\$875.50			Dec 2025 Gig Fiber Epperson Ranch II 6-1
GIG FIBER, LLC	11/1/2025	5545	\$1,905.50			Nov 2025 Gig Fiber Epperson Ranch II - 4
GIG FIBER, LLC	10/1/2025	5308	\$500.00			Oct 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod C

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
GIG FIBER, LLC	10/1/2025	5307	\$1,339.00			Oct 2025 Solar Equipment Lease - Meadow Ridge Pod A
GIG FIBER, LLC	10/1/2025	5306	\$1,287.50			Oct 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7
GIG FIBER, LLC	10/1/2025	5305	\$721.00			Oct 2025 Gig Fiber Epperson Ranch II 6-2
GIG FIBER, LLC	11/1/2025	5550	\$1,287.50			Nov 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7
GIG FIBER, LLC	11/1/2025	5549	\$721.00			Nov 2025 Gig Fiber Epperson Ranch II 6-2
GIG FIBER, LLC	11/1/2025	5548	\$875.50			Nov 2025 Gig Fiber Epperson Ranch II 6-1
GIG FIBER, LLC	11/1/2025	5547	\$772.50			Nov 2025 Gig Fiber Epperson Ranch II 5-2
GIG FIBER, LLC	11/1/2025	5546	\$1,133.00			Nov 2025 Gig Fiber Epperson Ranch II 5-1
GIG FIBER, LLC	10/1/2025	5304	\$875.00			October 2025 Gig Fiber Epperson Ranch II 6-1
GIG FIBER, LLC	8/1/2025	4933	\$1,287.50			August 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7
GIG FIBER, LLC	8/1/2025	4931	\$875.50			August 2025 Gig Fiber Epperson Ranch II 6-1
GIG FIBER, LLC	8/1/2025	4930	\$772.50			August 2025 Gig Fiber Epperson Ranch II 5-2
GIG FIBER, LLC	8/1/2025	4929	\$1,133.00			August 2025 Gig Fiber Epperson Ranch II 5-1
GIG FIBER, LLC	7/1/2025	4769	\$1,287.50		\$59,766.50	July 2025 Gig Fiber Epperson Ranch II Crystal Lagoon Phase 7
WITHLACOOCHEE RIVER ELECTRIC	11/7/2025	110725-0080	\$40.16			Streetlighting 8959 Bower Bass Cir
WITHLACOOCHEE RIVER ELECTRIC	11/7/2025	110725-4992	\$3,028.00			Streetlighting
WITHLACOOCHEE RIVER ELECTRIC	11/7/2025	110725-0009	\$183.91			Streetlighting 8819 Bower Bass Cir
WITHLACOOCHEE RIVER ELECTRIC	11/7/2025	110725-0078	\$347.07			Streetlighting 8630 Bower Bass Cir
WITHLACOOCHEE RIVER ELECTRIC	11/7/2025	110725-9125	\$677.02			Streetlighting 31784 Biscayne Lagoon Dr
WITHLACOOCHEE RIVER ELECTRIC	12/8/2025	120825-4992	\$3,073.42			12/8/25 Public Lighting
WITHLACOOCHEE RIVER ELECTRIC	12/8/2025	120825-0009	\$187.32			12/8/25 8819 Bower Bass Cir Electric
WITHLACOOCHEE RIVER ELECTRIC	12/8/2025	120825-0078	\$349.75			12/8/25 8630 Bower Bass Cir
WITHLACOOCHEE RIVER ELECTRIC	12/8/2025	120825-0080	\$45.16			12/8/25 Bower Bass Cir Electric
WITHLACOOCHEE RIVER ELECTRIC	12/8/2025	120825-9125	\$673.28		\$8,605.09	12/8/25 Entrance Fountain
Utilities Subtotal			\$77,414.75			
Regular Services						
COOPER POOLS INC.	12/1/2025	2025-1496	\$450.00			Fountain Maintenance December 2025

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
FLORIDA RESERVE STUDY AND APPRAISAL, INC.	12/10/2025	12102025	\$4,000.00			Reserve Study 2025
INFRAMARK (DE), LLC	12/1/2025	165724	\$416.67			Dec 2025 Assessment Roll
INFRAMARK (DE), LLC	12/1/2025	165724	\$666.67			Dec 2025 Dissemination
INFRAMARK (DE), LLC	12/1/2025	165724	\$5,666.67			Dec 2025 District Management
INFRAMARK (DE), LLC	12/1/2025	165724	\$1,250.00	\$8,000.01	\$8,000.01	Dec 2025 Field Services
JOSEPH MURPHY	12/4/2025	JM-120425	\$200.00			BOARD 12/04/25
KAI CONNECTED LLC	4/1/2025	4542	\$2,083.33			PROFESSIONAL MANAGEMENT SVS
KAI CONNECTED LLC	4/1/2025	4542	\$500.00			GENERAL ADMIN SVS
KAI CONNECTED LLC	4/1/2025	4542	\$41.67			WEBSITE MANAGEMENT SVS
KAI CONNECTED LLC	4/1/2025	4542	\$2,833.33	\$5,458.33		PLANNING & COORDINATION SVS
KAI CONNECTED LLC	4/1/2025	20255	\$1,000.00			APR 25-MAINTENACE
KAI CONNECTED LLC	5/1/2025	4572	\$2,083.33			PROFESSIONAL MANAGEMENT SVS
KAI CONNECTED LLC	5/1/2025	4572	\$500.00			GENERAL ADMIN SVS
KAI CONNECTED LLC	5/1/2025	4572	\$41.67			WEBSITE MANAGEMENT SVS
KAI CONNECTED LLC	5/1/2025	4572	\$2,833.33	\$5,458.33		PLANNING & COORDINATION
KAI CONNECTED LLC	7/1/2025	4738	\$138.88			PROFESSIONAL MANAGEMENT SVS
KAI CONNECTED LLC	7/1/2025	4738	\$33.34			GENERAL ADMIN SVS
KAI CONNECTED LLC	7/1/2025	4738	\$2.78			WEBSITE MANAGEMENT SVS
KAI CONNECTED LLC	7/1/2025	4738	\$188.88	\$363.88		PLANNING & COORDINATION SVS
KAI CONNECTED LLC	5/1/2025	20347	\$1,000.00			MAINTENANCE
KAI CONNECTED LLC	7/1/2025	20719	\$83.34			SERVICE AREA CDD-OM-E2-DPFG-13 JUNE PRORATED
KAI CONNECTED LLC	7/1/2025	20719	\$27.78	\$111.12		AMENITY MGMT JUNE PRORATED
KAI CONNECTED LLC	7/1/2025	20721	\$200.00			MEETING ROOM RENTAL
KAI CONNECTED LLC	7/1/2025	20712	\$340.09		\$13,931.75	MEETING ROOM RENTAL
KUTAK ROCK, LLP	11/25/2025	3658428	\$280.00			Legal Services
KUTAK ROCK, LLP	11/25/2025	3658427	\$5,396.07		\$5,676.07	11/25/2025 District Counsel
MICHELE L FRANK	12/4/2025	MF-120425	\$200.00			BOARD 12/04/25
MIGUEL A CASELLAS GIL	12/4/2025	MC-120425	\$200.00			BOARD 12/04/25
STANTEC CONSULTING SERVICES, INC.	6/5/2025	2497864	\$1,792.97			6/5/25 District Engineer
STANTEC CONSULTING SERVICES, INC.	12/4/2025	2500106	\$1,275.00		\$3,067.97	12-4-25 Engineering
STEADFAST ENVIRONMENTAL, LLC	12/1/2025	SA-17839	\$1,120.00			December 2025 Aquatic Maintenance

Epperson Ranch II CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
US BANK	11/25/2025	7976710	\$4,040.63			11/1/25 -10/31/2026 TRUSTEE FEES
WATERGRASS CDD II	12/4/2025	04066	\$125.00			Rental Meeting Room 12-4-25
Regular Services Subtotal			\$41,011.43			
Additional Services						
EPPERSON RANCH II CDD	11/26/2025	11262025 - 01	\$10,402.38			SERIES 2018-A1 TAX ROLL ASSESSMENTS
EPPERSON RANCH II CDD	11/26/2025	11262025 - 02	\$5,890.95			SERIES 2020 TAX ROLL ASSESSMENTS
EPPERSON RANCH II CDD	11/24/2025	11242025 - 01	\$1,670.27			SERIES 2018-A1 11.06.2025
EPPERSON RANCH II CDD	11/24/2025	11242025 - 01	\$2,694.90			SERIES 2018A-1 11.06.2025
EPPERSON RANCH II CDD	11/24/2025	11242025 - 01	\$12,987.31			SERIES 2018-A1 11.14.25
EPPERSON RANCH II CDD	11/24/2025	11242025 - 02	\$945.89			SERIES 2020 TAX ROLL 11.06.25
EPPERSON RANCH II CDD	11/24/2025	11242025 - 02	\$1,526.15			SERIES 2020 TAX ROLL 11.06.25
EPPERSON RANCH II CDD	11/24/2025	11242025 - 02	\$7,354.82			SERIES 2020 TAX ROLL 11.14.25
EPPERSON RANCH II CDD	11/24/2025	11242025 - 02	\$4,577.56	\$14,404.42		SERIES 2020 TAX ROLL 11.20.2025
EPPERSON RANCH II CDD	12/4/2025	12042025-01	\$306,024.96			SERIES 2018-A1 TAX ROLL ASSESSMENTS
EPPERSON RANCH II CDD	12/4/2025	12042025-02	\$173,304.43			SERIES 2020 TAX ROLL ASSESSMENTS
EPPERSON RANCH II CDD	12/16/2025	12162025-2018	\$15,715.26			SERIES 2018 A1 FY26 DS
EPPERSON RANCH II CDD	12/16/2025	12162025-2020	\$8,899.68			SERIES 2020 FY26 DS
EPPERSON RANCH II CDD	12/23/2025	12232025-2018	\$3,888.83			SERIES 2018-A1 FY26 DS
EPPERSON RANCH II CDD	12/23/2025	12232025-2020	\$2,202.28	\$558,085.67		SERIES 2020 FY26 DS
FIELDSTONE LANDSCAPE SERVICES, LLC	12/9/2025	26950	\$300.00			December 2025 Removal of dead trees
Additional Services Subtotal			\$558,385.67			
TOTAL			\$697,908.51			

FIELDSTONE**LANDSCAPE**

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26895

Date	PO#
12/01/25	
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 December 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

INVOICE

Kai
2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449

accounting@hikai.com
+1 (813) 565-4663
www.hikai.com

**Bill to**

Epperson Ranch II Community Development
District

Ship to

Epperson Ranch II Community Development
District

Invoice details

Invoice no.: 20718

Terms: Due on receipt

Invoice date: 07/01/2025

Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Maintenance	Monthly routine maintenance service for the property Prorate June 2 due to contract termination	2	\$33.33	\$66.66
2.			OM-E2-088			
						Total \$66.66
						Overdue 07/01/2025

Watergrass CDD2

INVOICE

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

INVOICE # 03122
DATE: 10/09/2025

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	October Meeting Room Rental 10/09/2025	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



Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

December 10, 2025

Epperson Ranch II Community Development District
c/o Kristee Cole, District Manager
Inframark
313 Campus St., Suite 1000
Celebration, FL 34747

Re: Epperson Ranch II Community Development District
\$6,365,000 Capital Improvement Revenue Bonds, Series 2018A-1
\$7,300,000 Capital Improvement Revenue Bonds, Series 2018 A-2
Annual Arbitrage Report for the period October 9, 2024 to October 9, 2025

INVOICE

Preparation of Annual Arbitrage Report for Epperson Ranch II Community Development District, Capital Improvement Revenue Bonds, Series 2018.....	<u>\$ 475.00</u>
--	------------------

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 11/24/2025

Payable To Epperson Ranch II CDD

Distributions rec'd

11/6/2025	\$1,670.27
11/6/2025	\$2,694.90
11/14/2025	\$12,987.31
11/20/2025	<u>\$8,083.16</u>

Check Amount **\$25,435.65**

Check Description Series 2018-A1 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani
Authorization

DM	_____
Fund	<u>200</u>
G/L	<u>103200</u>
Object Code	
Chk	# _____ Date _____

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	
Net DS 2020	247,200.50	15.11%	15.11%	6%
Net Total	1,635,479.75	100.00%	100.00%	

Date Received	Amount Received	58.19%	26.69%	15.11%		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
	-	-	-	-	-	
	-	-	-	-	-	
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	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
TOTAL	95,299.68	55,459.62	25,435.65	14,404.41		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(1,540,180.07)					

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26996
Invoice Date 12/17/25
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
Tree Lodge Removals				

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



General Cleanup - 12/10/2025

\$960.00



Subtotal: \$960.00
Sales Tax: \$0.00
Invoice Total: \$960.00
Credits/Payments:
Balance Due: \$960.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,260.00	\$0.00	\$0.00	\$0.00	\$0.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4577
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_June 2025	10	51.50	515.00
SUBTOTAL					515.00
TAX					0.00
TOTAL					515.00
BALANCE DUE					\$515.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE****BILL TO**

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

INVOICE 4578
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_June 2025	25	51.50	1,287.50
<hr/>					
		SUBTOTAL			1,287.50
		TAX			0.00
		TOTAL			1,287.50
<hr/>					
		BALANCE DUE			\$1,287.50

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4580
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_June 2025	22	51.50	1,133.00
<hr/>					
		SUBTOTAL			1,133.00
		TAX			0.00
		TOTAL			1,133.00
<hr/>					
		BALANCE DUE			\$1,133.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4579
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_June 2025	26	51.50	1,339.00
<hr/>					
		SUBTOTAL			1,339.00
		TAX			0.00
		TOTAL			1,339.00
<hr/>					
		BALANCE DUE			\$1,339.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4581
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_June 2025	17	51.50	875.50
SUBTOTAL					875.50
TAX					0.00
TOTAL					875.50
BALANCE DUE					\$875.50

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4758
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_July 2025	14	51.50	721.00
<hr/>					
		SUBTOTAL			721.00
		TAX			0.00
		TOTAL			721.00
<hr/>					
		BALANCE DUE			\$721.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4582
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_June 2025	15	51.50	772.50
<hr/>					
		SUBTOTAL			772.50
		TAX			0.00
		TOTAL			772.50
<hr/>					
		BALANCE DUE			\$772.50

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4756
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_July 2025	15	51.50	772.50
<hr/>					
		SUBTOTAL			772.50
		TAX			0.00
		TOTAL			772.50
<hr/>					
		BALANCE DUE			\$772.50

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4755
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_July 2025	22	51.50	1,133.00
<hr/>					
		SUBTOTAL			1,133.00
		TAX			0.00
		TOTAL			1,133.00
<hr/>					
		BALANCE DUE			\$1,133.00

Gig Fiber LLC

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FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4754
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 4_July 2025	37	51.50	1,905.50
<hr/>					
		SUBTOTAL			1,905.50
		TAX			0.00
		TOTAL			1,905.50
<hr/>					
		BALANCE DUE			\$1,905.50

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4584
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 4_June 2025	37	51.50	1,905.50
<hr/>					
		SUBTOTAL			1,905.50
		TAX			0.00
		TOTAL			1,905.50
<hr/>					
		BALANCE DUE			\$1,905.50

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4761
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_July 2025	10	51.50	515.00
SUBTOTAL					515.00
TAX					0.00
TOTAL					515.00
BALANCE DUE					\$515.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4760
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_July 2025	26	51.50	1,339.00
SUBTOTAL					1,339.00
TAX					0.00
TOTAL					1,339.00
BALANCE DUE					\$1,339.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4757
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_July 2025	17	51.50	875.50
<hr/>					
		SUBTOTAL			875.50
		TAX			0.00
<hr/>					
		TOTAL			875.50
<hr/>					
		BALANCE DUE			\$875.50

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5302

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_Oct 2025	22	\$51.50	\$1,133.00
			Total	\$1,133.00	
			Overdue	10/31/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5301

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 4_Oct 2025	37	\$51.50	\$1,905.50
			Total	\$1,905.50	
			Overdue	10/31/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5121

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 4_Sept 2025	37	\$51.50	\$1,905.50
			Total	\$1,905.50	
			Overdue	09/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5120

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_Sept 2025	26	\$51.50	\$1,339.00
		Total		\$1,339.00	

Overdue

09/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5119

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_Sept 2025	25	\$51.50	\$1,287.50
				Total	\$1,287.50
				Overdue	09/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5118

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_Sept 2025	22	\$51.50	\$1,133.00
			Total	\$1,133.00	
			Overdue	09/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5117

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_Sept 2025	17	\$51.50	\$875.50
			Total		\$875.50
			Overdue		09/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5116

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_Sept 2025	15	\$51.50	\$772.50
			Total	\$772.50	
			Overdue	09/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5303

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_Oct 2025	15	\$51.50	\$772.50

Total **\$772.50**

Overdue 10/31/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4932

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_August 2025	14	\$51.50	\$721.00

Total **\$721.00**

Overdue 08/31/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4928

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 4_August 2025	37	\$51.50	\$1,905.50
			Total	\$1,905.50	
			Overdue	08/31/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5115

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_Sept 2025	14	\$51.50	\$721.00
			Total		\$721.00
			Overdue		09/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5114

Terms: Net 30

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_Sept 2025	10	\$50.00	\$500.00
		Total		\$500.00	
		Overdue		09/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4935

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_August 2025	10	\$50.00	\$500.00
		Total		\$500.00	
		Overdue		08/31/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4934

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_August 2025	26	\$51.50	\$1,339.00
			Total	\$1,339.00	
			Overdue	08/31/2025	

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE**

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

INVOICE 4583
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_June 2025	14	51.50	721.00
<hr/>					
		SUBTOTAL			721.00
		TAX			0.00
		TOTAL			721.00
<hr/>					
		BALANCE DUE			\$721.00

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5756

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_Dec 2025	15	\$51.50	\$772.50
			Total	\$772.50	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5755

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_Dec 2025	22	\$51.50	\$1,133.00
		Total	\$1,133.00		

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5754

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 4_Dec 2025	37	\$51.50	\$1,905.50
			Total	\$1,905.50	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5552

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_Nov 2025	10	\$50.00	\$500.00
		Total		\$500.00	
		Overdue		11/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

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+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5551

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_Nov 2025	26	\$51.50	\$1,339.00
		Total		\$1,339.00	
		Overdue		11/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

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+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5761

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_Dec 2025	10	\$50.00	\$500.00
			Total	\$500.00	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

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+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5760

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_Dec 2025	26	\$51.50	\$1,339.00
			Total	\$1,339.00	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5759

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_Dec 2025	25	\$51.50	\$1,287.50
			Total	\$1,287.50	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5758

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_Dec 2025	14	\$51.50	\$721.00
		Total	\$721.00		

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5757

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_Dec 2025	17	\$51.50	\$875.50
		Total	\$875.50		

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5545

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 4_Nov 2025	37	\$51.50	\$1,905.50
			Total	\$1,905.50	
			Overdue	11/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5308

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod C_Oct 2025	10	\$50.00	\$500.00
		Total		\$500.00	
		Overdue		10/31/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5307

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Meadow Ridge Pod A_Oct 2025	26	\$51.50	\$1,339.00
		Total		\$1,339.00	
		Overdue		10/31/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5306

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_Oct 2025	25	\$51.50	\$1,287.50
			Total	\$1,287.50	
			Overdue	10/31/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5305

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_Oct 2025	14	\$51.50	\$721.00

Total **\$721.00**

Overdue 10/31/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5550

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_Nov 2025	25	\$51.50	\$1,287.50
				Total	\$1,287.50
				Overdue	11/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5549

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-2_Nov 2025	14	\$51.50	\$721.00

Total **\$721.00**

Overdue 11/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5548

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_Nov 2025	17	\$51.50	\$875.50
			Total		\$875.50
			Overdue		11/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5547

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_Nov 2025	15	\$51.50	\$772.50

Total **\$772.50**

Overdue 11/30/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5546

Terms: Net 30

Invoice date: 11/01/2025

Due date: 11/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_Nov 2025	22	\$51.50	\$1,133.00
			Total	\$1,133.00	
			Overdue	11/30/2025	

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 5304

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_Oct 2025	17	\$51.50	\$875.50
			Total		\$875.50
			Overdue		10/31/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

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+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4933

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_August 2025	25	\$51.50	\$1,287.50
		Total		\$1,287.50	

Overdue

08/31/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4931

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 6-1_August 2025	17	\$51.50	\$875.50
			Total		\$875.50
			Overdue		08/31/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4930

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-2_August 2025	15	\$51.50	\$772.50

Total **\$772.50**

Overdue 08/31/2025

INVOICE

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000,
FL 33607

liam@streetleaf.com

+1 (813) 800-5323

<https://streetleaf.com/>



Bill to

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

Invoice details

Invoice no.: 4929

Terms: Net 30

Invoice date: 08/01/2025

Due date: 08/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Solar Equipment Lease Income	Epperson Ranch II CDD - 5-1_August 2025	22	\$51.50	\$1,133.00
			Total	\$1,133.00	
			Overdue	08/31/2025	

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com

**INVOICE****BILL TO**

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

INVOICE 4759
DATE 07/01/2025
TERMS Net 30
DUE DATE 07/31/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	Epperson Ranch II CDD - Crystal Lagoon Phase 7_July 2025	25	51.50	1,287.50
<hr/>					
		SUBTOTAL			1,287.50
		TAX			0.00
		TOTAL			1,287.50
<hr/>					
		BALANCE DUE			\$1,287.50

WITHLACOCHEE 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 **11/07/2025**
Amount Due **40.16**
Current Charges Due **12/02/2025**

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/03	69850	11/03	69850				0

Comparative Usage Information

Average kWh

Period	Days	Per Day
Nov 2025	31	0
Oct 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.

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

Please Pay

40.16

WITHLACOCHEE 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: 11/07/2025

Use above space for address change ONLY.

District: OP05



2350080 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	12/02/2025
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	45.16

0002350080000004016000000451603

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 11/07/2025
Amount Due 3,028.00
Current Charges Due 12/02/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



2 0 0 5 2 9 0 1

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Previous Balance
Payment
Balance Forward

3,028.00
3,028.00CR
0.00

Poles (QTY 51)
State Tax
Pasco County Tax

2,805.00
194.95
28.05

Total Current Charges
Total Due

3,028.00
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 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

Use above space for address change ONLY.

District: OP05



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	12/02/2025
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 2350009 Cycle 05
Meter Number 69247019
Customer Number 20052901
Customer Name EPPERSON RANCH II CDD

Bill Date 11/07/2025
Amount Due 183.91
Current Charges Due 12/02/2025

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		Multplier	Dem. Reading	KW Demand	kWh Used
Date	Date	Reading				
10/03	11/03	78130		79492		1362

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	44
Oct 2025	29	44
Apr 2025	29	44

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



2 0 0 5 2 9 0 1

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Previous Balance
Payment
Balance Forward

177.01CR 177.01 0.00

Customer Charge 39.16
Energy Charge 1,362 KWH @ 0.06090 82.95
Fuel Adjustment 1,362 KWH @ 0.04200 57.20
FL Gross Receipts Tax 4.60

Total Current Charges 183.91
Total Due Please Pay 183.91

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: 11/07/2025

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 12/02/2025
TOTAL CHARGES DUE 183.91
Total Charges Due After Due Date 188.91

000235000900001839100001889104

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 11/07/2025
Amount Due 347.07
Current Charges Due 12/02/2025

11/07/2025
347.07
12/02/2025

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
Nov 2025	31	94
Oct 2025	29	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.



2 0 0 5 2 9 0 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	44897	11/03	47805				2908

Previous Balance
Payment
Balance Forward

337.65
337.65CR
0.00

Customer Charge 39.16
Energy Charge 2,908 KWH @ 0.06090 177.10
Fuel Adjustment 2,908 KWH @ 0.04200 122.14
FL Gross Receipts Tax 8.67

Total Current Charges 347.07
Total Due Please Pay 347.07

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: 11/07/2025

Use above space for address change ONLY.

District: OP05



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	12/02/2025
TOTAL CHARGES DUE	347.07
Total Charges Due After Due Date	352.28

000235007800003470700003522803

WITHLACOCHEE 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 11/07/2025
Amount Due 677.02
Current Charges Due 12/02/2025

District Office Serving You
One Pasco Center

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	179
Oct 2025	29	177
Nov 2024	32	52

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.

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	11/03	90097	95659		8.41	8	5562

Previous Balance

640.33CR

Payment

0.00

Balance Forward

Customer Charge	39.16
Energy Charge 5,562 KWH @ 0.06090	338.73
Fuel Adjustment 5,562 KWH @ 0.04200	233.60
FL Gross Receipts Tax	15.67
State Tax	43.59
Pasco County Tax	6.27

Total Current Charges

677.02

Total Due

Please Pay

677.02

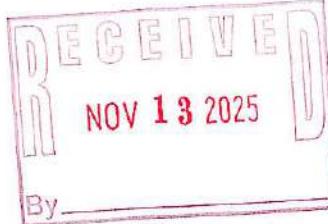
WITHLACOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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: 11/07/2025



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

Current Charges Due Date	12/02/2025
TOTAL CHARGES DUE	677.02
Total Charges Due After Due Date	687.18

District: OP05



2219125 OP05
EPPERSON RANCH II CDD

2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



000221912500006770200006871809

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 12/08/2025
Amount Due 3,073.42
Current Charges Due 12/31/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 0 5 2 9 0 1

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

Previous Balance	3,028.00
Payment	3,028.00CR
Balance Forward	0.00
Late Charge	45.42
Poles (QTY 51)	2,805.00
State Tax	194.95
Pasco County Tax	28.05
Total Current Charges	3,073.42
Total Due	Please Pay
	3,073.42

Lights/Poles Type/Qty
998 51

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/08/2025

Use above space for address change ONLY.

District: OP05



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	12/31/2025
TOTAL CHARGES DUE	3,073.42
Total Charges Due After Due Date	3,119.52

000223499200030734200031195209

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 12/08/2025
Amount Due 187.32
Current Charges Due 12/31/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	30	45
Nov 2025	31	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

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ELECTRIC SERVICE

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/03	79492	80839				1347

Previous Balance

183.91CR

Payment

0.00

Balance Forward

Late Charge

5.00

Customer Charge

39.16

Energy Charge 1,347 KWH @ 0.06090

82.03

Fuel Adjustment 1,347 KWH @ 0.04200

56.57

FL Gross Receipts Tax

4.56

Total Current Charges

187.32

Total Due

Please Pay

187.32

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: 12/08/2025

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 12/31/2025
TOTAL CHARGES DUE 187.32
Total Charges Due After Due Date 192.32

000235000900001873200001923206

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 **12/08/2025**
Amount Due **349.75**
Current Charges Due **12/31/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	47805	12/03	50689				2884

Comparative Usage Information

Average kWh

**BILLS ARE DUE
WHEN RENDERED**

Period	Days	Per Day
Dec 2025	30	96
Nov 2025	31	94
Apr 2025	29	185

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

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Previous Balance
Payment
Balance Forward

347.07

347.07CR

0.00

Late Charge	5.21
Customer Charge	39.16
Energy Charge 2,884 KWH @ 0.06090	175.64
Fuel Adjustment 2,884 KWH @ 0.04200	121.13
FL Gross Receipts Tax	8.61

Total Current Charges	349.75
Total Due	Please Pay

349.75

349.75

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: 12/08/2025

Use above space for address change ONLY.

District: OP05



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

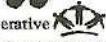
OP05

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

Current Charges Due Date	12/31/2025
TOTAL CHARGES DUE	349.75
Total Charges Due After Due Date	355.00

000235007800003497500003550009

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 12/08/2025
Amount Due 45.16
Current Charges Due 12/31/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	69850	12/03	69850				0

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	30	0
Nov 2025	31	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.

Previous Balance

40.16

Payment

40.16CR

Balance Forward

0.00

Late Charge

5.00

Customer Charge

39.16

FL Gross Receipts Tax

1.00

Total Current Charges

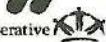
45.16

Total Due

Please Pay

45.16

WITHLACOOCHEE 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: 12/08/2025

Use above space for address change ONLY.



2350080 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	12/31/2025
TOTAL CHARGES DUE	45.16
Total Charges Due After Due Date	50.16

000235008000000451600000501601

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.



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

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

Bill Date 12/08/2025
Amount Due 673.28
Current Charges Due 12/31/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Dec 2025	30	181
Nov 2025	31	179
Dec 2024	29	29

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
11/03	95659	12/03	1099		8.47	8	5440

Previous Balance
Payment
Balance Forward

Late Charge	10.16
Customer Charge	39.16
Energy Charge 5,440 KWH @ 0.06090	331.30
Fuel Adjustment 5,440 KWH @ 0.04200	228.48
FL Gross Receipts Tax	15.35
State Tax	42.69
Pasco County Tax	6.14

Total Current Charges	673.28
Total Due	673.28

Please Pay

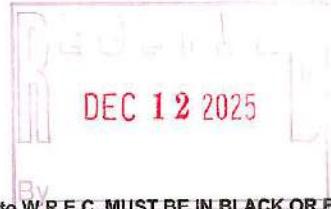
WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

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: 12/08/2025



Use above space for address change ONLY.

District: OP05



6 2219125
886 28 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	12/31/2025
TOTAL CHARGES DUE	673.28
Total Charges Due After Due Date	683.38

000221912500006732800006833809

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2025-1496

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

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

Ways to pay



[View and pay](#)



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
165724

DATE
12/1/2025

CUSTOMER ID
C7531

NET TERMS
Due On Receipt

PO#

DUE DATE
12/1/2025

Services provided for the Month of: December 2025

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

J

Attendance Confirmation

for

Board of Supervisors

District Name: Epperson Ranch II

Board Meeting Date: December 4, 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		

Alize Aninipot
District Manager

12/5/2025
Date

Kai Connected, LLC

2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449 US
(813) 565-4663
accounting@hikai.com

**INVOICE**

BILL TO
Epperson Ranch II Community Development District
c/o Kai
1540 International Parkway Ste 2000
Lake Mary, FL 32746

INVOICE 4542
DATE 04/01/2025
TERMS Due on receipt
DUE DATE 04/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Professional Management Services	April Monthly	1	2,083.33	2,083.33
	General Administration Services	April Monthly	1	500.00	500.00
	Website Management Services	April Monthly	1	41.67	41.67
	Planning & Coordination Services	April Monthly	1	2,833.33	2,833.33
BALANCE DUE				\$5,458.33	

Pay invoice

INVOICE

Kai
2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449

accounting@hikai.com
+1 (813) 565-4663
www.hikai.com

**Bill to**

Epperson Ranch II Community Development
District

Ship to

Epperson Ranch II Community Development
District

Invoice details

Invoice no.: 20255

Terms: Due on receipt

Invoice date: 04/01/2025

Due date: 04/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Maintenance	Monthly routine maintenance service for the property	1	\$1,000.00	\$1,000.00
2.			OM-E2-088			
						Total
						\$1,000.00

Overdue

04/01/2025

Kai Connected, LLC

2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449 US
(813) 565-4663
accounting@hikai.com

**INVOICE**

BILL TO
Epperson Ranch II Community Development District
c/o Kai
1540 International Parkway Ste 2000
Lake Mary, FL 32746

INVOICE 4572
DATE 05/01/2025
TERMS Due on receipt
DUE DATE 05/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Professional Management Services	May Monthly	1	2,083.33	2,083.33
	General Administration Services	May Monthly	1	500.00	500.00
	Website Management Services	May Monthly	1	41.67	41.67
	Planning & Coordination Services	May Monthly	1	2,833.33	2,833.33

BALANCE DUE

\$5,458.33

[Pay invoice](#)

Kai Connected, LLC

2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449 US
(813) 565-4663
accounting@hikai.com

**INVOICE**

BILL TO
Epperson Ranch II Community Development District
c/o Kai
1540 International Parkway Ste 2000
Lake Mary, FL 32746

INVOICE 4738
DATE 07/01/2025
TERMS Due on receipt
DUE DATE 07/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Professional Management Services	Prorated June 2	2	69.44	138.88
	General Administration Services	Prorated June 2	2	16.67	33.34
	Website Management Services	Prorated June 2	2	1.39	2.78
	Planning & Coordination Services	Prorated June 2	2	94.44	188.88

BALANCE DUE

\$363.88

Pay invoice

INVOICE

Kai
2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449

accounting@hikai.com
+1 (813) 565-4663
www.hikai.com

**Bill to**

Epperson Ranch II Community Development
District

Ship to

Epperson Ranch II Community Development
District

Invoice details

Invoice no.: 20347

Terms: Due on receipt

Invoice date: 05/01/2025

Due date: 05/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Maintenance	Monthly routine maintenance service for the property	1	\$1,000.00	\$1,000.00
2.			OM-E2-088			
			Total	\$1,000.00		

Overdue

05/01/2025

Kai

2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449 US
accounting@hikai.com

INVOICE

BILL TO	INVOICE	20719
Epperson Ranch II Community Development District	DATE	07/01/2025
	TERMS	Due on receipt
	DUE DATE	07/01/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Service Area	Service Area CDD - OM-E2-DPFG-13 June Prorated	2	41.67	83.34
Service Area	Amenity Mgmt June Prorated	2	13.89	27.78
BALANCE DUE				\$111.12

INVOICE

Kai
2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449

accounting@hikai.com
+1 (813) 565-4663
www.hikai.com



Bill to

Epperson Ranch II Community Development
District

Ship to

Epperson Ranch II Community Development
District

Invoice details

Invoice no.: 20721

Terms: Due on receipt

Invoice date: 07/01/2025

Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/03/2025	Hotel	Hilton Garden Inn	1	\$200.00	\$200.00

Ways to pay



Total **\$200.00**

Overdue 07/01/2025

View and pay

INVOICE

Kai
2502 N Rocky Point Dr Ste 1000
Tampa, FL 336071449

accounting@hikai.com
+1 (813) 565-4663
www.hikai.com



Bill to

Epperson Ranch II Community Development
District

Ship to

Epperson Ranch II Community Development
District

Invoice details

Invoice no.: 20712

Terms: Due on receipt

Invoice date: 07/01/2025

Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/19/2025	Ramp	Hilton Garden Inn Meeting	1	\$300.00	\$300.00
2.	03/17/2025	Ramp	fedex	1	\$18.35	\$18.35
3.	03/17/2025	Ramp	fedex	1	\$18.29	\$18.29
4.	03/03/2025	Ramp	fedex	1	\$3.45	\$3.45

Ways to pay



Total **\$340.09**

Overdue

07/01/2025

[View and pay](#)

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 25, 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. 3658428

Client Matter No. 60423-3

Notification Email: eftgroup@kutakrock.com

Epperson Ranch II CDD
c/o Inframark
313 Campus Street
Celebration, FL 64747

Invoice No. 3658428
60423-3

Re: Construction

For Professional Legal Services Rendered

09/09/25	J. Brown	0.70	280.00	Confer with Florida Fence representative; follow-up regarding same; confer with team regarding same
TOTAL HOURS		0.70		
TOTAL FOR SERVICES RENDERED				\$280.00
TOTAL CURRENT AMOUNT DUE				<u>\$280.00</u>

K U T A K R O C K L L P**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 25, 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. 3658427

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. 3658427

60423-1

Re: General Counsel

For Professional Legal Services Rendered

10/07/25	K. Ibarra	1.10	203.50	Research registered agent; review special district information form and resolution re-designating registered agent; correspondence with district manager
10/09/25	J. Earlywine	0.30	108.00	Review WREC agreements and map; email regarding same
10/09/25	K. Magee	1.80	522.00	Prepare for and attend Board of Supervisors meeting
10/15/25	K. Magee	0.20	58.00	Draft correspondence to DM and Chairperson regarding Metro signage removal
10/22/25	K. Magee	1.00	290.00	Draft correspondence to developer regarding signage removal; review contracts and documentation with Withlacoochee regarding lighting in the District
10/23/25	K. Magee	0.60	174.00	Review documentation regarding Pasco County landscaping and irrigation responsibilities within District

PRIVILEGED AND CONFIDENTIAL

ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Epperson Ranch II CDD
November 25, 2025
Client Matter No. 60423-1
Invoice No. 3658427
Page 2

10/23/25	P. O'Bryant	2.40	816.00	Review correspondence with Withlacoochee; review correspondence with Pasco County; draft letters to Withlacoochee and Pasco County
10/24/25	K. Magee	2.10	609.00	Begin draft of landscape RFP project manual; draft agreement for reserve study with Reserve Study FL; review documentation regarding roadways in DRB townhome area
10/28/25	J. Earlywine	0.30	108.00	Analyze issue regarding soft gate; review emails regarding same; follow-up regarding same
10/28/25	P. O'Bryant	3.90	1,326.00	Review correspondence from opposing counsel; review background documents; review agreements; analyze next steps
10/29/25	K. Magee	0.30	87.00	Review and respond to correspondence regarding gates at DRB townhome area
10/30/25	K. Magee	1.90	551.00	Review court documentation in preparation for call regarding Meadow Ridge Townhomes, Parcel C
10/31/25	K. Magee	0.20	58.00	Finalize notice of termination with WREC lighting
TOTAL HOURS		16.10		

KUTAK ROCK LLP

Epperson Ranch II CDD
November 25, 2025
Client Matter No. 60423-1
Invoice No. 3658427
Page 3

TOTAL FOR SERVICES RENDERED \$4,910.50

DISBURSEMENTS

Freight and Postage	37.54
Meals	48.58
Travel Expenses	399.45

TOTAL DISBURSEMENTS 485.57

TOTAL CURRENT AMOUNT DUE \$5,396.07

J

Attendance Confirmation

for

Board of Supervisors

District Name: Epperson Ranch II

Board Meeting Date: December 4, 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			

Alize Aninipot
District Manager

12/5/2025
Date

J

Attendance Confirmation

for

Board of Supervisors

District Name: Epperson Ranch II

Board Meeting Date: December 4, 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			

Alize Aninipot
District Manager

12/5/2025
Date



INVOICE

Invoice Number	2497864
Invoice Date	June 5, 2025
Customer Number	150628
Project Number	238202072

Bill To

Epperson Ranch II Community
Development District
Accounts Payable
250 International Parkway
Suite 280
Lake Mary FL 32746
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Kostakis, Vasili

Current Invoice Due:

\$1,792.97

For Period Ending:

May 30, 2025

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE**Invoice Number**

2497864

Project Number

238202072

Top Task 2025**2025 FY General Consulting****Professional Services****Billing Level**

Level 08

	Date	Hours	Rate	Current Amount
Allen, Trevor	2025-05-13	0.50	177.00	88.50
		0.50		88.50

Level 11

Kostakis, Vasili	2025-04-29	1.50	206.00	309.00
Kostakis, Vasili	2025-05-01	1.50	206.00	309.00
Kostakis, Vasili	2025-05-13	2.00	206.00	412.00
Kostakis, Vasili	2025-05-20	1.50	206.00	309.00
Kostakis, Vasili	2025-05-27	1.50	206.00	309.00
		8.00		1,648.00

Professional Services Subtotal	8.50	1,736.50
---------------------------------------	-------------	-----------------

Disbursements

	Date	Cost	%	Current Amount
Direct - Postage & Courier				

FedEx	2025-05-06	56.47	0.00	56.47
885273007				

Disbursements Subtotal	56.47
-------------------------------	--------------

Top Task 2025 Total**1,792.97**

Total Fees & Disbursements	\$1,792.97
----------------------------	------------

INVOICE TOTAL (USD)	\$1,792.97
----------------------------	-------------------

Billing Backup - Roster



Steadfast Alliance

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

Invoice

Date	Invoice #
12/1/2025	SA-17839

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



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 30C
Milwaukee, WI 53212

7976710

[REDACTED]

000001369 02 SP 106481627129864 P

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





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

Invoice Number: 7976710
Account Number: 222355000
Invoice Date: 11/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (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 CDD 2018

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 CDD 2018

Invoice Number: Account Number: Current Due:	7976710 222355000 \$4,040.63
Direct Inquiries To: Phone:	Duffy, Leanne M (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 222355000
Invoice # 7976710
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

EPPERSON RANCH II CDD 2018

Invoice Number: 7976710
Invoice Date: 11/25/2025
Account Number: 222355000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Accounts Included 222355000 222355001 222355003 222355004 222355006 222355007
In This Relationship:

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 11/01/2025 - 10/31/2026				\$3,750.00
Incidental Expenses 11/01/2025 to 10/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



Watergrass CDD2**INVOICE**

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

INVOICE # 04066
DATE: 12/04/2025

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	December Meeting Room Rental 12/04/2025	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



EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 11/26/2025

Payable To Epperson Ranch II CDD

Distributions rec'd
11/26/2025 \$10,402.38

Check Amount **\$10,402.38**

Check Description Series 2018-A1 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

DM	_____
Fund	<u>200</u>
G/L	<u>103200</u>
Object Code	
Chk #	Date _____

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	
Net DS 2020	247,200.50	15.11%	15.11%	8%
Net Total	1,635,479.75	100.00%	100.00%	

Date Received	Amount Received	58.19%	26.69%	15.11%		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL	134,274.25	78,140.85	35,838.03	20,295.37		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(1,501,205.50)					

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 11/26/2025

Payable To Epperson Ranch II CDD

Distributions rec'd
11/26/2025 \$5,890.95

Check Amount **\$5,890.95**

Check Description Series 2020 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

DM	_____
Fund	<u>201</u>
G/L	<u>103200</u>
Object Code	
Chk #	_____
Date	_____

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	
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11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL	134,274.25	78,140.85	35,838.03	20,295.37		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(1,501,205.50)					

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 11/24/2025

Payable To Epperson Ranch II CDD

Distributions rec'd

<u>11/6/2025</u>	\$945.89
<u>11/6/2025</u>	\$1,526.15
<u>11/14/2025</u>	\$7,354.82
<u>11/20/2025</u>	<u>\$4,577.56</u>

Check Amount **\$14,404.41**

Check Description Series 2020 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani
Authorization

DM	<hr/>	
Fund	<u>201</u>	
G/L	<u>103200</u>	
Object Code		
Chk	#	Date

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
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Net Total	1,635,479.75	100.00%	100.00%	

Date Received	Amount Received	58.19%	26.69%	15.11%		
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11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
TOTAL	95,299.68	55,459.62	25,435.65	14,404.41		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(1,540,180.07)					

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 12/4/2025

Payable To Epperson Ranch II CDD

Distributions rec'd
12/4/2025 \$306,024.96

Check Amount **\$306,024.96**

Check Description Series 2018-A1 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

DM	_____
Fund	<u>200</u>
G/L	<u>103200</u>
Object Code	
Chk #	Date _____

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	78%
Net DS 2020	247,200.50	15.11%	15.11%	
Net Total	1,635,479.75	100.00%	100.00%	

Date Received	Amount Received	58.19%	26.69%	15.11%		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
12/4/2025	1,146,582.91	667,253.52	306,024.96	173,304.43	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL	1,280,857.16	745,394.38	341,862.99	193,599.80		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(354,622.59)					

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 12/4/2025

Payable To Epperson Ranch II CDD

Distributions rec'd
12/4/2025 \$173,304.43

Check Amount **\$173,304.43**

Check Description Series 2020 Tax Roll Assessments

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

DM	_____
Fund	<u>201</u>
G/L	<u>103200</u>
Object Code	
Chk #	_____
Date	_____

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	78%
Net DS 2020	247,200.50	15.11%	15.11%	
Net Total	1,635,479.75	100.00%	100.00%	

Date Received	Amount Received	58.19%	26.69%	15.11%		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
12/4/2025	1,146,582.91	667,253.52	306,024.96	173,304.43	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL	1,280,857.16	745,394.38	341,862.99	193,599.80		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(354,622.59)					

EPPERSON RANCH II CDD
DISTRICT CHECK REQUEST

Today's Date 12/16/2026

Payable To Epperson Ranch II CDD

Distributions rec'd
12/11/2026 \$15,715.26

Check Amount **\$15,715.26**

Check Description Series 2018-A1 Tax Roll Assessments

GL Code: 200-103200

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	
Net DS 2020	247,200.50	15.11%	15.11%	
Net Total	1,635,479.75	100.00%	100.00%	82%

Date Received	Amount Received	58.19%	26.69%	15.11%	200	201
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
12/4/2025	1,146,582.91	667,253.52	306,024.96	173,304.43	-	
12/11/2025	58,880.33	34,265.39	15,715.26	8,899.68	-	
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	1,339,737.49	779,659.76	357,578.26	202,499.48		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(295,742.26)					

EPPERSON RANCH II CDD

DISTRICT CHECK REQUEST

Today's Date 12/16/2025

Payable To Epperson Ranch II CDD

Distributions rec'd
12/11/2025 \$8,899.68

Check Amount **\$8,899.68**

Check Description Series 2020 Tax Roll Assessments

GL Code: 201-103200

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	
Net DS 2020	247,200.50	15.11%	15.11%	
Net Total	1,635,479.75	100.00%	100.00%	82%

Date Received	Amount Received	58.19%	26.69%	15.11%	200	201
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
12/4/2025	1,146,582.91	667,253.52	306,024.96	173,304.43	-	
12/11/2025	58,880.33	34,265.39	15,715.26	8,899.68	-	
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	1,339,737.49	779,659.76	357,578.26	202,499.48		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(295,742.26)					

EPPERSON RANCH II CDD
DISTRICT CHECK REQUEST

Today's Date 12/23/2025

Payable To Epperson Ranch II CDD

Distributions rec'd
12/18/2025 \$3,888.83

Check Amount **\$3,888.83**

Check Description Series 2018-A1 Tax Roll Assessments

GL Code: 200-103200

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	
Net DS 2020	247,200.50	15.11%	15.11%	
Net Total	1,635,479.75	100.00%	100.00%	83%

Date Received	Amount Received	200	201			
		58.19%	26.69%	15.11%	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
12/4/2025	1,146,582.91	667,253.52	306,024.96	173,304.43	-	
12/11/2025	58,880.33	34,265.39	15,715.26	8,899.68	-	
12/18/2025	14,570.27	8,479.16	3,888.83	2,202.28	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL	1,354,307.76	788,138.93	361,467.09	204,701.76		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(281,171.99)					

EPPERSON RANCH II CDD
DISTRICT CHECK REQUEST

Today's Date 12/23/2025

Payable To Epperson Ranch II CDD

Distributions rec'd
12/18/2025 \$2,202.28

Check Amount **\$2,202.28**

Check Description Series 2020 Tax Roll Assessments

GL Code: 201-103200

Special Instructions Please mail check to US Bank with letter

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

Natasha Sowani

Authorization

EPPERSON RANCH II CDD

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	951,766.87	58.19%	58.19%	
Net DS 2018	436,512.38	26.69%	26.69%	
Net DS 2020	247,200.50	15.11%	15.11%	
Net Total	1,635,479.75	100.00%	100.00%	83%

Date Received	Amount Received	200	201			
		58.19%	26.69%	15.11%	Proof	Distribution Number & Date Transferred
11/6/2025	6,258.00	3,641.84	1,670.27	945.89	-	Unspent Revenue
11/6/2025	10,096.99	5,875.94	2,694.90	1,526.15	-	655
11/14/2025	48,659.53	28,317.40	12,987.31	7,354.82	-	
11/20/2025	30,285.16	17,624.44	8,083.16	4,577.56	-	
11/26/2025	38,974.57	22,681.24	10,402.38	5,890.95	-	
12/4/2025	1,146,582.91	667,253.52	306,024.96	173,304.43	-	
12/11/2025	58,880.33	34,265.39	15,715.26	8,899.68	-	
12/18/2025	14,570.27	8,479.16	3,888.83	2,202.28	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL	1,354,307.76	788,138.93	361,467.09	204,701.76		
Net Total on Roll	1,635,479.75					
Collection Surplus / (Deficit)	(281,171.99)					

FIELDSTONE**LANDSCAPE**

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26950

Date	PO#
12/09/25	
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
Dead Tree Removals		\$300.00		\$300.00

Epperson Ranch II CDD - Tree Removals**Scope of Work:**

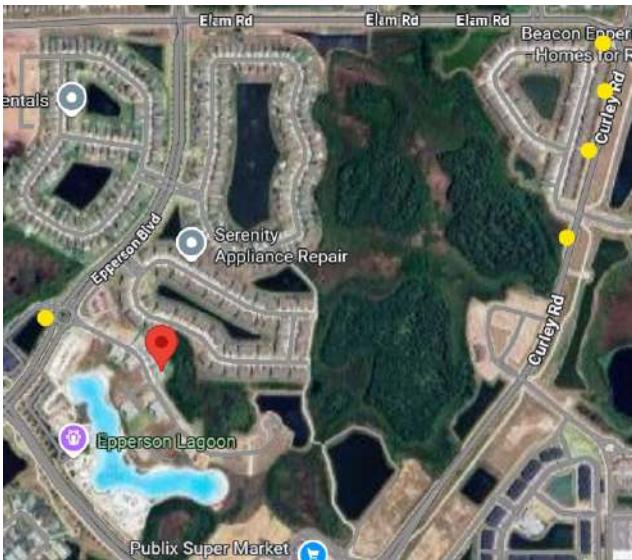
- flush cut and remove (5) developer-installed trees around Epperson Ranch II owned areas
 - we have a couple additional in the community that need to be removed or replaced but they are on Pasco County-owned land inside Epperson.
- Dump and disposal costs included



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



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



MT - Maintenance Landscape Enhancement - 12/08/2025

\$300.00

Maintenance Crew (Labor)	3.50Hrs	\$50.00
Dump And Disposal (Sub)	1.00Hrs	\$125.00

Sales Tax	\$0.00
Grand Total	\$300.00

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



Epperson Ranch II CDD

Field Inspection Report - December 2025

Thursday, December 18, 2025

Prepared For Board Of Supervisors

37 Items Identified

Long Nguyen

District Inspection Coordinator

Items 1

Assigned To: Fieldstone

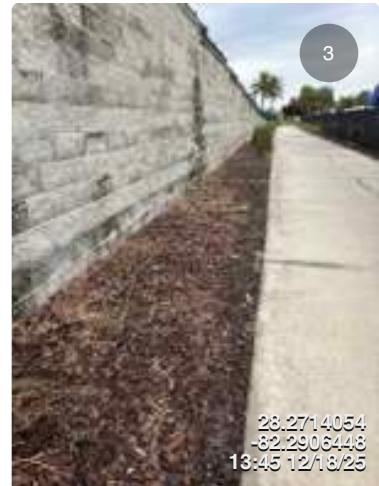
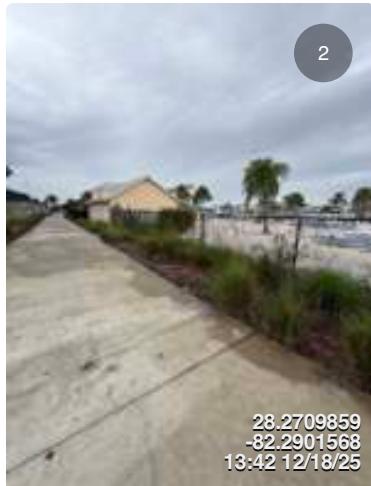
Please string trim along the fenceline near the tunnel by the lagoon.



Items 2

Assigned To: Fieldstone

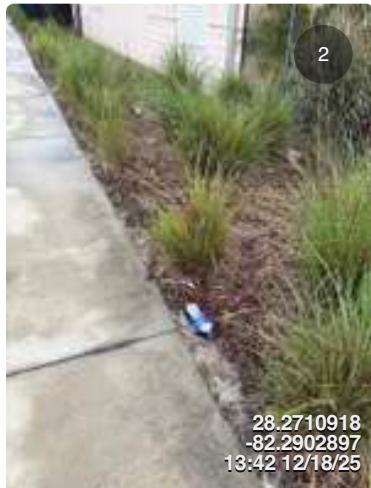
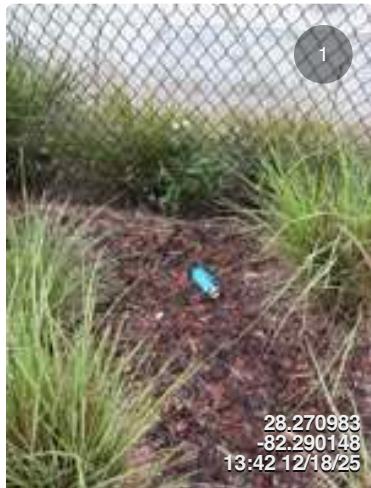
Mulch beds along the walkway by the tunnel appear insufficient. Exposed irrigation lines are more susceptible to damage. Please propose to replenish mulch in needed areas.



Items 3

Assigned To: Fieldstone

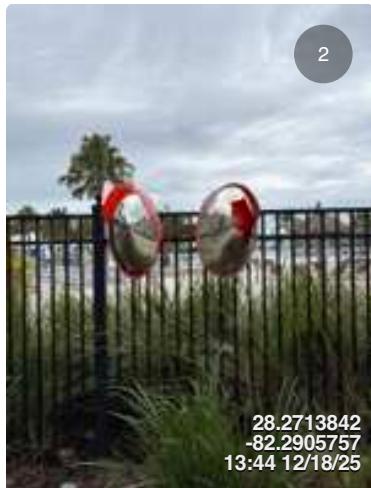
Please be sure to police for trash during service.



Items 4

Assigned To: Inframark Maintenance Solutions

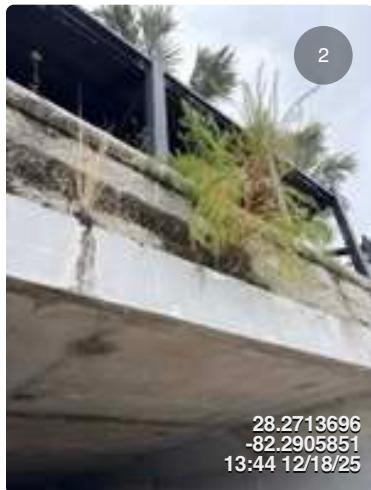
Damaged convex mirror found outside the tunnel by the lagoon. This can cause a safety concern. Please propose to remove and replace broken mirror.



Items 5

Assigned To: Fieldstone

Significant weed growth found above the tunnel. Please remove and treat the area to prevent future growth.



Items 6

Assigned To: Fieldstone

Please remove the low hanging moss from the oak trees off Overpass rd. by the lagoon.



Items 7

Assigned To: Inframark Maintenance Solutions

The fence at the dog park on Overpass rd. appears to be very mangled. Please propose to re-fence the entire dog park.



Items 8

Assigned To: Inframark Maintenance Solutions

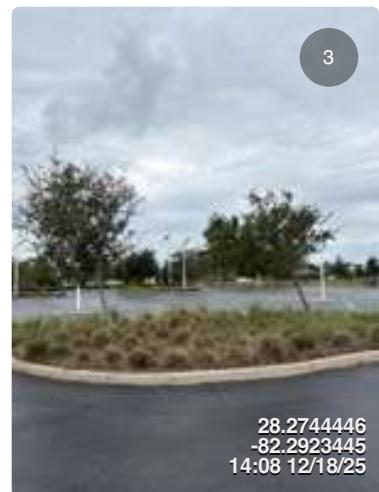
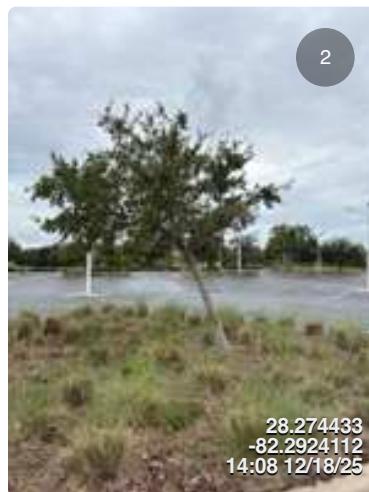
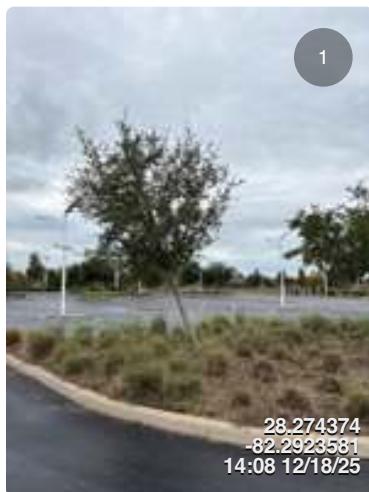
Broken bench found at the dog park on Overpass rd. The break has caused fasteners to become exposed which could create a pinch-point and other safety concerns. Please propose to replace the broken bench.



Items 9

Assigned To: Fieldstone

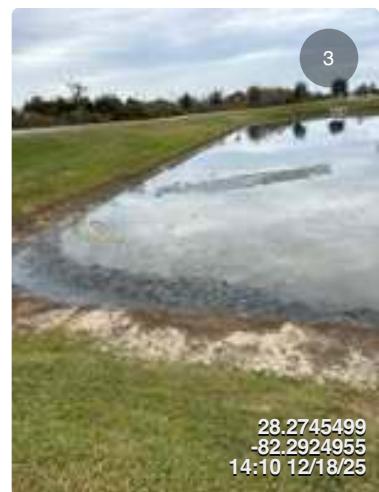
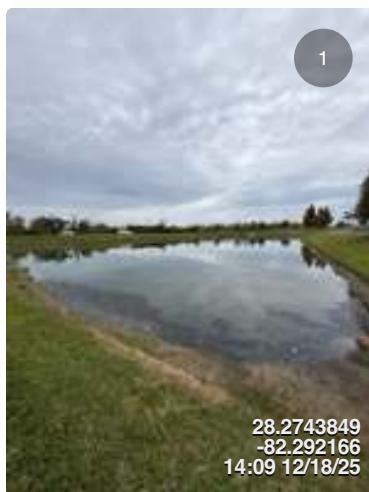
Leaning oak trees found in the parking lot of the dog park on Overpass rd. Please propose to straighten the trees to enhance overall appearance.



Items 10

Assigned To: Steadfast

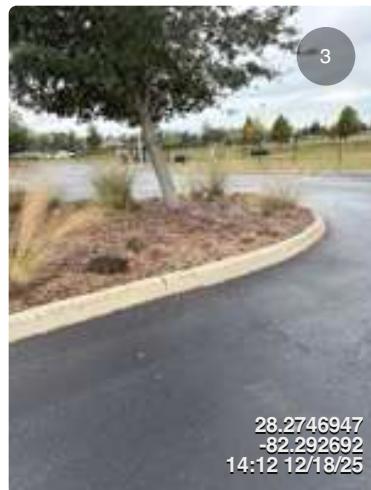
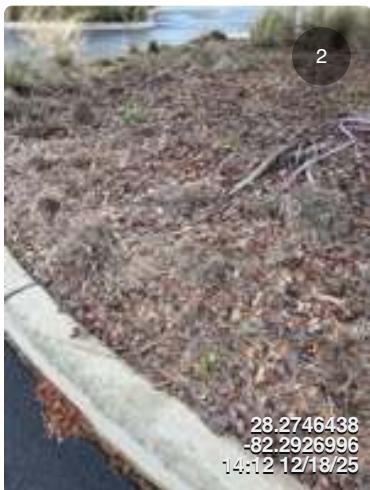
Pond 12 shows evidence of submerged weeds and minor algae bloom.



Items 11

Assigned To: Fieldstone

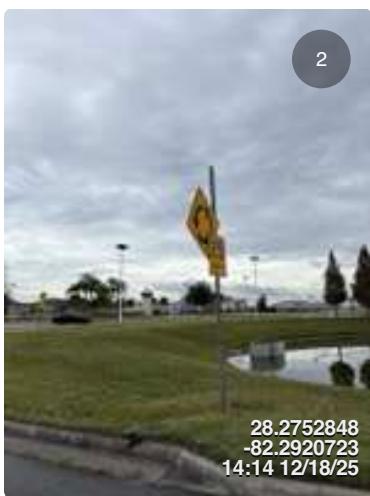
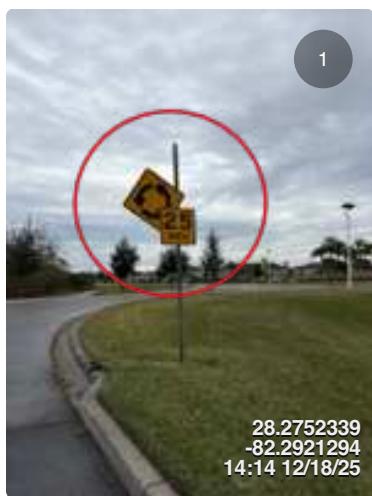
One of the tree beds in the parking lot of the dog park on Overpass rd. has lots of declining/dead Muhly Grass. Please investigate the irrigation system for this area to ensure it is operating properly and propose to replace dead Muhly Grass.



Items 12

Assigned To: Inframark Maintenance Solutions

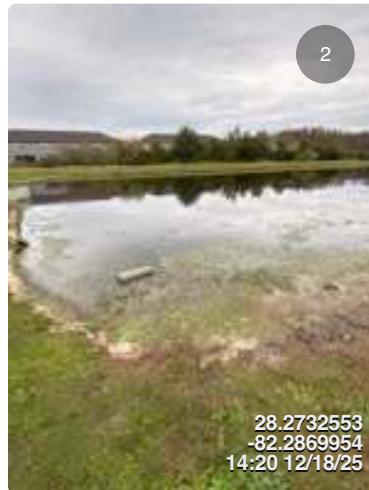
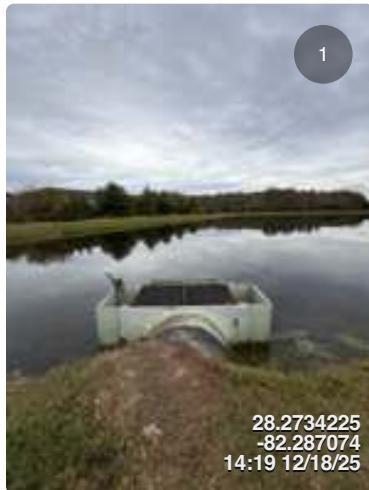
Round-a-bout sign has become unsecure. Please re-secure sign to proper orientation.



Items 13

Assigned To: Steadfast

Pond 11 shows evidence of algae bloom.



Items 14

Assigned To: Fieldstone

Leaning Oak Tree found on Blue Passing loop. Please propose to straighten tree to enhance overall appearance.

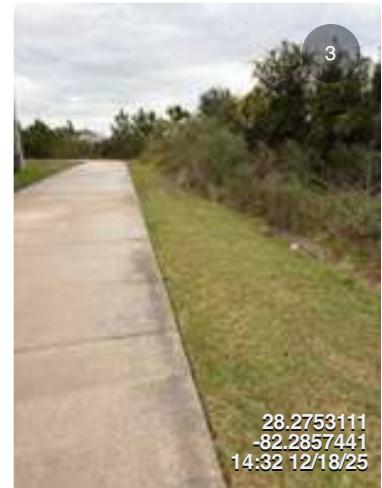


Items 15

Assigned To: Fieldstone

Items Completed: Yes

The back of Blue passing loop at the walking trail is properly maintained and conservation line well-managed.

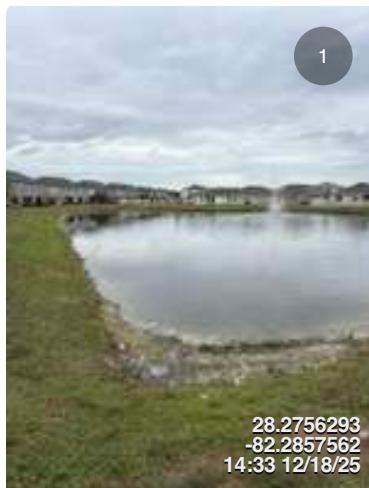


Items 16

Assigned To: Steadfast

Items Completed: Yes

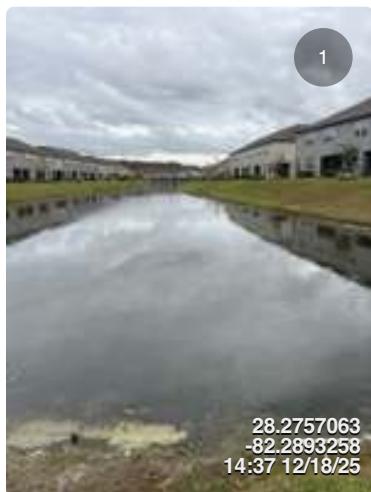
Pond 9 has no issues to report. Grate is clear and water turbidity is fair.



Items 17

Assigned To: Steadfast

Pond 10 shows evidence of minor erosion. Will continue monitoring for worsening conditions. Please police for trash along pond banks during service.



Items 18

Assigned To: Fieldstone

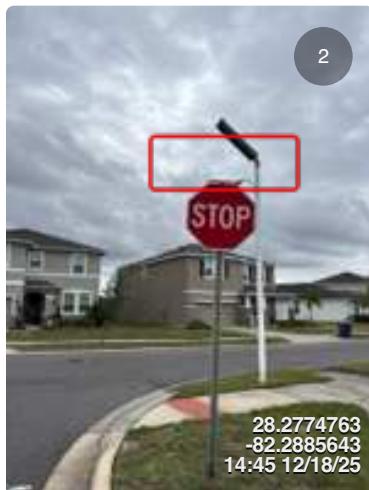
Exposed irrigation lines found at the entrance of Blue passing loop. These lines are close to the sidewalk and mail station and can cause a tripping hazard. Please propose mulch or recover lines in this area.



Items 19

Assigned To: Inframark Maintenance Solutions

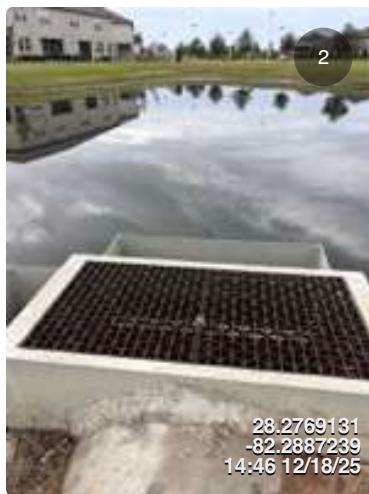
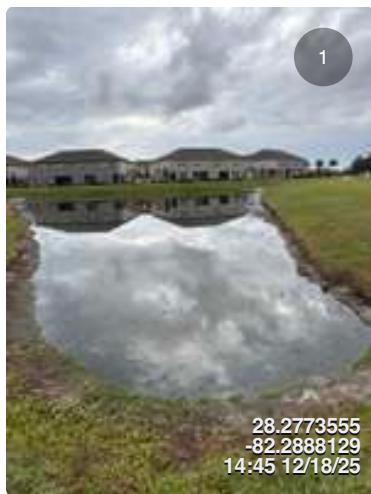
Downed street sign found at the entrance of Bower bass cir. Also, the street name sign located above the stop sign is missing. Please propose to erect the downed sign and replace street signs.



Items 20

Assigned To: Steadfast

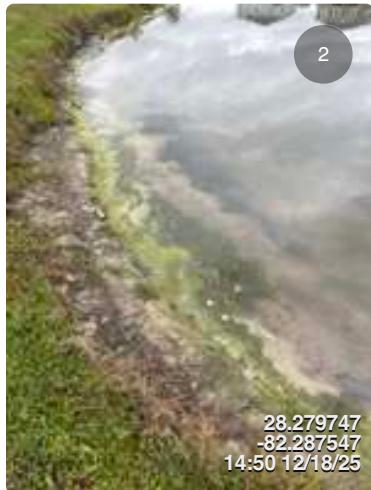
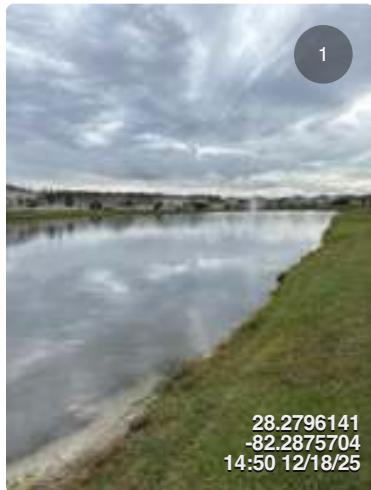
Pond 8 has evidence of algae bloom.



Items 21

Assigned To: Steadfast

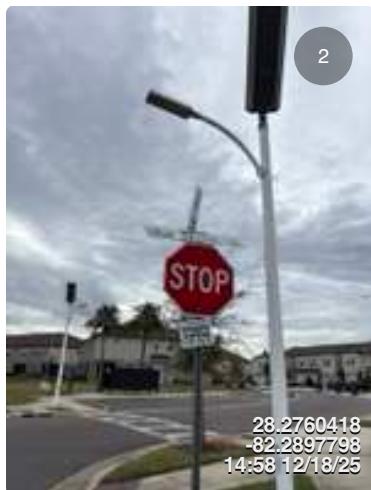
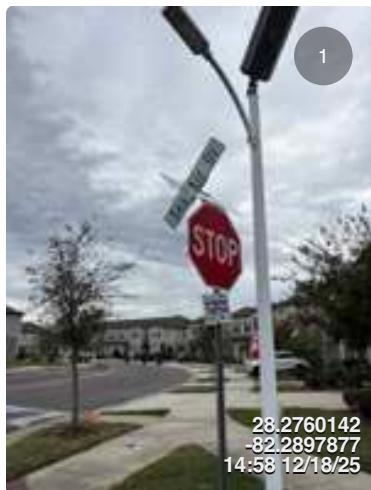
Pond 7 has evidence of algae bloom.



Items 22

Assigned To: Inframark Maintenance Solutions

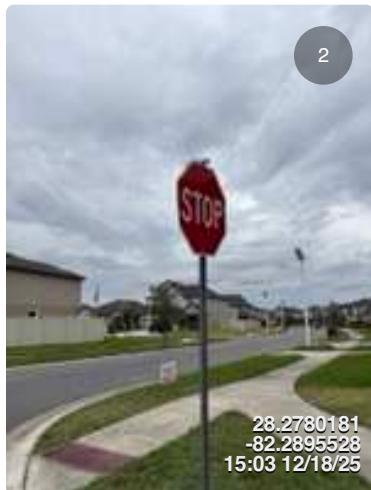
The sign for the intersection of Blue Passing Loop and Sea Air dr. is bent. On-going sign replacement project.



Items 23

Assigned To: Inframark Maintenance Solutions

The signs for the entrance of Abby brooks cir. are either missing or bent. On-going sign replacement project.



Items 24

Assigned To: Fieldstone

The hedges at Abby brooks cir. are to be replaced.



Items 25

Assigned To: Steadfast

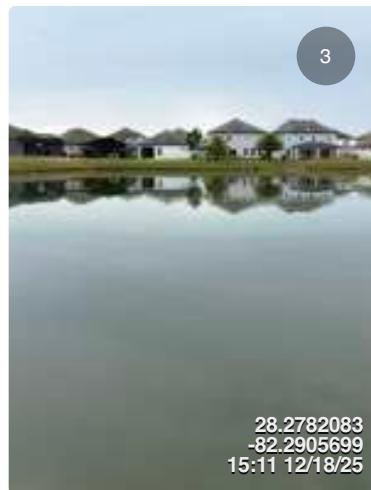
Pond 3 has evidence of submerged weeds.



Items 26

Assigned To: Steadfast

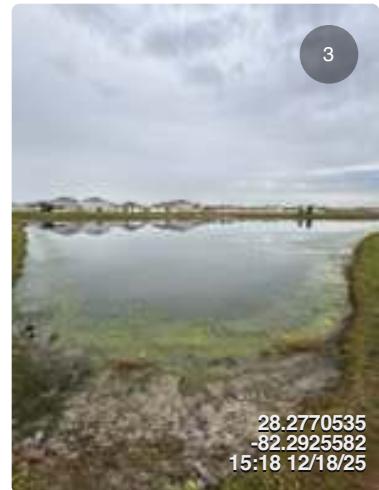
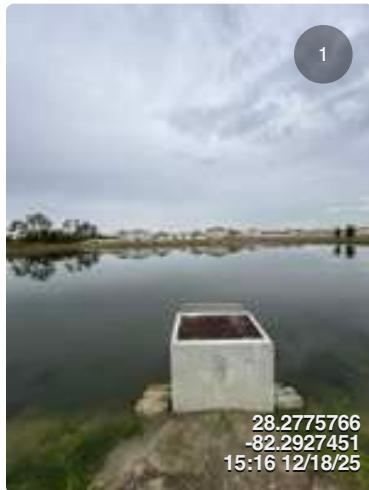
Pond 2 shows evidence of submerged weeds. Upon inspection, this pond appears to have been previously treated. Will continue monitoring for improvements.



Items 27

Assigned To: Steadfast

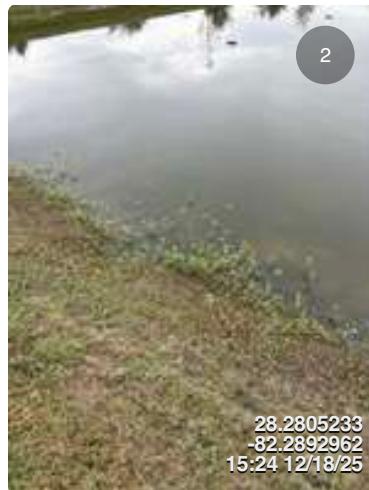
Pond 1 has evidence of algae bloom.



Items 28

Assigned To: Board

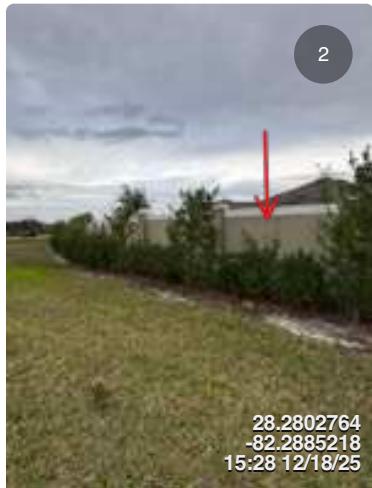
Pond 4 has an area along the bank that shows signs of erosion. Will continue monitoring.



Items 29

Assigned To: Fieldstone

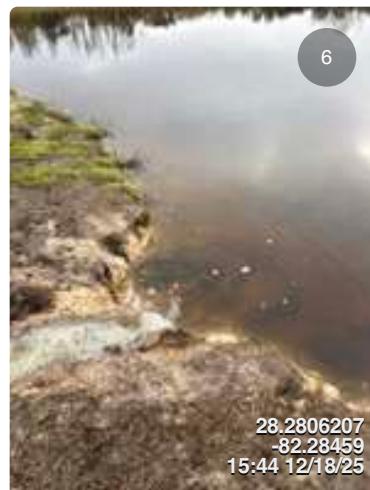
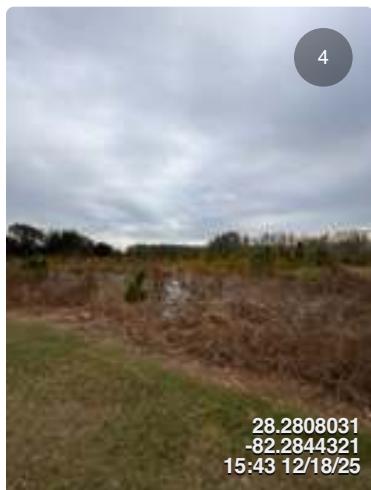
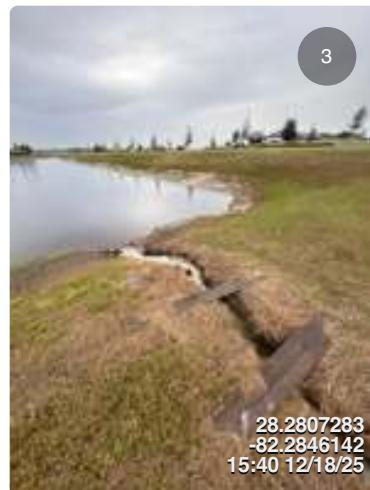
Along the wall at the Epperson blvd and Elam rd intersection, some of the hedges have been missed when trimmed. It is noticeable because other sections are properly maintained but 4 or 5 sections missed. Please trim to create uniformity.



Items 30

Assigned To: Board

Pond 5 has evidence of erosion. Upon inspection, water was spewing into the pond from the above wetland area. The passageway is suspected man-made because to the wood planks. Pavers on pond bank are still present.



Items 31

Assigned To: Fieldstone

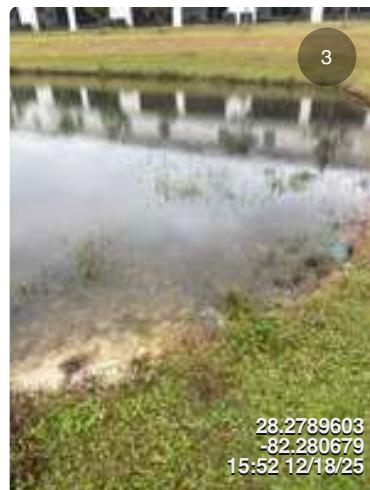
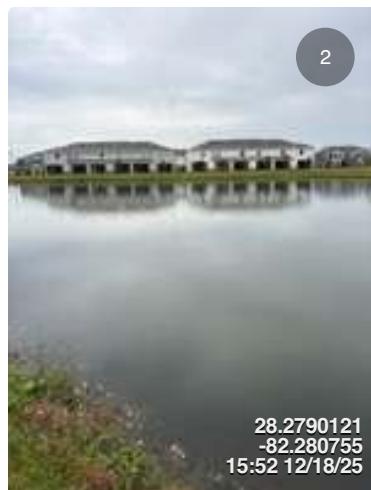
Please string trim the pond bank for Pond 14.



Items 32

Assigned To: Steadfast

Pond 14 shows evidence of submerged weeds.

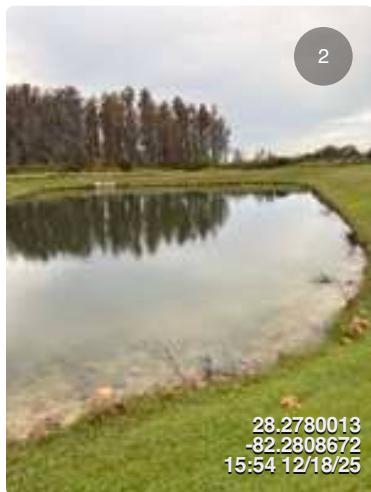


Items 33

Assigned To: Steadfast

Items Completed: Yes

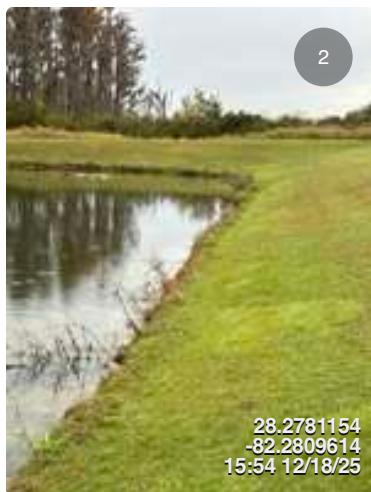
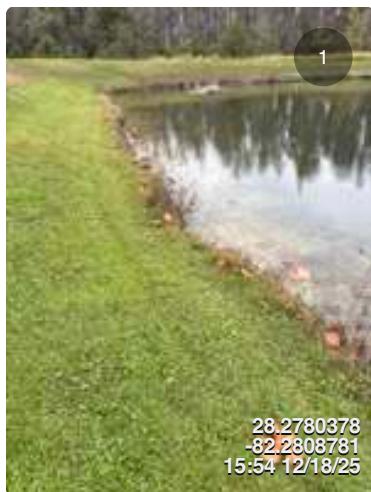
Pond 15 is in good overall condition with no issues to report.



Items 34

Assigned To: Fieldstone

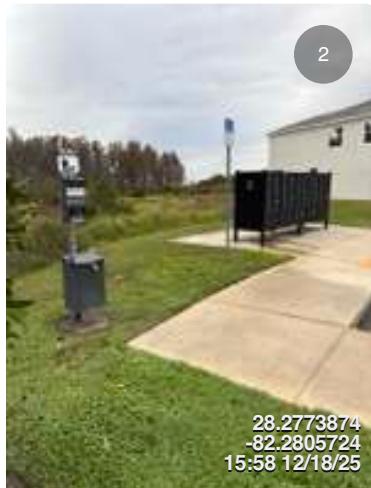
Please string trim around Pond 15 during next service.



Items 35

Assigned To: Inframark Maintenance Solutions

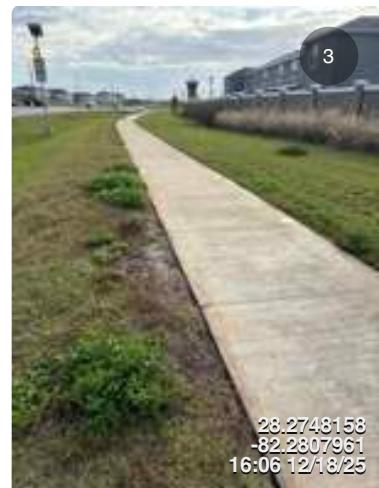
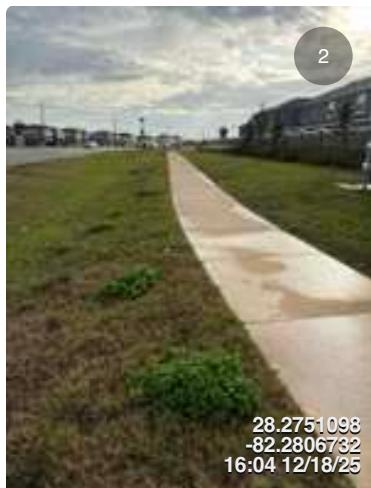
Dog Station at Turtle grace loop is out of bags. Please replenish.



Items 36

Assigned To: Fieldstone

Weeds found along the sidewalk off Curley rd. in front of new DR Horton development. Please provide treatment to this area to enhance appearance of this new development.



Items 37

Assigned To: Fieldstone

Broken irrigation box cover found outside new DR Horton development. Please replace cover.



Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1050
Date: 1/14/2026
Valid until: 1/31/2026



Epperson Ranch II CDD
2005 Pan Am Cir 300
Tampa, FL 33607

New dog station
full install

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material	1	\$800.00	\$800.00
Covers material			
1 hour of labor			
Subtotal:			\$800.00
Total:			\$800.00

Customer signature

Date

Images



Dog station

Inframark

Offices-Celebration-Tampa

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

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1051
Date: 1/14/2026
Valid until: 1/31/2026



Epperson Ranch II CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Two new 22-gallon dog waste cans
one for each dog park

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material and Labor	2	\$450.00	\$900.00
1 hour of labor			
2 22-Gallon cans			
Subtotal: \$900.00			
Total: \$900.00			

Customer signature

Date

Images



22 Gallon Trash Receptacle - Green

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

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**EPPERSON RANCH II COMMUNITY DEVELOPMENT
DISTRICT**

**31885 Overpass Road
Wesley Chapel , FL 33545**

January, 14 2026

Thank you for the opportunity to submit our proposal for the Landscape Maintenance of your community. At Fieldstone Landscape Services we recognize the significance of protecting your investment and have complete confidence in the superiority of our services. We take pride in providing exceptional communication, customer service, and the highest quality work.

Our primary goal is to build strong, trustworthy relationships that last. We look forward to beginning this process with you.

Fieldstone is the leader in landscape management in the Tampa Bay area that employs a dedicated staff of professionals consisting of Certified Maintenance Technicians, Licensed Irrigation Contractors and Certified Horticulturalists. Our department heads are specialist in their own fields. They work in conjunction with a common goal of maintaining a high standard in the property's overall appearance.

Thank you for taking the time to look into our company. We feel confident that given the opportunity, we will exceed all of your expectations.

Sincerely,

Chris Eastman
President

**EPPERSON RANCH II COMMUNITY DEVELOPMENT
DISTRICT****31885 Overpass Road
Wesley Chapel , FL 33545****Service - Summary****Client Experience**

- Assigned Account Manager with Proactive approach
- Constant and accurate communication
- Recurring meetings & site inspections
- Monthly Reports
- Prompt, thorough, and accurate Proposals

Landscape Maintenance - Grounds

- (42) Services per year
- Weekly April through October
- Bi-weekly November through March
- Mow & Line-Trim Turf Areas
- Hard Edge Turf along Hard-Surface Edges
- Soft Edge Turf along Landscape Beds & Tree Rings
- Hand-Pull Visible Weeds
- Chemically Treat Landscape Beds, Tree Rings, & Hard Surfaces
- Trash & Debris Removal

Landscape Maintenance - Plant, Shrub, & Ornamentals

- (12) Services per year
- Plants, Shrubs, & Ornamentals under 10'
- Clippings, Debris, & Trash Removal

Horticulture Services - Fertilization, Insect, & Disease Control

- (12) Services per year
- (2) Plant, Shrub, & Ornamental Fertilization
- (4) Turf Fertilization
- (12) Integrated Pest Management Inspections & Treatments

Irrigation Inspections & Repairs

- (12) Irrigation Inspections
- Detailed Irrigation Inspection Report
- Complete Pre-Approved Irrigation Repairs
- Proposal for required & recommended repairs and/or enhancements.

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- Run & inspect zones monthly.
- Seasonal Controller Adjustments.
- Adjust irrigation heads to ensure proper coverage.
- Visual inspection for dry spots, broken heads, leaks, or staining
- Monthly irrigation repair pre-approval of \$500.00

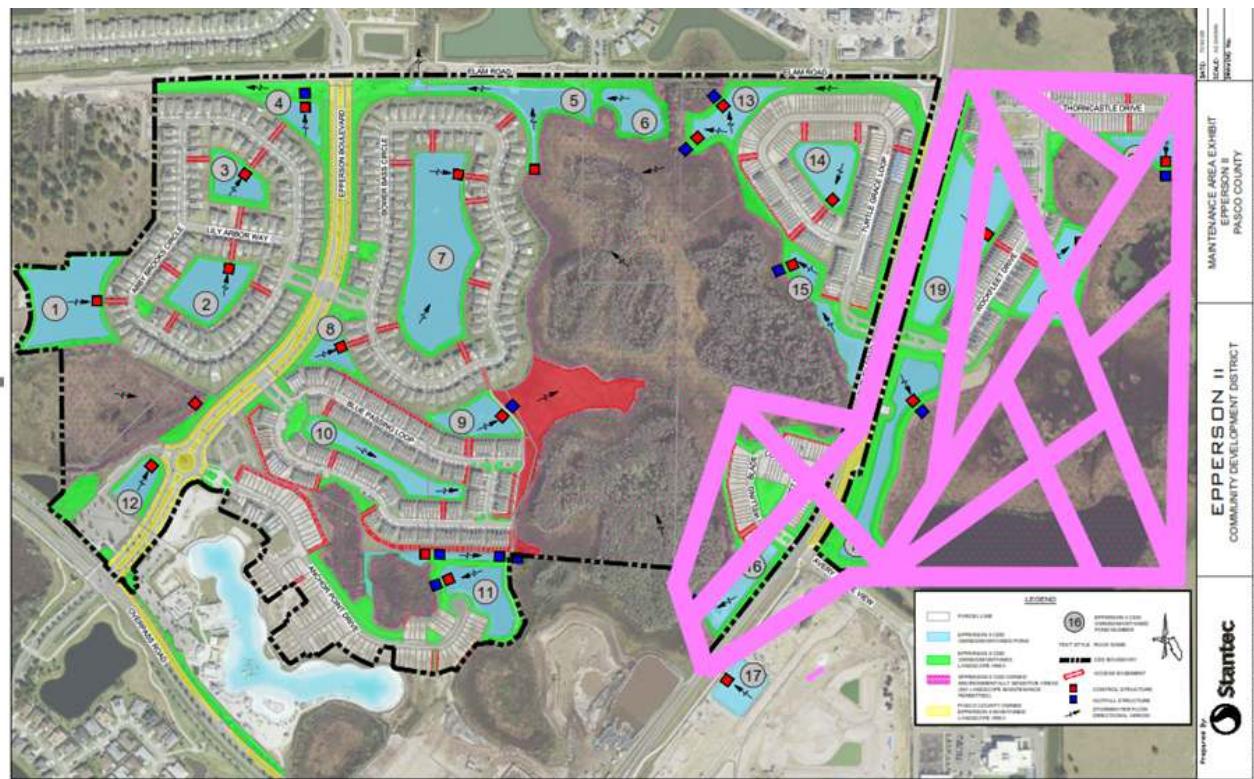
Total cost per month: **\$16,866.00**

Total cost per year: **\$202,392.00**

Initial _____

Service Area:

- follows "Epperson II Ownership & Maintenance Map" document sent via email from Inframark on 1/13/2026
- Pink areas shown below are not included in this contract service area



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TERMS AND CONDITIONS:

Owner

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

Contractor

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

The Owner and Contractor agree as Follows:

1. Scope of Work

- Contractor shall furnish all labor, equipment, materials, and supervision to complete landscape management services of the property per attached service summary.
- Contractor shall provide professional uniform Supervisors, Technicians, and Crews.
- Crews will be sufficient to meet the estimated demands for the level of landscape services as provided included in this Contract.

2. Term of Contract

- Contract period will be one (1) year from contract commencing date of: **2/1/2026**

3. Contract Sum

- Client shall pay Contractor in current funds for the performance of the work in the contract sum of: **\$202,392.00**

4. Progress Payments

- Contractor will submit request for payment on or around the 1st of each month.
- Client will make monthly payments of **\$16,866.00** for the amount due within (30) days thereafter.

5. Changes in Work

- Client may order changes in the scope of work consisting of additions, deletions, and/or modifications.
- Contract sum will be adjusted accordingly.

6. Termination of the Contract

- If Client fails to make payment for a period of sixty (60) days, Contractor may suspend services and/or terminate Contract until balance is paid in full.
- Client may terminate Contract upon thirty (30) days written notice delivered via

certified mail to Contractor.

7. Considerations for Insurance, Licenses, Permits and Liability

- Contractor will carry liability amounts and Worker's Compensation coverage required by law on all operators and employees and requires same of any sub-contractors and provides proof of same to the Client.
- Contractor responsible for obtaining any licenses and/or permits required by law for activities on Client's property.
- Prior to commencing work, Contractor shall have insurance company or companies, which are acceptable to the Client, execute a Certificate of Insurance form and file copy of the same with Client. Certificates shall contain ten (10) day notice of termination to Client clause.
- Contractor shall maintain at own expense such insurance as will protect Contractor from claims under Workman's Compensation and public liability, property damage and other such insurance in the following amounts:

General Liability

- General Aggregate \$2,000,000
- Products-Comp/Op Agg. \$2,000,000
- Personal & Adv. Injury \$1,000,000
- Each Occurrence \$1,000,000
- Med. Expense \$10,000

Automobile Liability

- Combined Single Limit \$1,000,000

Umbrella Liability

- Each Occurrence \$3,000,000
- Aggregate \$3,000,000

8. Situations which Contractor may deem responsibility

- Damage due to operation of equipment in performing Contract.
- Failure to comply with all laws pertaining to protected plant species.

- Damage to plant material due to improper horticultural practices.
- Improper replacement or retrofitting of irrigation system components.

9. Situations which Contractor may deem not responsibility

- Death or decline of plant material due to improper selection, placement, planting or maintenance done before the time of this Contract.
- Damage due to improper irrigation components existing at the the time of Contract execution, exposed cables/wires or sprinkler components/lines normally found below the lawn's surface.
- Flooding, storm, wind, fire, cold damages or any other 'Act of God' are not included in contract.
- Damage due to disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative irrigation components, or irrigation restrictions imposed by the Water Management District or civil authorities.
- Damage caused by, or to any hidden item in the landscape that are not clearly guarded or marked.
- Damage due to vandalism

10. Billing Process and Payment Terms

- Payment Terms are Net 30 in order to assist in financing Contractor operations.
- Monthly Invoices will be made on the 1st day of the month, for all services to be performed for that month.
- Client shall agree to pay interest in the amount of 1.5% per month on all accounts not received within sixty (60) days past due. Further, Client shall be responsible for any collection costs and attorney fees incurred by Contractor, in collection of sums past due under this contract.

11. Term

- This contract shall remain in force for a period of one (1) year from contract date.
- If, upon expiration of this contract, a new contract has not been executed by both parties, this contract shall automatically renewal for a period of one (1) year from the date of expiration of the previous term including a price increase not to exceed the current Consumer Price Index (CPI).
- The CPI is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items are also available.

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AGREED TO AND SIGNED BY THE FOLLOWING:

Client: Epperson Ranch II Community Development District

Authorized Signature: _____ Date: _____

Contractor: Fieldstone Landscape Services LLC

Authorized Signature: _____ Date: _____

I. Company Support

Resource Capacity

At Fieldstone Landscape Services we strive to distinguish ourselves by offering a complete package of Landscape Management services. We offer a wide range of services including: Landscape Maintenance, Landscape Enhancements, Turf Care, Irrigation Repairs & Installation, and Arbor Care.

Our focus at Fieldstone is to assemble the best team for the management of your property's landscape based upon our analysis of the total scope of work and the maintenance schedule. Our typical staffing model may be subject to minor changes and substitutions depending upon the final scope and maintenance schedule. The Landscape Maintenance Team is likewise provisional and by no means is this final, as new talent always joining the firm and the fact that local personnel will be hired to fill many positions in the project work force.

II. Customer Satisfaction

Quality Control and Quality Assurance

Providing a quality product and service is the joint concern of all members of Fieldstone Landscape Services. The first step in providing quality products and services is to develop a realistic cost estimate and maintenance schedule that meets the Owner's needs yet allows for innovation and creativity in exceeding customer expectations. The internal checks provided by Fieldstone Landscape Services Team have been described in other parts, what follows here is a description of the tools used to manage all customers on a daily basis.

Client Retention

Customer satisfaction is the number one priority of Fieldstone Landscape Services. It is our mission to develop long lasting relationships with our customers. This can best be exemplified by our consistent retention of customers which exceeds 90% each annual renewal period. Our relationships with our customers are second to none largely in part due to our management team and their countless efforts to satisfy their every need.

We believe that our retention of customers speaks for itself and is the best measurement when measuring customer satisfaction.

III. Company Capabilities – Value Added Services

➤ *Landscape Maintenance*

Fieldstone Landscape Services offers a full service landscape maintenance program for every landscape, performed by educated and trained personnel. Our Horticulture Specialists can create a customized maintenance schedule specifically suited for the demands of your site and landscape investment.

Your account will be assigned a manager to assure personalized program development and service. The Fieldstone Landscape Services way assures that problems are solved, goals are

achieved, consultations are provided, and maintenance schedules are performed – always accurately, promptly, and dependably.

➤ ***Turf & Ornamental Management***

Fieldstone's spray department is dedicated to providing the latest state-of-the-art technology in nutrition and disease control through applications for turf, trees, shrub care, pest/weed control, and fertilization.

We work with each client to quickly diagnose turf symptoms and tree and shrub deficiencies in order to begin timely treatments.

➤ ***Irrigation Services***

Fieldstone is dedicated to providing state-of-the-art technology and superior products so you can be assured that you are getting the best possible irrigation services.

When your irrigation system requires special attention, responsiveness is essential. Fieldstone's irrigation division offers knowledgeable and reliable service options for repairs, maintenance and upgrades.

➤ ***Landscape Enhancements***

Fieldstone's landscape enhancement department specializes in assisting your property in reaching its full potential. From landscape design and installation to annual flower color, our team of designers and estimators are dedicated to delivering competitive customized bid packages for any size landscape project.

Equipment

Fieldstone Landscape Services has maintained a steady investment in capital resources such as modern facilities, modern equipment, and state-of-the-art technology. This inventory includes everything from specialty trucks and trailers, to mowing equipment, pay loaders, backhoes, skid steer loaders, pick-up trucks, dump trucks, and trenchers.

Training and Safety

The safety and well-being of our employees and every person we come in contact with is of paramount importance to our operation. It is the specific intent of Fieldstone Landscape Services to operate in compliance with all state and federal safety ordinances.

Grounds Maintenance Services

- Mowing of all turf areas throughout the property will be completed weekly in the heavy growing season.
- Mowing in the dormant months will be scheduled bi-weekly
- Proper height for each season will be maintained per horticultural standards. This height will vary based on species and adverse weather conditions. Typically, the height will range from 3 ½" to 5"
- Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be maintained by line trimmers or chemical means
- The edging of all hard surfaces will be completed each service
- The edging of all bed-lines will be completed every other service
- Bed-lines and tree rings with concrete edging or curbing will be maintained with a line trimmer
- Bed-lines and tree rings with rock, pebble, or other hard material as bed covering will be chemically edged to prevent flying projectiles
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Contractor will blow grass clippings, leaves, and debris off hard surfaces after each mow service

Plant, Shrub, & Ornamental Maintenance

- Highly visible and focus areas will be maintained each service. All other areas will be maintained monthly
- Hedges, shrubs, ornamental trees, and palms up to 10' overall height are included in routine services.
- Trimming will be completed in a neat and orderly fashion and in a manner conducive to the nature of the plant to enhance the overall landscape of the property
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Debris illegally dumped on-site will be removed and disposed of at Client's expense.

Bed Weed Control

- Contractor to remove visible weeds and vines throughout landscape beds and tree rings
- Chemical means will be used to control weeds throughout landscape beds, tree rings, and hardscape joints
- Contractor will control weed growth within areas with established ground cover using a chemical called Over-the-Top. Chemical will eliminate weeds without harming ground

cover

Irrigation Inspections

- Contractor will inspect and adjust irrigation system each month, or as specified in service summary, for maximum efficiency and to stay ahead of any environmental concerns that are present.
- Contractor will conduct a visual inspection of the system looking for dry spots, malfunctioning or broken heads, leaks, staining, poor coverage, weak pressure or other irrigation related issues.
- Contractor will adjust heads to ensure maximum coverage for turf and shrub material
- Clogged Nozzles will be cleaned
- Irrigation Controllers will be inspected and adjusted for optimal efficiency and environmental conditions. Seasonal adjustments will be made during inspections.
- Irrigation damaged by Contractor shall be repaired at no costs to Client, as long as such components were installed and functioning properly.
- Detailed Irrigation Inspection Report will be submitted. Report will include all findings including any needed repairs or upgrades to the system.
- Contractor proposes an Irrigation Service Plan to supplement the above-mentioned inspections. Plan is structured on a 'not to exceed' amount. Plan is not included in the monthly Irrigation Management portion of Contract. Plan will allow Contractor to complete repairs onsite without a written Proposal or Client approval. If no repairs are needed, no additional charges will be applied.

Monthly Pre-Approved Irrigation Repairs

Fertilization, Insect, & Disease Control Management

- In compliance Best Management Practices (GI-BMP) ordinance, all turf areas, shrub beds, and ground covers will be fertilized as per the maintenance specifications attached. No fertilizer shall be applied within 10' of any service water, landward edge of the top of seawall, designated wetland, or wetland as defined by the Florida Department of Environmental Protection.
- Complete fertilizers will be a custom blended mix in a granular or liquid and contain a minimum of 50% nitrogen in a slow or controlled release form.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.
- No Phosphorus will be added or applied to any turf areas without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus availability in the soil.
- Turf areas will be inspected each visit for indications of pest problems such as insects, disease, weeds, etc. and advise Client of such problems.

- Contractor will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. In some cases, control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the turf.
- Weed Control will be completed with chemical spray applications. Chemical Weed Control will be applied safely when temperatures are below 85 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention of carpet grass and select sedges are not part of this Contract and are not included in the contract amount.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.

Additional Services

Fieldstone Landscape Services shall provide services over and above the "Contract Specifications" with written authorization from customer only, such as daily or timed porter services.

PERSONNEL

1. Fieldstone will provide all labor, transportation and supervision necessary to perform the work described herein.
2. Field personnel will be equipped with all supplies, tools, parts and equipment to perform work.
3. Personnel will be licensed for all applicable maintenance functions, including any chemical application when required by law.
4. Personnel shall wear clean Fieldstone uniforms of consistent design and color so that they may be recognized personnel of Fieldstone while on site. Fieldstone personnel shall comply with all OSHA dress code regulations, i.e. steel toed shoes, safety goggles, etc.
5. Fieldstone personnel are perceived as representatives of customer while on property, and as such, will conduct themselves in a professional, well mannered, well groomed, workmanlike manner at all times.
6. Any damage caused by FieldStone personnel shall be repaired promptly at no cost to customer.
7. Scheduling/Safety

FIELDSTONE

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- a. Sufficient warning devices will be employed whenever necessary, to provide safety to persons and vehicular traffic. Work will be coordinated with customer and scheduled to give the least possible interference to property, merchants, occupants, guests, visitors and customers.

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

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

Proposal

Proposal Number 22317
Date 12/04/25
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

Mulch Installation 2026

Scope of Work:

Epperson Ranch II CDD - Mulch Installation

Scope of Work:

- Deliver and hand-spread (245) CY of Pine Bark Nugget Mulch in designated areas shown below



Subtotal:	\$20,825.00
Total:	\$20,825.00

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

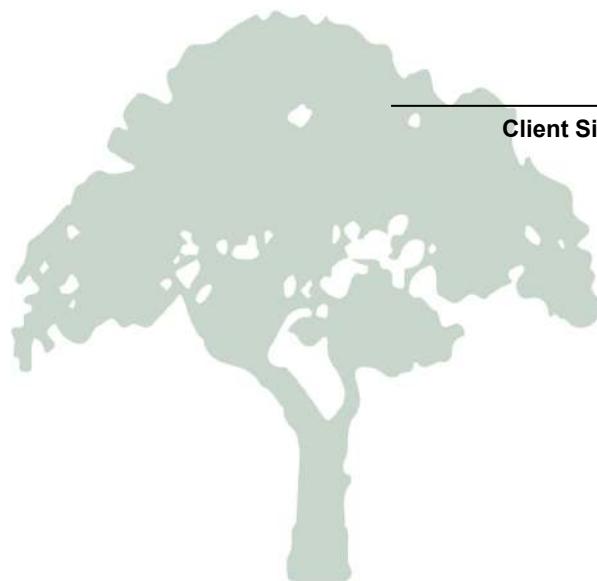
- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no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

Warranty and Tolerances

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

Material Tolerances

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



Client Signature

Date

**Epperson Ranch II CDD Board**

32711 Windelstraw Dr.
Wesley Chapel, FL 33545

Letter of Quotation

RFP Title: Mulch RFP – Epperson Ranch II CDD

Description: Mulch Installation Services

Dear Epperson Ranch II CDD,

Thank you for providing Natural Solutions the opportunity to submit our quotation for mulch installation services at Epperson Ranch II CDD.

Enclosed is our proposal for turnkey installation services. Natural Solutions will procure all material, perform installation, and manage all required site cleanup for any awarded work. Our team will adhere to all applicable performance standards and operate fully within the outlined scope of work to ensure contractual obligations are met and exceeded.

Vendors

Natural Solutions maintains strong relationships with vetted local vendors capable of supplying the necessary material volumes. All vendors have been evaluated to ensure they possess adequate manufacturing capacity for this project.

We maintain an internal Net 15 payment policy with all material suppliers to safeguard supply chain continuity. Our longstanding partnerships and timely payments help secure material availability—even during periods of industry-wide shortage—providing additional stability and value to Epperson Ranch II CDD.

Current Supply Chain

The pine bark supply in Florida is currently constrained. There is one major supplier located in Ocala, FL who cannot meet the demands of the statewide market. Natural Solutions has additional access to material due to our vendor relationships in surrounding states.

Given these relationships, Natural Solutions can ensure that Epperson Ranch II CDD does not have delays regarding commencement of work. Our ability to access material is a key component in our customer satisfaction experience.

Pricing

We have provided multiple pricing options tailored to Epperson Ranch II CDD. Material costs are based on wholesale vendor pricing secured through the combined purchasing volume of our full project portfolio. Natural Solutions does not apply markup to material costs, allowing us to deliver the most competitive pricing possible.



Fleet

Natural Solutions owns and operates a standardized fleet of Express Blower and Peterson mulch-blowing trucks, equipped with 60-cubic-yard hoppers. We also deploy support vehicles and loading equipment as needed to accommodate site-specific requirements. Additional loading and material-handling resources are provided at no additional cost to Epperson Ranch II CDD.

Our fleet is equipped with dash cameras and GPS telematics to deliver accurate real-time data and help mitigate operational liability. Field Operations crews utilize proprietary reporting software to maintain continuous communication with Management, streamline workflow, and provide timely job-status updates to clients.

Service

Natural Solutions will assign a dedicated Account Manager who will serve as your primary point of contact throughout the project. This individual will be available Monday–Saturday from 6:00 AM to 6:00 PM EST and will coordinate with District personnel to ensure clear and timely communication.

Supporting the Account Manager, an Operations Manager will oversee all Field Operations crews and work closely with the team to ensure efficient project delivery. Our in-house diesel mechanics are available within 24 hours should equipment issues arise in the field.

Competitive Advantage

Natural Solutions operates a Gulf Coast Division based in Riverview, FL and brings more than a decade of experience delivering high-volume projects across the Mid-South, Sun Belt, and Southeast regions. Our organization has built a reputation for reliability, responsiveness, and an elevated standard of service delivery.

Unlike many competitors, Natural Solutions assigns dedicated crews with extensive experience in CDD environments. Should we be awarded the project, our fleet and resources will be available daily to support Epperson Ranch II CDD. After establishing project logistics, our Field Operations team will begin work, and our Account Manager will provide daily updates to ensure full transparency.

Terms and Conditions

Payment Terms: Net 30

Deposit: 25%

Validity: This quotation is valid for 30 days.

If you have any questions or need additional information, please feel free to contact me at your convenience.



Sincerely,

A handwritten signature in black ink that appears to read "Salvatore Sivilotti".

Salvatore (Sam) Sivilotti
Owner
414-469-7228
sam@mulchinstalled.com

Epperson Ranch II CDD - Site Map



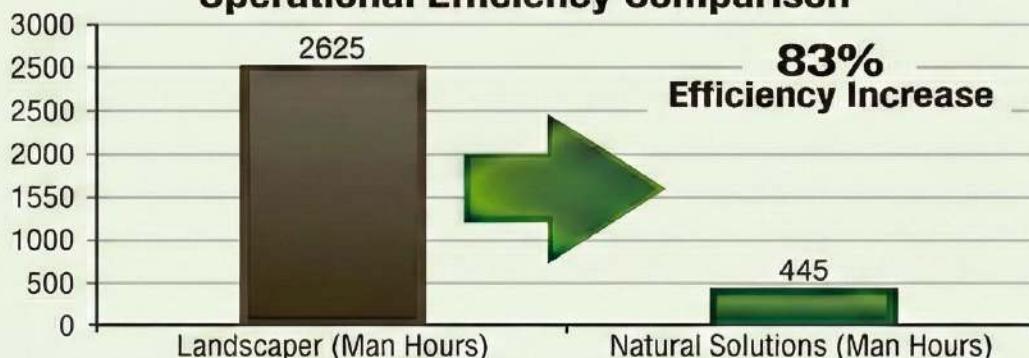


Operational Excellence and Efficiency

Job Name: Triple Creek CDD c/o Rizzetta & Company

Total Quantity (CY): 2625.00

Operational Efficiency Comparison



Total Cost Analysis



Key Results: Significantly reduced man hours and overall project cost.

Total Man Hour Savings
2180.00

Total Cost Savings
\$ 30,187.50

Customer Feedback

Had an inspection yesterday with a board member. She was very happy with the installation, should be repeat business for Natural Solutions for the foreseeable future.

-John Fowler, Landscape Inspection Specialist - Rizzetta & Company

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
www.mulchinstalled.com



ADDRESS
Inframark:Epperson Ranch II
CDD
Epperson Ranch II CDD
Overpass Rd. & Epperson Blvd.
Wesley Chapel, FL 33545

SHIP TO
Inframark:Epperson Ranch II
CDD
Epperson Ranch II CDD
Overpass Rd. & Epperson Blvd.
Wesley Chapel, FL 33545

Estimate 1085

DATE 01/21/2026

SALES REP
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	235	57.00	13,395.00

Contact Natural Solutions LLC to pay.
This quote is for a 1.5" mulch installation of all bed areas and
tree rings identified on the map attached.

SUBTOTAL 13,395.00
TAX 0.00

TOTAL \$13,395.00

Accepted By

Accepted Date

Property Analysis - Epperson Ranch II CDD - Mulch

Vendor	Material	Estimated Quantity	Estimated Price per CY	Estimated Total	Estimated Savings	Estimated Savings %
Natural Solutions	Pine Bark	235.00	\$ 57.00	\$ 13,395.00		
Fieldstone	Pine Bark	245.00	\$ 85.00	\$ 20,825.00	\$ 7,430.00	36%

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

Proposal

Proposal Number 22314
Date 12/04/25
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

IRR - November '25

Scope of Work:

Complete the following Irrigation Repairs from the November 2025 Inspection:

- (2) 2" Valve replacements - Zone 4 & 84 (Controller 1)
- (1) Drip Repair
- (1) Bubbler replacement
- (2) Lateral line repairs
- (4) Spray head replacements
- (2) Rotor replacements



Subtotal:	\$1,634.26
Total:	\$1,634.26

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

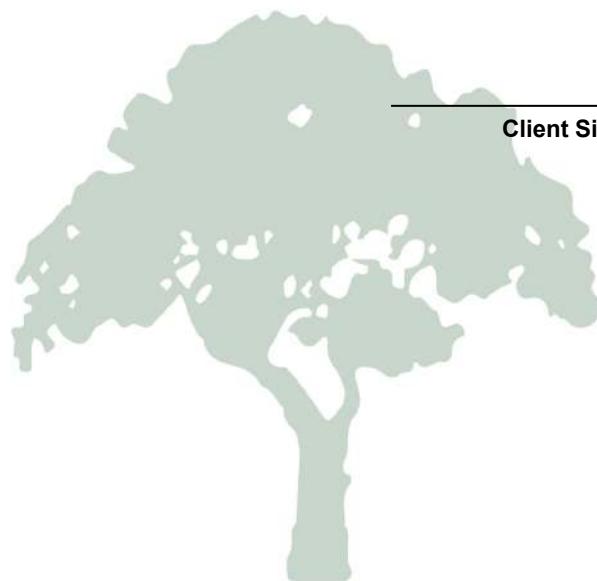
- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no 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.
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 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
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- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.



Client Signature

Date



Epperson Ranch II CDD Aquatics

Inspection Date:

12/26/2025 11:43 AM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Small patches of submerged filamentous algae and nuisance grasses present around the perimeter. Technicians will address both during an upcoming maintenance event.

Overhead photos were obscured by fog; low-profile only today.

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

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. It appears to have been recently treated, as it has begun to sink and break apart. A technician will inspect and re-treat if needed.

No nuisance grass observed.

Mild trash accumulation.

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

Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Patches of filamentous algae present. An algaecide treatment next visit should begin the decay process.
No nuisance grass observed.
Mild trash accumulation.

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

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One strip of filamentous algae present. It has been blown to one end by wind which will make for easy treatment.
No nuisance grass observed.

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

Inspection Report

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. It is turning blue which indicates a recent treatment. Technicians will continue to monitor to ensure decay is progressing and re-treat if needed.

Any nuisance grasses present will also be addressed.

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

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. This appears to be a more difficult to control species. A different algaecide formulation will be used for this pond until conditions improve.

No nuisance grass observed.

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

Inspection Report

SITE: 13

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Patches of nuisance grasses growing around the shoreline. Herbicide treatments will continue until conditions improve.
No algae observed.

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

SITE: 14

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Filamentous algae is clinging to swaths of nuisance grasses. Both can be treated simultaneously during an upcoming maintenance event.

<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>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara
			Other:

Inspection Report

SITE: 15

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. A technician will address 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
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

SITE: 16

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Another case of filamentous algae clinging to nuisance grass. The mixed used for pond 14 will also be used here to begin clearing both.

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

Inspection Report

MANAGEMENT SUMMARY



With January on the way, winter is nearly at its peak. Morning and nighttime temperatures have decreased, with the occasional daytime highs reaching 80°F. 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. Rainfall events have been few and far between, thus the water levels of most ponds have decreased as winter progresses. Decreased rainfall also provides assistance in the growth of algae. Decreased nighttime temperatures extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened daylight hours. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will re-color and become more lively.

Algae has continued to be the dominant issue. This is unusual during cooler months. Moving forward, technicians will employ a different algaecide mix to combat this growth. The new mix will also help control the small amount of nuisance grasses present.

During the inspection, I also noticed excessively wet sidewalks and algae growing in curbside drainage. Overwatering with reclaimed water will lead to algal blooms like we're seeing. Residents should be informed of current water restrictions set by Pasco County.

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!

Inspection Report

MAINTENANCE AREA



EPPERSON RANCH II CDD

Epperson Boulevard, Wesley Chapel

Gate Code:











Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 1/8/2026 DUE 2/7/2026 ESTIMATE #

BILL TO
Epperson Ranch II CDD
1540 International P
Lake Mary FL 32746

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
<p>Trash Removal/DumpsterTechnicians to collect debris along the publix cart-path bridge.</p>			
Technicians to create access through the dense vegetation, and collect all synthetic debris items which have been discarded within the bridge's vicinity and in the water. Collected trash to be transported offsite and disposed of at solid waste facility.	1.00	630.00	630.00

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

TOTAL **630.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



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

ESTIMATE

DATE 12/8/2025 DUE 1/7/2026 ESTIMATE #

BILL TO
Epperson Ranch II CDD
1540 International P
Lake Mary FL 32746

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

Steadfast Environmental to perform herbicide applications in the wetland mitigation area as outlined by ERP 43026736.049. One treatment event to occur per quarter, for a total of four (4) in the year 2026.

The highlighted Wetland Mitigation area totals approx. 1.66 acres. Technicians will be deployed with backpack sprayers in addition to spray-tank equipped ATV to treat all observed Florida Invasive Species Council (FISC) listed Category I, II or III nuisance exotic or invasive flora/vegetation found in the mitigation areas with EPA approved herbicides.

4.00 387.50 1,550.00

To be billed per event.
EST Timeframe: 1 Day per event
Per event: \$387.50
Annual total: \$1,550.00

Steadfast Environmental shall monitor onsite the highlighted wetland mitigation area for one (1) year annually, as required by SWFWMD ERP No. 43026736.049. This scope will include two(2) site visits in 2026 to assess and document the conditions of the mitigation areas onsite. Documentation obtained will be compiled into a formal monitoring report, and submitted to SWFWMD.

1.00 850.00 850.00

To be billed on completion.
EST Timeframe: 1 Day per event
Annual total: \$800

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

TOTAL 2,400.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

**Beacon Epperson Homeowners Association, Inc.
and ACPF Curley Wesley Chapel, LLC**
c/o American Realty Advisors, LLC
515 S. Flower St.
49th Floor
Los Angeles, CA 90071
213.233.5700 • Fax: 213.947.1480

January 14, 2026

Via UPS Overnight Delivery

Epperson Ranch II CDD
c/o DPFG Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746
Attn: David McInnes

Epperson Ranch II CDD
c/o Inframark, IMS
313 Campus Street
Celebration, FL 34747
Attn: Kristee Cole

With copy to:

John M. Vericker, Esq.
Straley Robin Vericker, P.A.
1510 West Cleveland Street
Tampa, Florida 33606

Kyle M. Magee, Esq.
Kutak Rock LLP
107 W College Ave
Tallahassee, Florida 32301

Re: Termination of Maintenance License Agreement
Beacon Epperson ("Property")
8459 Rockfleet Dr, Wesley Chapel, FL 33545

Epperson Ranch II CDD Board of Supervisors,

ACPF Curley Wesley Chapel, LLC is the owner of 174 townhomes located at Beacon Epperson, having a main address at 8459 Rockfleet Dr, Wesley Chapel, FL 33545, and the sole member of Beacon Epperson Homeowners Association, Inc.

We write to you regarding the Maintenance License Agreement between Epperson Ranch II Community Development District ("CDD") and CRP/BG/Epperson Owner, L.L.C, dated December 2, 2021, as ultimately assigned to Beacon Epperson Homeowners Association, Inc., attached hereto as Exhibit A (the "Agreement").

We hereby request termination of the Agreement effective March 1, 2026 based on the following facts and circumstances. We further request that the CDD appropriately document termination of the agreement at the next Board of Supervisors meeting on January 22, 2026.

- The CDD vastly altered the methodology of allocating Operations and Maintenance ("O&M") assessments for Fiscal Year 2026, increasing assessments for Beacon Epperson by 532%, compared to 12% for all other homeowners in the CDD.
- The current allocation of O&M assessments is contrary to the intent of the Agreement, as confirmed to us by the party that entered into the agreement and as evidenced by the application of the Agreement by the CDD Board of Supervisors that entered into the Agreement for Fiscal Year 2022 – an interpretation consistently applied for four consecutive fiscal years.

- The CDD's revised application of the Agreement mid-term – requiring us to maintain CDD owned land at our sole cost for the mutual benefit of all other homeowners – is inconsistent with how the Agreement was intended to function in good faith.
- We believe the CDD's change to a long-standing practice and interpretation is inconsistent with the statutory requirement to apportion O&M assessments in proportion to the benefits received by each tract of land, especially considering that our community and all CDD land adjacent to our community, as covered by the Agreement, is bifurcated from the remainder of the CDD by a Pasco County owned road (Curley Road).
- The current O&M assessments violated the express prohibition on increasing Administrative Costs charged to our community by more than 5% per fiscal year. Fiscal Year 2025 Administrative Cost charges were \$119.73 per unit (as shown in the Fiscal Year 2026 Adopted Final Budget), compared to Fiscal Year 2026 Administrative Cost charges of \$127.70, a 6.7% increase (based on the Total Financial & Administrative line item shown in the Fiscal Year 2026 Adopted Final Budget).

We appreciate the board's understanding in this matter and thank you for the time and work put into managing the CDD. We look forward to continuing a productive relationship with the CDD and this board but simply cannot continue to bear 100% of the financial burden to maintain such a large portion of CDD with no offset in our allocation of other CDD assessments.

Sincerely,

Beacon Epperson Homeowners Association, Inc.
and ACPF Curley Wesley Chapel, LLC



Scott Darling
515 S. Flower Street, 49th Floor
Los Angeles, CA 90071
Phone: 213.233.5700
E-Mail: sdarling@aracapital.com

MR:ll

cc: Mr. Todd Hansen (thanson@aracapital.com)
Mr. Kirk Helgeson (khelgeson@aracapital.com)
Mr. Harrison Hohman (hhohman@ay-ara.com)
Mr. Stanley Iezman (siezman@aracapital.com)
Mr. Michael Rudis (mrudis@ay-ara.com)
Ms. Martha Shelley (mshelley@aracapital.com)

Exhibit A
Maintenance License Agreement

Maintenance License Agreement

(Epperson Ranch II CDD)

This Maintenance License Agreement ("Agreement") is made as of December 2, 2021, between the **Epperson Ranch II Community Development District**, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), and **CRP/BG Epperson Owner, L.L.C.**, a Delaware limited liability company authorized to conduct business in the State of Florida, its successors and assigns ("CRP/BG"). CRP/BG and the District are collectively referred to as the "parties."

Background Information

The District owns certain roads, wetland conservation areas and park sites within the Epperson Ranch II Community Development District, identified as Tract A-2, Tract B-4 and Tract P-1 (the "District Property") on the plat of Meadow Ridge Phase B Plat recorded in Plat Book 85 Pages 142 through 153 of the Public Records of Pasco County, Florida (the "Plat").

CRP/BG will be purchasing certain lots within the District, identified as Lots 1 through 174 on the Plat.

The parties agree that CRP/BG shall maintain the District Property pursuant to this Agreement.

Operative Provisions

1. **Background Information.** The foregoing Background Information is true and correct and are hereby incorporated into this Agreement by this reference.
2. **Grant of License.** The District hereby grants to CRP/BG, its successors and assigns, a limited, non-exclusive license over, across, under, and around the District Property for the sole purpose and as necessary for operating, maintaining, repairing and replacing the District Property (the "License"). The License includes rights of ingress and egress as may be reasonably necessary for CRP/BG and its employees and contractors to access the District Property to facilitate such services.
3. **Maintenance and Repair of District Property.** CRP/BG, its successors and assigns, shall be responsible, at its sole cost, for maintaining, replacing, or repairing the District Property, as further described in the attached **Exhibit A** (the "Maintenance Services"). Any work performed by or on behalf of CRP/BG pursuant to the License shall be performed in accordance with all applicable governmental standards, regulations and permits and shall be performed in a good, workmanlike and lien-free manner. CRP/BG will be responsible for any fines or penalties assessed against District as a result of CRP/BG's actions or failure to perform its obligations under this Agreement.
4. **Inspection, Correction, and Reporting of Incidents.** CRP/BG shall conduct regular inspections of the District Property and correct any issues in accordance with this Agreement. CRP/BG shall notify the District of any material adverse claims or incidents occurring on the District Property.
5. **Operating and Maintenance Cost; Administrative Costs.** As long as CRP/BG is providing the Maintenance Services, CRP/BG shall not be assessed the District's operating and maintenance costs related to the maintenance of the District Property. CRP/BG shall pay, however, the District's annual "Administrative Costs" (herein so called) with respect to the District Property in the amount of One Hundred Five and 00/100 Dollars (\$105.00) for the District's 2021/2022 fiscal year, and as set forth in the approved operations and maintenance budget of the District for each fiscal year thereafter;

however, during the Initial Term, the Administrative Costs to be paid by CRP/BG to the District shall not increase by more than five percent (5%) per fiscal year. Following the Initial Term, the District shall provide advance notice to CRP/BG if the Administrative Costs are increased by more than 5% for the next fiscal year and any increase in Administrative Costs shall be consistent with the actual increase in administrative costs incurred by the District.

6. **Reserve Fund.** CRP/BG shall conduct a reserve study and set up a reserve fund for the maintenance and/or repair of the District Property.
7. **Insurance.** CRP/BG and its vendors performing services to the District Property shall maintain general commercial liability insurance in an aggregate amount not less than One Million Dollars (\$1,000,000.00), including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without at least 10 days prior written notice the District.
8. **Term and Termination.** The "Initial Term" (herein so called) of this Agreement shall be for four (4) years from the date of this Agreement. At the end of the Initial Term, this Agreement shall automatically renew for subsequent terms of one (1) year each pursuant to the same terms and conditions as the Initial Term. Either party may terminate this Agreement without cause to be effective on September 30th of the District's current fiscal year, upon not less than one hundred eighty (180) days advance written notice to the other party.
9. **Events of Default.** Each of the following shall constitute an "Event of Default" (herein so called) by CRP/BG under this Agreement:
 - (A) **Failure to Pay Administrative Costs.** Failure to pay the Administrative Costs to the District when due, followed by CRP/BG's failure to make such payment within thirty (30) days after written notice thereof given to CRP/BG by the District.
 - (B) **Failure to Perform Maintenance Services.** Failure to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default from the District; provided that if CRP/BG is not able through the use of commercially reasonable efforts to cure such failure within a 30-day period, CRP/BG's failure is not an Event of Default if CRP/BG commences to cure such failure within the 30-day period and thereafter diligently pursues the cure.
10. **Remedies.** Upon the occurrence of an Event of Default, the District may elect any one or more of the following remedies:
 - (A) **Performance of Maintenance Services.** The District, at its sole discretion and without further notice, may elect to perform the Maintenance Services, initiate a maintenance program, and thereby assume full maintenance responsibility for all or any portion of the District Property. In the event the District so elects to perform the Maintenance Services for all or any portion of the District Property, and following receipt of written notice from the District, CRP/BG shall promptly discontinue the Maintenance Services until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which CRP/BG may have entered to perform Maintenance Services. Further, in such event, CRP/BG agrees that upon the District's performance of the Maintenance Services, CRP/BG shall reimburse the District annually for

the costs so incurred within thirty (30) days following receipt of an invoice therefor. CRP/BG's failure to timely pay the invoice in full shall be deemed an Event of Default hereunder.

(B) Other Remedies and Opportunity to Cure. The District shall be entitled to exercise all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. The parties agree and stipulate as to the irreparable harm that may be caused by CRP/BG's failure to perform the Maintenance Services and as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, CRP/BG's performance of the Maintenance Services.

(C) Emergency Intervention by the District. In the event of an emergency, as determined by the District in its reasonable sole discretion, and regardless of the notice and cure provisions in Section 9(B) above, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the Maintenance Services for the District Property. Further, in such event, CRP/BG agrees that upon the District's performance of the Maintenance Services pursuant to this section, CRP/BG shall reimburse the District for the costs so incurred within thirty (30) days following receipt of an invoice therefor. CRP/BG's failure to timely pay the invoice in full shall be deemed an Event of Default hereunder.

11. **Indemnification.** CRP/BG shall indemnify and hold the District and its agents and officers harmless from and against all third-party claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) for (i) any injury to or death of any person, (ii) damage to or theft, destruction, loss, or loss of use of any property or inconvenience, or (iii) any violation of any governmental law, ordinance, rule or regulation, occasioned by the acts or omissions of CRP/BG in the performance of its obligations under this Agreement. The indemnity obligations under this section shall survive the expiration or termination of this Agreement.
12. **Covenants Running with the Land; Binding Effect.** The rights and burdens created hereby shall be appurtenant to and shall constitute covenants running with the land, shall bind the parties or their successors, and shall inure to the parties' benefit. Upon CRP/BG's assignment of this Agreement, CRP/BG shall be released from all obligations and liabilities arising hereunder from and after the date of assignment.
13. **Amendment.** Only the parties, or their respective successors or assigns, by mutual agreement may modify this Agreement. Any such amendment must be in writing and signed by the parties.
14. **Waiver.** No waiver of any provision hereof shall be effective unless done in writing and signed by the party entitled to enforce such provision. Nor shall any single waiver constitute a waiver of any subsequent obligation.
15. **Attorneys' Fees.** In the event of any dispute arising under this Agreement, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive termination of this Agreement.

16. **Governing Law; Venue.** This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Pasco County, Florida.

17. **No Third-Party Beneficiaries; No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The License granted hereby and other terms and conditions of this Agreement shall not constitute dedications to the public. No member of the public shall have any rights hereunder.

18. **E-Verify.** CRP/BG agrees to comply with all federal immigration laws and regulations applicable to its employees. CRP/BG acknowledges and agrees that the District is a public employer and is subject to the "E-Verify" requirements provided in Section 448.095, *Florida Statutes*, and the provisions of said statute are applicable to this Agreement, including, but not limited to, registration with and use of the E-Verify system. Notwithstanding the provisions of Section 9 above, if the District has a good faith belief that CRP/BG has knowingly employed, hired, recruited, or referred an alien who is not duly authorized to work by the federal immigration laws or the Attorney General of the United States to perform Maintenance Services under this Agreement, the District shall have the right to terminate this Agreement upon ten (10) day's prior written notice to CRP/BG. If the District has a good faith belief that a contractor or subcontractor of CRP/BG performing Maintenance Services under this Agreement has knowingly employed, hired, recruited, or referred an alien who is not duly authorized to work by the federal immigration laws or the Attorney General of the United States to perform Maintenance Services under this Agreement, the District promptly notify CRP/BG in writing and order CRP/BG to immediately terminate its contract with the contractor or subcontractor. CRP/BG shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on CRP/BG's failure to comply with the E-Verify requirements referenced in this section.

19. **Public Records.**

(A) **Compliance with Public Records Laws.** CRP/BG shall, pursuant to and in accordance with Section 119.0701, *Florida Statutes*, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following the termination of this Agreement if CRP/BG does not transfer the records to the District; and

4. Following the termination of this Agreement, at the option of CRP/BG, either transfer, at no cost to the District, all public records in possession of CRP/BG, or keep and maintain such public records in the possession of CRP/BG. If CRP/BG transfers all public records to the District, following the termination of this Agreement, CRP/BG shall destroy any duplicate

public records that are confidential or exempt from public disclosure requirements. If CRP/BG keeps and maintains public records following the termination of this Agreement, CRP/BG shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

(B) Requests Made to District. CRP/BG acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), *Florida Statutes*. If notified by the District of a public records request for records not in the possession of the District but in possession of CRP/BG, CRP/BG shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. CRP/BG acknowledges that should CRP/BG fail to provide the public records to the District within a reasonable time, CRP/BG may be subject to penalties pursuant to Section 119.10, *Florida Statutes*.

C. Questions. IF CRP/BG HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CRP/BG'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CRP/BG MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

DPFG Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746
Attn: David McInnes
Telephone: (321) 263-0132
Email: dmcinnes@dpfgmc.com

20. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
21. **Counterparts.** This Agreement may be executed in one or more separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.
22. **Notice.** Every notice, approval, consent, or other communication authorized or required by this Agreement shall not be effective unless same shall be in writing and (i) delivered in person or (ii) sent by a nationally recognized overnight delivery service or (iii) mailed postage prepaid by United States registered or certified mail, return receipt requested, addressed in each case to the other party at its address(es) given below, or to such other address(es) as either party may designate by notice given from time to time in accordance with this section. A notice shall be deemed to have been received (a) upon the date of delivery or refusal thereof, if delivered personally or by overnight courier, or (b) five (5) days after mailing such notice, if sent by registered or certified mail.

To the District: Epperson Ranch II Community Development District
c/o DPG Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746
Attn: David McInnes

with a copy to: John M. Vericker, Esq.
Straley Robin Vericker, P.A.
1510 West Cleveland Street
Tampa, Florida 33606

To CRP/BG: CRP/BG Epperson Owner, L.L.C.
2229 San Felipe Street, 16th Floor
Houston, Texas 77019
Attn: Paul M. Davey

and to: CRP/BG Epperson Owner, L.L.C.
c/o The Carlyle Group
1001 Pennsylvania Avenue, N.W.
Suite 220 South
Washington, D.C. 20004
Attn: Scott Weir

with a copy to: Rocke Mclean & Sbar, P.A.
2309 S. MacDill Avenue
Tampa, Florida 33629
Attn: Robert D. McLean, Esq.

23. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect if the essential provisions of Section 3 (as may be amended) of this Agreement remains in full force and effect.
24. **Electronic Signatures.** The parties agree that electronic signatures (through 3rd party signature authentication software or other means) are acceptable for purposes of binding the parties to this Agreement and may be relied upon as if this Agreement was traditionally signed and delivered (originals or scanned versions). In the event that one or both parties elect to electronically sign this Agreement without the use of 3rd party signature authentication software, the District shall request email confirmation from the other party of acceptance of the electronic signature(s) after transmitting a fully executed copy to them for their review and approval and shall maintain such transmission email and such confirmation email for the same period as it maintains a fully executed copy of this Agreement. This section is intended to comply with all applicable Florida law, including but not limited to, Chapter 668, *Florida Statutes*.

25. Entire Agreement. This Agreement and all exhibits attached hereto contain the entire agreement between the parties with respect to the maintenance of the District Property and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CRP/BG Epperson Owner, L.L.C.,
a Delaware limited liability company

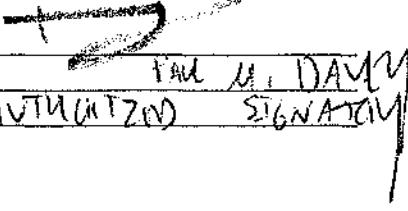
By _____
Name: _____
Title: _____

Epperson Ranch II
Community Development District


Name: Michael Lawson
Title: Chairman

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CRP/BG Epperson Owner, L.L.C.,
a Delaware limited liability company

By 

Name: PAUL M. DAVY
Title: AVTUR/ATZIN SIGNATURE

Epperson Ranch II
Community Development District

Name: _____
Title: _____

EXHIBIT A

Maintenance Services

Maintenance Services shall include maintaining in a safe and clean condition (including, but not limited to, clearing, cleaning, repair and replacement, as needed) the following facilities belonging to the District or for which the District has maintenance responsibilities: the roadways, including the repairs of asphalt, replacement of roadway striping and markings, roadway signage repair and replacement, and stormwater drainage grates; the cleaning and maintaining of the stormwater management system; landscaped areas and irrigation; fencing; and street lights.

ASSIGNMENT OF CDD LICENSE AGREEMENT

This instrument is executed and delivered as of the 26th day of July, 2022 (the "Closing Date") by and between CRP/BG Epperson Owner, L.L.C., a Delaware limited liability company ("Seller"), and Balcara at Epperson Homeowners Association, Inc., a Florida not for profit corporation ("Association"), pursuant to that certain Purchase and Sale Agreement dated April 12, 2022 between Seller, as seller, and SVF Acquisitions, LLC, a Delaware limited liability company ("Contract Purchaser"), as purchaser (the "Initial Purchase Agreement"), as amended by that certain Amendment to Purchase and Sale Agreement dated as of July 14, 2022 by and between Seller and Contract Purchaser, and as assigned by that certain Assignment and Assumption of Purchase and Sale Agreement dated as of July 26, 2022 by and between Contract Purchaser, as assignor, and ACPF Curley Wesley Chapel, LLC, a Delaware limited liability company ("Purchaser"), as assignee (the Initial Purchase Agreement, as so amended and assigned, is hereafter referred to herein as the "Agreement"), covering the real property more particularly described therein ("Real Property").

1. Assignment of CDD License Agreement. For good and valuable consideration, Seller hereby assigns, transfers, sets over and conveys to Association, and Association hereby accepts, Seller's right, title and interest in and to that certain Maintenance License Agreement dated as of December 2, 2021 between the CDD and Seller (the "CDD License Agreement").

2. Assumption. Association hereby accepts and assumes the liability and obligations of Seller under the CDD License Agreement.

3. Agreement Applies. The covenants, agreements, disclaimers, representations, warranties, indemnities and limitations provided in the Agreement with respect to the Real Property (including, without limitation, the limitations of liability provided in the Agreement) are hereby incorporated herein by this reference as if herein set out in full and shall inure to the benefit of and shall be binding upon Purchaser and Seller and their respective successors and assigns. Capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

4. Disclaimer. Except as otherwise set forth in the Agreement, which provisions are hereby incorporated by this reference as if herein set out in full, the CDD License Agreement is conveyed by Seller and accepted by Association WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF WHATSOEVER NATURE, EXPRESS OR IMPLIED, IT BEING THE INTENTION OF SELLER AND PURCHASER EXPRESSLY TO NEGATE AND EXCLUDE ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY CONVEYED HEREUNDER, AND ALL OTHER REPRESENTATIONS AND WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY THE UNIFORM COMMERCIAL CODE OF THE STATE OR STATES WHERE THE REAL PROPERTY IS LOCATED.

5. Limitation of Liability. Notice is hereby given that all persons dealing with Seller shall look to the assets of Seller for the enforcement of any claim against Seller. None of the trustees, officers, directors, employees, members, owners, partners or shareholders of Seller shall have any personal liability for any of the liability or obligations of Seller.

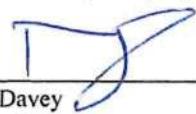
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IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the Closing Date.

SELLER:

CRP/BG EPPERSON OWNER, L.L.C.,
a Delaware limited liability company

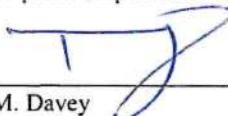
By: _____
Name: Paul M. Davey
Title: Authorized Signatory



ASSOCIATION:

BALCARA AT EPPERSON HOMEOWNERS ASSOCIATION, INC.,
a Florida not for profit corporation

By: _____
Name: Paul M. Davey
Title: President



ASSIGNMENT OF CDD LICENSE AGREEMENT

This instrument is executed and delivered as of February 16, 2024 (the "Closing Date"), by and between Balcara at Epperson Homeowner's Association, Inc., a Florida not for profit corporation ("Balcara Association"), and Beacon Epperson Homeowners Association, Inc., a Florida not-for-profit corporation ("Beacon Association"), pursuant to that certain Purchase and Sale Agreement dated April 12, 2022 between CRP/BG Epperson Owner, L.L.C., a Delaware limited liability company ("Seller"), as seller, and SVF Acquisitions, LLC, a Delaware limited liability company ("Contract Purchaser"), as purchaser (the "Initial Purchase Agreement"), as amended by that certain Amendment to Purchase and Sale Agreement dated as of July 14, 2022 by and between Seller and Contract Purchaser, and as assigned by that certain Assignment and Assumption of Purchase and Sale Agreement dated as of July 26, 2022 by and between Contract Purchaser, as assignor, and ACPF Curley Wesley Chapel, LLC, a Delaware limited liability company ("Purchaser"), as assignee, and as amended by that certain Second Amendment to Purchase and Sale Agreement dated June 29, 2023 by and between Seller and Purchaser (the Initial Purchase Agreement, as so amended and assigned, is hereafter referred to herein as the "Agreement"), covering the real property described therein ("Real Property").

1. **Assignment of CDD License Agreement.** For good and valuable consideration, Balcara Association hereby assigns, transfers, sets over and conveys to Beacon Association, and Beacon Association hereby accepts, Balcara Association's right, title, and interest in and to that certain Maintenance License Agreement dated as of December 2, 2021, between the Epperson Ranch II Community Development District and Seller (the "CDD License Agreement").

2. **Assumption.** Beacon Association hereby accepts and assumes the liability and obligations of Balcara Association under the CDD License Agreement.

3. **Agreement Applies.** The covenants, agreements, disclaimers, representations, warranties, indemnities, and limitations provided in the Agreement with respect to the Real Property (including, without limitation, the limitations of liability provided in the Agreement) are hereby incorporated herein by this reference as if herein set out in full and shall inure to the benefit of and shall be binding upon Beacon Association and Balcara Association and their respective successors and assigns. Capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

4. **Disclaimer.** Except as otherwise set forth in the Agreement, which provisions are hereby incorporated by this reference as if herein set out in full, the CDD License Agreement is conveyed by Balcara Association and accepted by Beacon Association WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF WHATSOEVER NATURE, EXPRESS OR IMPLIED, IT BEING THE INTENTION OF BALCARA ASSOCIATION AND BEACON ASSOCIATION EXPRESSLY TO NEGATE AND EXCLUDE ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY CONVEYED HEREUNDER, AND ALL OTHER REPRESENTATIONS AND WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY THE UNIFORM COMMERCIAL CODE OF THE STATE OR STATES WHERE THE REAL PROPERTY IS LOCATED.

5. **Limitation of Liability.** Notice is hereby given that all persons dealing with Balcara Association shall look to the assets of Balcara Association for the enforcement of any claim against Balcara Association. None of the trustees, officers, directors, employees, members, owners, partners or shareholders of Balcara Association shall have any personal liability for any of the liability or obligations of Balcara Association.

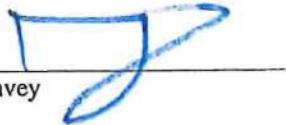
[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the Closing Date.

BALCARA ASSOCIATION:

BALCARA AT EPPERSON HOMEOWNER'S ASSOCIATION, INC.,
a Florida not for profit corporation

By: _____
Name: Paul M. Davey
Title: President

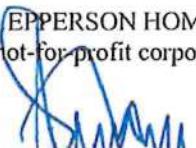
A handwritten signature in blue ink, appearing to read "P.M. DAVEY".

[signatures continue on following page]

[SIGNATURE PAGE TO ASSIGNMENT OF CDD LICENSE AGREEMENT]

BEACON ASSOCIATION:

BEACON EPPERSON HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: 
Name: Stanley Iezman MR.
Title: Secretary and Treasurer

[SIGNATURE PAGE TO ASSIGNMENT OF CDD LICENSE AGREEMENT]

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Permit No.: 43027996.014 Application No.: 778876 Date Issued (if modification): 10/03/19

Identification or Name of Stormwater Management System: Meadow Ridge Mass Grading

Phase of Stormwater Management System (if applicable): n/a

Name of Operation and Maintenance Entity: Epperson Ranch II CDD

Address of Operation and Maintenance Entity: _____

Cost estimate attached

Total annual operating expenses, including maintenance costs, for the estimated remaining useful life of the system accounting for annualized capital or replacement costs or deferred maintenance expenses for the system, including those components where maintenance or replacement frequencies are less frequent than once per year, for each BMP in the stormwater management system and any associated infrastructure, in current year dollars.

Operation and Maintenance Entity (Select All That Apply):

- Local, state, or federal government agencies; municipal service other special taxing units, water control or drainage districts; community development, special assessment, or water management districts
- Communication, water, sewer, stormwater, electrical, or other public utility
- Construction permittee (see Section 12, Volume I)
- Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations
- Other (Describe the Other Operation and Maintenance Entity below)

Certification by Operation and Maintenance Entity:

Certification Provisions for the Operation and Maintenance Entity (Select All That Apply):

- Municipal Separate Storm Sewer System (MS4) permittee subject to Chapter 62-624, F.A.C.
(Identify the applicable Florida Department of Environmental MS4 permit below):

- Non-profit corporation subject to the Homeowners' Association Act under Chapter 720, Florida Statutes

Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Construction permittee that will not be the Operation and Maintenance Entity. (Identify the intended Operation and Maintenance Entity below:)
Epperson Ranch II CDD

Other: Operation and Maintenance Entity not otherwise selected for this section. Describe the Other Operation and Maintenance Entity below, such as State or federal agency, Property Owners' Association, etc.:

The below Permittee or Operation and Maintenance Entity certifies that this form is true, accurate, and complete; and that it has the financial capability to operate and maintain the system in perpetuity including costs of inspections, operation, repair, and replacement of the system once the system meets its expected life. The signee below will be responsible for all maintenance, operation, and repair costs for the stormwater system of the above permit in perpetuity, until such time the system is properly abandoned, or the permit is transferred to a new operation and maintenance entity.

Name of Permittee or Operation and Maintenance Entity: **Epperson Ranch II CDD**

Name: **Joseph Murphy** Title: **Chairman**

Signature: _____ Date _____



Mitigation Cost Estimate

Build 1.22 acres of herbaceous wetland mitigation area

1. Survey

Stake mitigation for construction; return for as-built survey shots after construction= 60 hours @ \$110/hours = \$6,600

2. Silt Screen

Install 2,500 linear feet of silt screen @ \$0.80 per foot= \$2,000

3. Earthwork

Excavate 1.22 acres of uplands an average of 3 feet = 5,905 cubic yards @ \$2.20 per cubic yard = \$12,990.

4. Planting (Including woody buffers and pond littoral shelf)

800 1-gallon sized shrubs @ \$2.50 each = \$2,000.00

375 3-gallon sized trees @ \$7.50 each = \$2,812.50

10,500 4" potted herbs @ \$.50 each = \$5,250.00

Total = \$10,062.50

5. Monitoring

Inspect mitigation area semi-annually for 3 years and provide reports = 6 events @ \$1,200.00 = \$7,200

6. Maintenance

Weed control events 8 times in year one, 6 times in each year's two and three = 20 events @ \$1,200 each = \$24,000

7. Total

- a. Survey \$ 6,600
- b. Silt Screen \$ 2,000
- c. Earthwork \$ 12,990
- d. Plants \$ 10,062.50
- e. Monitoring \$ 7,200
- f. Maintenance \$ 24,000

TOTAL \$ 62,852.50 X 110% = **\$69,137.75**



Water Elevation = 110.7
(T = 15-05)

ELAM ROAD

**EXISTING ASPHALT ROAD
(50' MAINTAINED R/W)**

100

10

PPERSON RAN
PHASE 6

20-FT GEOWEB WEIR
INV. # 108.9
(SEE DETAIL THIS
SHEET)

Water Div. = 107.95
(3-18-05)

11 NORTH

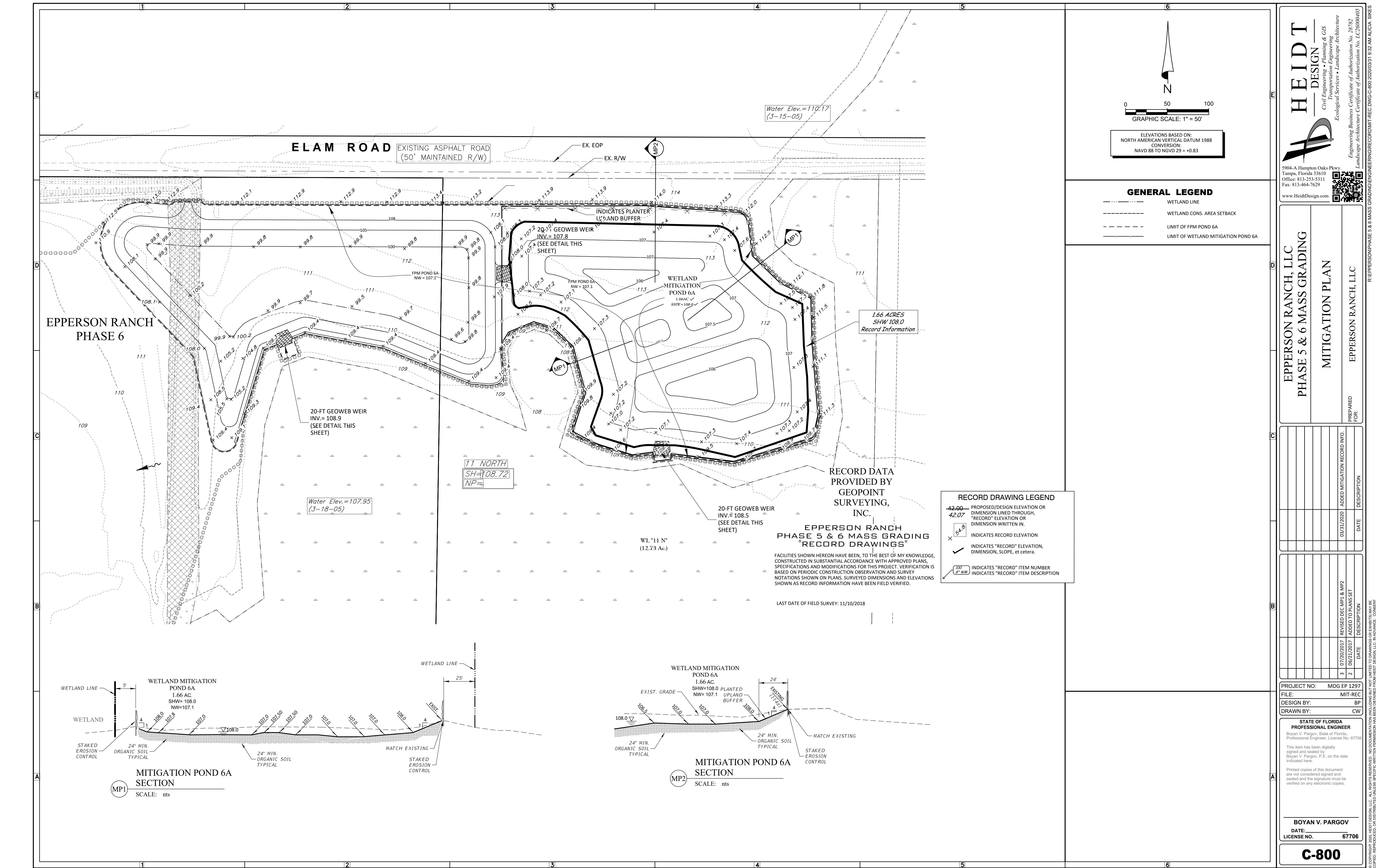
NOT INCLUDED

30-FT GEOWEB W/
INV. # 108.5
(SEE DETAIL THIS
SHEET)

EPPERSON RANCH
PHASE 5 & 6 MASS GRADING
"RECORD DRAWINGS"

RECORD DATA
PROVIDED BY
GEOPOINT
SURVEYING,
INC.

168 ACRES
SHW 108.0



RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Epperson Ranch II Community Development District ("District") is a local unit of special-purpose government situated in Pasco County, Florida (the "County");

WHEREAS, the Board of Supervisors of the District (the "Board") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a "qualified elector" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Michael Lawson

Seat No. 2, Currently held by Doug Draper

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026 through noon, Friday June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

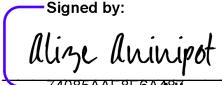
- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on January 12, 2026.

Attest:

Signed by:

Print Name: Alize Aninipot
 Secretary / Assistant Secretary

**Epperson Ranch II
Community Development District**

Signed by:

Print Name: Joseph Murphy
 Chairperson / Vice Chairperson

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Riverbend West Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Joseph Murphy</u>	Chair
<u>Michele Frank</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Doug Draper</u>	Assistant Secretary
<u>Michael Lawson</u>	Assistant Secretary
<u>Miguel Casellas-Gil</u>	Assistant Secretary
<u>Kristee Cole</u>	Assistant Secretary
<u>Alize Aninipot</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of January, 2026.

ATTEST:

**EPPERSON RANCH II
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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