

Epperson Ranch II Community Development District

April 23, 2026

Revised Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 267 888 670 903 36 **Passcode:** Ap7jb3J5
Call In Number: 646-838-1601 **Phone Conference ID:** 942 797 931#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



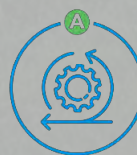
COLLABORATION



LEADERSHIP



Page 1
EXCELLENCE



ACCOUNTABILITY



RESPECT

Epperson Ranch II Community Development District

Board of Supervisors:

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

Staff:

Alize Aninipot, District Manager
Kristee Cole, Senior District Manager
Elizabeth Coons, District Accountant
Vasili Kostakis, District Engineer
Jere Earlywine, District Counsel
Mateo Soto, Fieldstone
Kevin Riemensperger, Steadfast Alliance
John Fowler, Inframark
Melissa Williams, District Admin

Final Meeting Agenda Thursday, April 23, 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 Regular Meeting Minutes from March 23, 2026.....Page 3
5. **Staff Reports**
 - A. District Accountant
 1. Review of the April Financial Snapshot.....Page 8
 2. Acceptance of the March Check Register.....Page 9
 - B. Field Inspection Report.....Page 18
 - C. Landscape Update Report.....Page 26
 1. Consideration of Proposal on Freeze Plants.....Page 35
 - D. Aquatic Maintenance Report.....Page 42
 1. Consideration of Pond 8 Fountain Proposal with NTE \$5,000.....Page 50
 2. Consideration of New Pricing for Fountain on Pond 7.....Page 51
 - E. District Counsel
 1. Discussion of DRB Cost-share Agreement
 2. Consideration of Flowerbed/Filler Mulch Proposal.....Page 52
 - F. District Engineer
 1. Consideration of Proposals for Earthen Weir Repair.....Page 55
 2. Discussion of Outstanding Invoice from FY2025
 - G. District Manager
 1. Discussion of Vacancy of Open Seat
 2. Discussion of FY2027 Proposed Budget
6. **Business Items**
 - A. Consideration of Dog Park Signs Proposal.....Page 58
7. **Audience Comments**
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Thursday, May 7, 2026, at 5:00 p.m.

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

Meeting ID: 267 888 670 903 36 Passcode: Ap7jb3J5

Dial in by phone

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

District Office:

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

<https://www.eppersonranch2cdd.org/>

Meeting Location:

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

1 **MINUTES OF MEETING**
2 **EPPERSON RANCH II**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community
6 Development District was held on Monday, March 23, 2026 at 5:00 p.m. at Watergrass 2 Club.,
7 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.
8

9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Ms. Aninipot Called the meeting to order at 5:00 p.m. and conducted a roll call.
11

12 Present and constituting a quorum were:

13 Joseph Murphy	Board Supervisor, Chairman
14 Michele Frank	Board Supervisor, Vice Chairperson
15 Miguel Casellas-Gil	Board Supervisor, Assistant Secretary

16
17 Also present were:

18		
19 Kristee Cole	Senior District Manager, Inframark	
20 Alize Aninipot	District Manager, Inframark	
21 Natasha Sowani	Director of Accounting, Inframark (<i>via teleconference</i>)	
22 Vasili Kostakis	District Engineer, Stantec (<i>via teleconference</i>)	
23 John Fowler	Field Services, Inframark	
24 Nate Montagna	Maintenance Supervisor, Inframark	
25 Shane Wumkes	Fieldstone	
26 Mateo Soto	Fieldstone	
27 Kyle McGee	District Counsel, Kutak Rock (<i>via teleconference</i>)	
28 Kevin Riemensperger	Representative, Steadfast Alliance	
29		

30 **SECOND ORDER OF BUSINESS**

Approval of the Agenda

31
32 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
33 Board approved the March 23, 2026, Final Agenda, for the Epperson Ranch
34 II Community Development District.

35
36 **THIRD ORDER OF BUSINESS**

Audience Comments

37 There were no audience comments.
38

39 **FOURTH ORDER OF BUSINESS**

Business Administration

40 **A. Consideration of the Regular Meeting Minutes from January 22, 2026**
41

42 On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
43 Board approved the January 22, 2026, Regular Meeting Minutes, for the Epperson Ranch
44 II Community Development District.

45 **B. Consideration of the Regular Meeting Minutes from February 5, 2026**
46

47 On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
48 Board approved the February 5, 2026, Regular Meeting Minutes, for the Epperson Ranch
49 II Community Development District.

50
51 **FIFTH ORDER OF BUSINESS** **Staff Reports**

52 **A. District Accountant**

53 **1. Review of the January Financial Report**

54 Mrs. Sowani presented the District's financial report to the Board. The Board requested that
55 the accounting team incorporate monthly contract expenditures, and comparison of contract costs
56 from last fiscal year to current and provide this information at the next meeting.

57 **2. Consideration of the January Check Register**

58 The Board approved the January 2026 Check Register.

59 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
60 Board approved the January 2026 Check Register, for the Epperson Ranch II Community
61 Development District.

62
63 **B. Landscape Update Report**

64 Mr. Wumkes presented his report to the Board. The Board requested that the gates on Curley
65 Road, across from the Beacon Townhomes, be opened. Mr. Wumkes also informed the Board that
66 proposals for freeze plants will be presented at the next meeting.

67
68 **1. Consideration of Viburnum Replacement Proposal**

69 The Board approved the Viburnum Replacement Proposal in the amount of \$1,970.00.
70

71 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
72 Board approved the Viburnum Replacement Proposal in the amount of \$1,970.00, for the
73 Epperson Ranch II Community Development District.

74
75 **2. Consideration of Dead Plant Removal Proposal**

76 The Board approved the Dead Plant Removal Proposal in the amount of \$1,883.00.
77

78 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
79 Board approved the Dead Plant Proposal in the amount of \$1,883.00, for the Epperson Ranch II
80 Community Development District.

81

82 **C. Aquatic Maintenance Report**

83 Mr. Riemensperger presented his report to the Board. A discussion followed regarding sediment
84 accumulation in Pond 19. The Board requested a ballpark estimate for removing sediment across
85 two to four acres of the pond. Mr. Riemensperger indicated that the cost would be approximately
86 \$8,000. A discussion on Pond 17 ensued. The District Engineer mentioned the developer designs
87 out the parcels and Pond 17 was permitted under Epperson Ranch II CDD. The District Engineer
88 recommended approaching the Master Association with a maintenance agreement. District
89 Counsel set the expectation for the maintenance agreement. The District Engineer stated he
90 would check with water management regarding Pond 17.

91
92 **1. Consideration of Steadfast Alliance Sediment Removal Proposal**

93 The Board elected to table the matter indefinitely and continue monitoring the situation, noting
94 that they do not consider it to be urgent at this time. The Board discussed Pond 7 and requested
95 that a new quote be prepared for the next meeting. Questions regarding Pond 8 were also reviewed,
96 and the Board requested a new proposal, not to exceed \$5,000.

97 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
98 Board requested a new proposal, NTE \$5,000, for the Epperson Ranch II Community
99 Development District.

100

101

102 **D. District Counsel**

103 Mr. McGee provided an update on Metro response activities to the letter sent by District
104 Management regarding a cost-share agreement for the continued maintenance and repair of the
105 monument and fountain and presented his recommendations to the Board. Discussion followed
106 regarding the DRB monument cost-share, and the Board requested that a discussion of the DRB
107 agreement be added to the agenda for the next meeting. The Board requested that proposals for a
108 flowerbed and filler mulch be presented at the next meeting.

109

110 **E. District Engineer**

111 Discussion ensued regarding the towers under construction. The Board noted that towers are
112 not permitted for Epperson Ranch North. Mr. Kostakis has contacted Metro to confirm whether
113 towers are permitted for Epperson Ranch II and is awaiting a response.

114

115

116 **1. Update on Earthen Weir**

117 Mr. Vasili informed the Board that he had spoken with the Vice President of Heidt Design
118 LLC regarding the as-builts from September 2020. Mr. Vasili is requesting a timeline for the weir
119 constructed in 2021 by the developer due to an issue occurring from when it was built to now. The
120 Board requested that two proposals for the weir repair be prepared and presented at the next
121 meeting. The Board requested a ballpark for the weir repair, and Mr. Vasili stated that the cost
122 would be between \$10,000 to \$15,000 to repair.

123 **2. Update on Pond 17**

124 Discussion of the update on Pond 17 ensued after the Aquatics Maintenance Report.

125 **F. District Manager**

126 Discussion ensued regarding the vacancy of the open seat and potential options, including the
127 possibility of appointing an Inframark employee. The Board requested that further discussion be
128 continued at the next meeting.

129
130 **1. Discussion of Towing Policy**

131 Ms. Aninipot reviewed the towing policy with the Board and noted that the HOA will be
132 responsible for enforcement, with the CDD remaining uninvolved. Further discussion followed.
133 All towing-related issues will be reported to the HOA, Metro branding will be removed from the
134 website, and updated contact information will be posted accordingly.

135
136 **SIXTH ORDER OF BUSINESS** **Business Items**

137 **A. Consideration of Fencing Proposals**

138 The Board agreed to table the fencing proposals and requested that the District Manager
139 obtain additional quotes from other vendors for cost comparison. The updated pricing is to be
140 presented at the next meeting. Discussion ensued. The Board agreed to make Mr. Casellas-Gil a
141 liaison for the fencing project.

142
143 **B. Ratification of Visitor Sign near DRB Townhomes Proposal**

144
145 On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
146 Board ratified the Visitor Sign near DRB Townhomes Proposal in the amount of \$400.00, for the
147 Epperson Ranch II Community Development District.
148

149
150
151

152 **C. Discussion Regarding Street Signs**

153 Mr. Montagna provided an update on the street signs and the expected delivery dates for the
154 new signage. A discussion followed regarding the sign colors, and the Board agreed to maintain
155 the existing color scheme. A discussion on signs for the dog park ensued, and the Board requested
156 proposals for large and small dog park signs for the dog park to be included on the agenda for the
157 next meeting. Inframark replaced the street signs at no cost to the District.

158

159 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
160 Board approved the Additional Dog Waste Station Installation Proposal in the amount of
161 \$475.00, for the Epperson Ranch II Community Development District.
162

163

164 **SEVENTH ORDER OF BUSINESS**

Audience Comments

165 There were no audience comments.

166

167 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

168 Mr. Murphy requested to terminate Cooper Pools.
169

169

170 On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board
171 agreed to terminate the contract with Cooper Pools, for the Epperson Ranch II Community Development
172 District.

173

174 **NINTH ORDER OF BUSINESS**

Adjournment

175

176 On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board
177 adjourned the meeting at 6:50 p.m., for the Epperson Ranch II Community Development District.

178

179

Signature

Signature

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot April 15, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$179,965.85
 - Valley MM: \$746,704.28
- **Assessment collections:**
 - We received a tax distribution of \$23,227,04 on 4/8/26
 - We are 100% fully collected on the tax roll
- **Audit – FY 2025:**
 - All audit files have been provided to the auditor
 - We are waiting on any open items request they may have.
- **Expenses:**
 - Current expenses make up 36% of the annual budget through the end of March 2026
 - Total expenses for the first 6 months are approximately \$338,352. This puts your average monthly burn rate of approximately \$56,400 per month.
 - March financials will be distributed to the board by April 20th

Epperson Ranch II Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Mar 31, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Supervisor Fees

10/01/25	511100-51301-5000	JE000295			Reverse Accrual of BOS Draper June-August	(600.00)
10/09/25	511100-51301-5000	ID-060525	VENDOR	IRA DOUGLAS DRAPER	BOARD 6/5/25	200.00
10/09/25	511100-51301-5000	ID-070325	VENDOR	IRA DOUGLAS DRAPER	BOARD 7/3/25	200.00
10/09/25	511100-51301-5000	ID-080725	VENDOR	IRA DOUGLAS DRAPER	BOARD 8/7/25	200.00
10/09/25	511100-51301-5000	MC-100925	VENDOR	MIGUEL A CASELLAS GIL	BOARD 10/09/25	200.00
10/09/25	511100-51301-5000	MF-100925	VENDOR	MICHELE L FRANK	BOARD 10/09/25	200.00
10/09/25	511100-51301-5000	JM-100925	VENDOR	JOSEPH MURPHY	BOARD 10/09/25	200.00
12/04/25	511100-51301-5000	MC-120425	VENDOR	MIGUEL A CASELLAS GIL	BOARD 12/04/25	200.00
12/04/25	511100-51301-5000	MF-120425	VENDOR	MICHELE L FRANK	BOARD 12/04/25	200.00
12/04/25	511100-51301-5000	JM-120425	VENDOR	JOSEPH MURPHY	BOARD 12/04/25	200.00
02/05/26	511100-51301-5000	MF-012226	VENDOR	MICHELE L FRANK	BOARD 01/22/26	200.00
02/05/26	511100-51301-5000	JM-012226	VENDOR	JOSEPH MURPHY	BOARD 01/22/26	200.00
02/05/26	511100-51301-5000	MC-020526	VENDOR	MIGUEL A CASELLAS GIL	BOARD 02/05/26	200.00
02/05/26	511100-51301-5000	MF-020526	VENDOR	MICHELE L FRANK	BOARD 02/05/26	200.00
02/05/26	511100-51301-5000	JM-020526	VENDOR	JOSEPH MURPHY	BOARD 02/05/26	200.00
03/31/26	511100-51301-5000	JE000348			Murphy, Joseph Board 03/31/26	184.70
03/31/26	511100-51301-5000	JE000348			Gil, Miguel A Board 03/31/26	184.70
03/31/26	511100-51301-5000	JE000348			Michele L Board 03/31/26	184.70

YTD Total	2,754.10
Annual Budget	\$12,000.00
<i>Amount Remaining / (Budget overage)</i>	\$9,245.90
<i>% of Budget</i>	23.0%

Account Name: Engineering Services

12/04/25	531013-51301-5000	2500106	VENDOR	STANTEC CONSULTING SERVICES, INC.	Oct & Nov 2025 Engineering Services	1,275.00
12/12/25	531013-51301-5000	2497864	VENDOR	STANTEC CONSULTING SERVICES, INC.	District Engineer May-June 2025	1,792.97
02/13/26	531013-51301-5000	2518183	VENDOR	STANTEC CONSULTING SERVICES, INC.	1-29-26 District Engineer	1,789.00

YTD Total	4,856.97
Annual Budget	\$8,000.00
<i>Amount Remaining / (Budget overage)</i>	\$3,143.03
<i>% of Budget</i>	60.7%

Account Name: Legal Services

11/25/25	531023-51301-5000	3658428	VENDOR	KUTAK ROCK, LLP	Sept 2025 Legal Services	280.00
11/25/25	531023-51301-5000	3658427	VENDOR	KUTAK ROCK, LLP	District Counsel - October 2025	5,396.07
01/29/26	531023-51301-5000	3689255	VENDOR	KUTAK ROCK, LLP	1/27/26 District Counsel	2,790.00
01/31/26	531023-51301-5000	3689657	VENDOR	KUTAK ROCK, LLP	December 2025 District Counsel	2,266.63
02/24/26	531023-51301-5000	3702254	VENDOR	KUTAK ROCK, LLP	District Counsel through 01/23/26	1,189.50
03/26/26	531023-51301-5000	3718006	VENDOR	KUTAK ROCK, LLP	2/5/26 District Counsel	1,488.89

YTD Total	13,411.09
Annual Budget	\$15,000.00
<i>Amount Remaining / (Budget overage)</i>	\$1,588.91
<i>% of Budget</i>	89.4%

Epperson Ranch II Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Mar 31, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Management Consulting Fees						
10/01/25	531027-51301-5000	JE000215			Reverse Kai Invoice Accrual	(4,388.88)
11/03/25	531027-51301-5000	162316	VENDOR	INFRAMARK (DE), LLC	OCT 25-DISTRICT MANAGEMENT	5,666.66
11/11/25	531027-51301-5000	163597	VENDOR	INFRAMARK (DE), LLC	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Service	5,666.67
11/26/25	531027-51301-5000	4542	VENDOR	KAI CONNECTED LLC	APR 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	2,083.33
11/26/25	531027-51301-5000	4572	VENDOR	KAI CONNECTED LLC	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	2,083.33
11/26/25	531027-51301-5000	4738	VENDOR	KAI CONNECTED LLC	JULY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	138.88
11/26/25	531027-51301-5000	20719	VENDOR	KAI CONNECTED LLC	JULY 25-AMENITY MGMT JUNE PRORATED	83.34
11/26/25	531027-51301-5000	165724	VENDOR	INFRAMARK (DE), LLC	Dec 2025 Assessment Roll, Dissemination and District Management	5,666.67
01/02/26	531027-51301-5000	167847	VENDOR	INFRAMARK (DE), LLC	Jan 2026 Field, Assessment Roll, Dissemination and District Management	5,666.67
02/01/26	531027-51301-5000	170695	VENDOR	INFRAMARK (DE), LLC	02-01-26 Assessment Roll, Dissemination Services, District Mgmt, Field Svc	5,666.67
03/27/26	531027-51301-5000	175190	VENDOR	INFRAMARK (DE), LLC	March 2026 Management Fees	5,666.67
YTD Total						34,000.02
Annual Budget						\$68,000.00
<i>Amount Remaining / (Budget overage)</i>						\$33,999.98
<i>% of Budget</i>						50.0%
Account Name: Meeting Room Rental						
10/01/25	544004-51301-5000	JE000215			Reverse Kai Invoice Accrual	(540.09)
11/19/25	544004-51301-5000	03122	VENDOR	WATERGRASS CDD II	OCT 25-MEETING ROOM RENTAL	125.00
11/26/25	544004-51301-5000	20721	VENDOR	KAI CONNECTED LLC	JULY 25-HILTON GARDEN INN MEETING RENTAL	200.00
11/26/25	544004-51301-5000	20712	VENDOR	KAI CONNECTED LLC	JULY 25-HILTON GARDEN INN MEETING/FEDEX	340.09
12/05/25	544004-51301-5000	04066	VENDOR	WATERGRASS CDD II	12/4/25 Meeting Room Rental	125.00
01/26/26	544004-51301-5000	04087	VENDOR	WATERGRASS CDD II	1/22/26 Jan 2026 Meeting Room Rental	125.00
02/06/26	544004-51301-5000	04326	VENDOR	WATERGRASS CDD II	2/5/26 February Meeting Room Rental	125.00
03/24/26	544004-51301-5000	04688	VENDOR	WATERGRASS CDD II	March 2026 Meeting Room Rental 3/23/26	125.00
YTD Total						625.00
Annual Budget						\$1,500.00
<i>Amount Remaining / (Budget overage)</i>						\$875.00
<i>% of Budget</i>						41.7%
Account Name: Insurance (Public Officials, Liab, Property, Casualty & Crime)						
11/05/25	545020-51301-5000	28974	VENDOR	EGIS INSURANCE ADVISORS, LLC	RENEW POLICY 10/01/25-101/01/26	36,860.00
YTD Total						36,860.00
Annual Budget						\$41,508.00
<i>Amount Remaining / (Budget overage)</i>						\$4,648.00
<i>% of Budget</i>						88.8%
Account Name: Legal Advertising						
10/06/25	548002-51301-5000	25-02024P	VENDOR	OBSERVER MEDIA GROUP, INC.	09/19/25-LEGAL ADVERTISING-MEETING 2025-2026	78.75
10/16/25	548002-51301-5000	25-02259P	VENDOR	OBSERVER MEDIA GROUP, INC.	10/17/2025 Legal Advertising for Proposals for Annual Audit Services	61.25
11/13/25	548002-51301-5000	25-02437P	VENDOR	OBSERVER MEDIA GROUP, INC.	Legal Advertising 12/4/25 Meeting	61.25
01/05/26	548002-51301-5000	26-00005P	VENDOR	OBSERVER MEDIA GROUP, INC.	Ad for Jan 22, 2026 Meeting	52.50
01/19/26	548002-51301-5000	25-01460P	VENDOR	OBSERVER MEDIA GROUP, INC.	JULY 25-LEGAL ADVERTISING	539.00

Epperson Ranch II Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Mar 31, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
03/12/26	548002-51301-5000	26-00514P	VENDOR	OBSERVER MEDIA GROUP, INC.	3/13/26 Ad for 3/23/26 meeting	50.31
03/12/26	548002-51301-5000	26-00515P	VENDOR	OBSERVER MEDIA GROUP, INC.	3/13/26 Ad for April 9 2026, meeting	50.31
YTD Total						893.37
Annual Budget						\$1,500.00
<i>Amount Remaining / (Budget overage)</i>						\$606.63
<i>% of Budget</i>						59.6%
Account Name: Misc-Property Taxes						
03/05/26	549044-51301-5000	34252002200B7000000	VENDOR	MIKE FASANO	2023 TAXES for Parcel 34-25-20-0220-0B700-0000	570.46
03/05/26	549044-51301-5000	34252002200B4000000	VENDOR	MIKE FASANO	2023 TAXES for Parcel 34-25-20-0220-0B400-0000	182.47
YTD Total						752.93
Annual Budget						\$0.00
<i>Amount Remaining / (Budget overage)</i>						(\$752.93)
<i>% of Budget</i>						n/a
Account Name: Assesment Collection Fee						
11/03/25	549070-51301-5000	162316	VENDOR	INFRAMARK (DE), LLC	OCT 25-DISTRICT MANAGEMENT	416.67
11/11/25	549070-51301-5000	163597	VENDOR	INFRAMARK (DE), LLC	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Service	416.67
11/26/25	549070-51301-5000	165724	VENDOR	INFRAMARK (DE), LLC	Dec 2025 Assessment Roll, Dissemination and District Management	416.67
01/02/26	549070-51301-5000	167847	VENDOR	INFRAMARK (DE), LLC	Jan 2026 Field, Assessment Roll, Dissemination and District Management	416.67
02/01/26	549070-51301-5000	170695	VENDOR	INFRAMARK (DE), LLC	02-01-26 Assessment Roll, Dissemination Services, District Mgmt, Field Svc	416.67
03/27/26	549070-51301-5000	175190	VENDOR	INFRAMARK (DE), LLC	March 2026 Management Fees	416.67
YTD Total						2,500.02
Annual Budget						\$5,000.00
<i>Amount Remaining / (Budget overage)</i>						\$2,499.98
<i>% of Budget</i>						50.0%
Account Name: Regulatory And Permit Fees						
10/15/25	549137-51301-5000	93378	VENDOR	FLORIDA COMMERCE	FY26-DISTRICT FILING FEES	175.00
YTD Total						175.00
Annual Budget						\$175.00
<i>Amount Remaining / (Budget overage)</i>						\$0.00
<i>% of Budget</i>						100.0%
Account Name: Website Development & Hosting						
10/01/25	549913-51301-5000	JE000215			Reverse Kai Invoice Accrual	(86.12)
10/15/25	549913-51301-5000	INV-SN-984	VENDOR	SCHOOLSTATUS PARENT, INC.	FY 26-ANNUAL FEES FOR WEBSITE MAINTENANCE	1,515.00
11/26/25	549913-51301-5000	4542	VENDOR	KAI CONNECTED LLC	APR 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	41.67
11/26/25	549913-51301-5000	4572	VENDOR	KAI CONNECTED LLC	MAY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	41.67
11/26/25	549913-51301-5000	4738	VENDOR	KAI CONNECTED LLC	JULY 25-PROFESSIONAL MGMT/GENERAL ADMIN/WEBSITE MGMT	2.78
YTD Total						1,515.00
Annual Budget						\$1,515.00
<i>Amount Remaining / (Budget overage)</i>						\$0.00
<i>% of Budget</i>						100.0%

Epperson Ranch II Community Development District

Expenditure Report - General Fund
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(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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Financial And Administrative Department Total:	\$98,343.50
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DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Arbitrage

12/11/25	531002-51700-5000	121025-	VENDOR	ARBITRAGE REBATE COUNSELORS, LLC -DBA	ANNUAL ARBITRAGE REPORT 10/9/24-10/09/25	475.00
						YTD Total
						475.00
						Annual Budget
						\$950.00
						<i>Amount Remaining / (Budget overage)</i>
						\$475.00
						<i>% of Budget</i>
						50.0%

Account Name: Dissemination Agent

10/01/25	531012-51700-5000	JE000215			Reverse Kai Invoice Accrual	3,750.00
11/03/25	531012-51700-5000	162316	VENDOR	INFRAMARK (DE), LLC	OCT 25-DISTRICT MANAGEMENT	666.67
11/11/25	531012-51700-5000	163597	VENDOR	INFRAMARK (DE), LLC	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Service	666.67
11/26/25	531012-51700-5000	CM4740	VENDOR	KAI CONNECTED LLC	Credit Memo 000004	(3,750.00)
11/26/25	531012-51700-5000	165724	VENDOR	INFRAMARK (DE), LLC	Dec 2025 Assessment Roll, Dissemination and District Management	666.67
01/02/26	531012-51700-5000	167847	VENDOR	INFRAMARK (DE), LLC	Jan 2026 Field, Assessment Roll, Dissemination and District Management	666.67
02/01/26	531012-51700-5000	170695	VENDOR	INFRAMARK (DE), LLC	02-01-26 Assessment Roll, Dissemination Services, District Mgmt, Field Svc	666.67
03/27/26	531012-51700-5000	175190	VENDOR	INFRAMARK (DE), LLC	March 2026 Management Fees	666.67
						YTD Total
						4,000.02
						Annual Budget
						\$8,000.00
						<i>Amount Remaining / (Budget overage)</i>
						\$3,999.98
						<i>% of Budget</i>
						50.0%

Account Name: Trustee Fees

12/01/25	531045-51700-5000	7976710	VENDOR	US BANK	11/1/25 -10/31/2026 TRUSTEE FEES	4,040.63
						YTD Total
						4,040.63
						Annual Budget
						\$8,082.00
						<i>Amount Remaining / (Budget overage)</i>
						\$4,041.37
						<i>% of Budget</i>
						50.0%

Account Name: Disclosure Report Compliance Fee

11/30/25	531142-51700-5000	JE000216			Reclass DTS Annual Disclosure Fee	3,000.00
						YTD Total
						3,000.00
						Annual Budget
						\$0.00
						<i>Amount Remaining / (Budget overage)</i>
						(\$3,000.00)
						<i>% of Budget</i>
						n/a

Debt Service Payments Department Total:	\$11,515.65
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DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Epperson Ranch II Community Development District
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Comprehensive Field Tech Services						
10/31/25	534163-53908-5000	1163347	VENDOR	INFRAMARK (DE), LLC	10/31/25 Inframark Maintenance Services	1,100.00
11/03/25	534163-53908-5000	162316	VENDOR	INFRAMARK (DE), LLC	OCT 25-DISTRICT MANAGEMENT	1,250.00
11/11/25	534163-53908-5000	163597	VENDOR	INFRAMARK (DE), LLC	Nov 2025 Assessment roll, Dissemination Services, District Management and Field Service	1,250.00
11/26/25	534163-53908-5000	165724	VENDOR	INFRAMARK (DE), LLC	Dec 2025 Assessment Roll, Dissemination and District Management	1,250.00
01/02/26	534163-53908-5000	167847	VENDOR	INFRAMARK (DE), LLC	Jan 2026 Field, Assessment Roll, Dissemination and District Management	1,250.00
01/06/26	534163-53908-5000	1164511	VENDOR	INFRAMARK (DE), LLC	10/1/25 and 12/3/25 General Maintenance 12/1/25 one time dog station collection	3,380.00
02/01/26	534163-53908-5000	170695	VENDOR	INFRAMARK (DE), LLC	02-01-26 Assessment Roll, Dissemination Services, District Mgmt, Field Svc	1,250.00
02/20/26	534163-53908-5000	1162898 - DETAIL	VENDOR	INFRAMARK (DE), LLC	9/30/2025 General Maintenance; Raising community book library in Townhome developm	295.00
03/27/26	534163-53908-5000	175190	VENDOR	INFRAMARK (DE), LLC	March 2026 Management Fees	1,250.00
YTD Total						12,275.00
Annual Budget						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						\$2,725.00
<i>% of Budget</i>						81.8%
Account Name: Utility - Electric						
10/21/25	543041-53908-5000	100825-0080	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRIC 09/04/25-10/03/25	40.16
10/21/25	543041-53908-5000	100825-0009	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRIC 09/04/25-10/03/25	177.01
10/21/25	543041-53908-5000	100825-9125	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRIC 09/04/25-10/03/25	640.33
11/30/25	543041-53908-5000	JE000243			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-0080 to Utility - Electric	40.16
11/30/25	543041-53908-5000	JE000244			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-0009 to Utility - Electric	183.91
11/30/25	543041-53908-5000	JE000245			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-0078 to Utility - Electric	347.07
11/30/25	543041-53908-5000	JE000246			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-9125 to Utility - Electric	677.02
12/12/25	543041-53908-5000	120825-0009	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	12/8/25 8819 Bower Bass Cir Electric	187.32
12/12/25	543041-53908-5000	120825-0078	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	12/8/25 Electric 8630 Bower Bass Cir	349.75
12/12/25	543041-53908-5000	120825-0080	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	12/8/25 Bower Bass Cir Electric	45.16
12/12/25	543041-53908-5000	120825-9125	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	12/8/25 Entrance Fountain	673.28
12/23/25	543041-53908-5000	JE000254			WREC Refund & Final Bill Acct #2350006	255.00
12/29/25	543041-53908-5000	JE000255			WREC Capital Credits Refund	(168.39)
01/22/26	543041-53908-5000	010926-2350080	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	1/6/26 8959 Bower Bass Cir Electric	43.35
01/22/26	543041-53908-5000	010926-2350078	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	1/6/26 8630 Bower Bass Cir Electric	421.82
01/22/26	543041-53908-5000	010926-2219125	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	1/6/26 31784 Biscayne Lagoon Dr Electric	742.64
01/22/26	543041-53908-5000	010926-2350009	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	1/6/26 8819 Bower Bass Cir Electric	218.02
02/01/26	543041-53908-5000	JE000320			Reclass WREC BowerBass Electric Bills to Streetlights	(2,053.73)
02/12/26	543041-53908-5000	020626-2219125	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	02-06-26 Electric Bill for 31784 Biscayne Lagoon Dr, Entrance Fountain	239.77
02/12/26	543041-53908-5000	020626-2350078	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	02-06-26 Electric 8630 Bower Bass Cir	362.81
02/12/26	543041-53908-5000	020626-2350080	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	02-06-26 Electric 8959 Bower Bass Cir	43.35
02/12/26	543041-53908-5000	020626-2350009	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	2-6-26 8819 Bower Bass Cir	194.20
03/13/26	543041-53908-5000	JE000353			R/C 3/9/26 8819 Bower Bass Cir	189.65
03/13/26	543041-53908-5000	JE000354			R/C 3/9/26 8630 Bower Bass Cir	351.41
03/13/26	543041-53908-5000	JE000355			R/C 3/9/26 8959 Bower Bass Cir	43.35
03/13/26	543041-53908-5000	JE000356			R/C 3/9/26 31784 Biscayne Lagoon Dr	56.34
YTD Total						4,300.76
Annual Budget						\$8,024.00
<i>Amount Remaining / (Budget overage)</i>						\$3,723.24
<i>% of Budget</i>						53.6%

Epperson Ranch II Community Development District
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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Utility - StreetLights						
10/31/25	543062-53908-5000	JE000207			Reclass Withlacoochee River Electric invoice 100825-4992 to Utility - StreetLights	3,028.00
11/13/25	543062-53908-5000	110725-0080	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	Streetlighting 8959 Bower Bass Cir	40.16
11/13/25	543062-53908-5000	110725-4992	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	Public Lighting November 25	3,028.00
11/13/25	543062-53908-5000	110725-0009	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	Streetlighting 8819 Bower Bass Cir	183.91
11/13/25	543062-53908-5000	110725-0078	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	Streetlighting 8630 Bower Bass Cir	347.07
11/13/25	543062-53908-5000	110725-9125	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	Streetlighting 31784 Biscayne Lagoon Dr	677.02
11/30/25	543062-53908-5000	JE000243			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-0080 to Utility - Electric	(40.16)
11/30/25	543062-53908-5000	JE000244			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-0009 to Utility - Electric	(183.91)
11/30/25	543062-53908-5000	JE000245			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-0078 to Utility - Electric	(347.07)
11/30/25	543062-53908-5000	JE000246			R/C WITHLACOOCHEE RIVER ELECTRIC invoice 110725-9125 to Utility - Electric	(677.02)
12/12/25	543062-53908-5000	120825-4992	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	12/8/25 Public Lighting	3,073.42
12/31/25	543062-53908-5000	JE000286			Reclass Oct-Dec Gig Streetlight Invoices	(25,601.00)
12/31/25	543062-53908-5000	JE000286			Reclass Oct-Dec Gig Streetlight Invoices	25,601.00
12/31/25	543062-53908-5000	JE000289			Reclass Oct - Dec Gig Fiber Streetlight Invoices	25,601.00
12/31/25	543062-53908-5000	JE000290			R/C GIG FIBER, LLC invoice 5755 to Utility - StreetLights	1,133.00
12/31/25	543062-53908-5000	JE000291			R/C GIG FIBER, LLC invoice 4581 to Utility - StreetLights	875.50
12/31/25	543062-53908-5000	JE000293			True up FY26 Gig Fiber Invoices Paid	(2,008.50)
01/05/26	543062-53908-5000	5956	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights - 4	1,905.50
01/05/26	543062-53908-5000	59590	VENDOR	GIG FIBER, LLC	1/1/26 Street Lights Epperson Ranch II CDD - 6-1_January 202	875.50
01/05/26	543062-53908-5000	59630	VENDOR	GIG FIBER, LLC	1/1/26 streetlights Meadow Ridge Pod C_January 2026	500.00
01/05/26	543062-53908-5000	5960	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights 6-2	721.00
01/05/26	543062-53908-5000	5957	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights 5-1	1,133.00
01/05/26	543062-53908-5000	5962	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights - Meadow Ridge Pod A	1,339.00
01/05/26	543062-53908-5000	5958	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights - 5-2	772.50
01/05/26	543062-53908-5000	5961	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights Crystal Lagoon Phase 7	1,287.50
01/05/26	543062-53908-5000	5959061	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights 6-1	875.50
01/05/26	543062-53908-5000	5959	VENDOR	GIG FIBER, LLC	JAN 2026 Street lights 6-1	875.50
01/22/26	543062-53908-5000	010926-2234992	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	1/9/26 Public Lighting	3,028.00
02/01/26	543062-53908-5000	JE000320			Reclass WREC BowerBass Electric Bills to Streetlights	2,053.73
02/04/26	543062-53908-5000	6175	VENDOR	GIG FIBER, LLC	2/1/26 Streetlights Epperson Ranch II CDD - Meadow Ridge Pod C	500.00
02/04/26	543062-53908-5000	6170	VENDOR	GIG FIBER, LLC	2/1/26 Streetlights Epperson Ranch II CDD - 5-2_Feb 2026	772.50
02/04/26	543062-53908-5000	6172	VENDOR	GIG FIBER, LLC	2-1-26 Streetlights Epperson Ranch II CDD - 6-2_Feb 2026	721.00
02/04/26	543062-53908-5000	6169	VENDOR	GIG FIBER, LLC	2/1/26 Street lights Epperson Ranch II CDD - 5-1_Feb 2026	1,133.00
02/04/26	543062-53908-5000	6171	VENDOR	GIG FIBER, LLC	2/1/26 Epperson Ranch II Streetlights 6-1	875.50
02/04/26	543062-53908-5000	6168	VENDOR	GIG FIBER, LLC	2/1/26 Streetlights Epperson Ranch II CDD - 4_Feb 2026	1,905.50
02/04/26	543062-53908-5000	6173	VENDOR	GIG FIBER, LLC	2/1/26 Streetlights Epperson Ranch II CDD - Crystal Lagoon Phase 7_Feb 2026	1,287.50
02/04/26	543062-53908-5000	6174	VENDOR	GIG FIBER, LLC	2/1/26 Streetlights Epperson Ranch II CDD - Meadow Ridge Pod A_Feb 2026	1,339.00
02/12/26	543062-53908-5000	020626-2234992	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	02-06-26 Public Lighting	3,028.00
03/05/26	543062-53908-5000	6403	VENDOR	GIG FIBER, LLC	March 2026 Gig Fiber Meadow Ridge Pod C	500.00
03/05/26	543062-53908-5000	6402	VENDOR	GIG FIBER, LLC	March 2026 Gig Fiber Meadow Ridge Pod A	1,339.00
03/05/26	543062-53908-5000	6401	VENDOR	GIG FIBER, LLC	March 2026 Crystal Lagoon Phase 7	1,287.50
03/05/26	543062-53908-5000	6397	VENDOR	GIG FIBER, LLC	March 2026 Gig Fiber 5-1	1,133.00
03/05/26	543062-53908-5000	6400	VENDOR	GIG FIBER, LLC	March 2026 Gig Fiber 6-2	721.00
03/05/26	543062-53908-5000	6398	VENDOR	GIG FIBER, LLC	March 2026 Gig Fiber 5-2	772.50

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03/05/26	543062-53908-5000	6399	VENDOR	GIG FIBER, LLC	March 2026 Gig Fiber 6-1	875.50
03/05/26	543062-53908-5000	6396	VENDOR	GIG FIBER, LLC	March 2026 Gig Fiber -4	1,905.50
03/13/26	543062-53908-5000	030926-2234992	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	3/9/26 Public Lighting	3,028.00
03/13/26	543062-53908-5000	030926-2350009	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	3/9/26 8819 Bower Bass Cir	189.65
03/13/26	543062-53908-5000	030926-2350078	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	3/9/26 8630 Bower Bass Cir	351.41
03/13/26	543062-53908-5000	030926-2350080	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	3/9/26 8959 Bower Bass Cir	43.35
03/13/26	543062-53908-5000	030926-2219125	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	3/9/26 31784 Biscayne Lagoon Dr	56.34
03/13/26	543062-53908-5000	JE000353			R/C 3/9/26 8819 Bower Bass Cir	(189.65)
03/13/26	543062-53908-5000	JE000354			R/C 3/9/26 8630 Bower Bass Cir	(351.41)
03/13/26	543062-53908-5000	JE000355			R/C 3/9/26 8959 Bower Bass Cir	(43.35)
03/13/26	543062-53908-5000	JE000356			R/C 3/9/26 31784 Biscayne Lagoon Dr	(56.34)

YTD Total	73,221.15
Annual Budget	\$93,600.00
Amount Remaining / (Budget overage)	\$20,378.85
% of Budget	78.2%

Account Name: Pond Fountain Maintenance

YTD Total	-
Annual Budget	\$5,000.00
Amount Remaining / (Budget overage)	\$5,000.00
% of Budget	0.0%

Account Name: Pet Waste Removal

01/06/26	546169-53908-5000	1164510	VENDOR	INFRAMARK (DE), LLC	11/3/25 and 12/5/25 Dog Station Maintenance Services	760.00
01/06/26	546169-53908-5000	1164511	VENDOR	INFRAMARK (DE), LLC	10/1/25 and 12/3/25 General Maintenance 12/1/25 one time dog station collection	200.00
02/02/26	546169-53908-5000	1164980	VENDOR	INFRAMARK (DE), LLC	Jan 2026 Monthly Dog Waste Stations	380.00
02/19/26	546169-53908-5000	161049	VENDOR	INFRAMARK (DE), LLC	October 2025 Maintenance for Dog Waste Stations	295.00
03/04/26	546169-53908-5000	1165569	VENDOR	INFRAMARK (DE), LLC	2/27/26 General Porter Service	380.00

YTD Total	2,015.00
Annual Budget	\$7,000.00
Amount Remaining / (Budget overage)	\$4,985.00
% of Budget	28.8%

Account Name: Irrigation Repairs & Maintenance

10/06/25	546179-53908-5000	26480	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	9/25/25 LANDSCAPE MANAGEMENT CONTRACT	622.99
10/06/25	546179-53908-5000	26494	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	09/29/25-IRRIGATION REPAIRS ALONG EPPERSON BLVD	490.00
11/03/25	546179-53908-5000	26802	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	Irr pre-approved repairs 10/24/25	820.33
01/12/26	546179-53908-5000	27118	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	Landscape Management Contract 2025 IRR - Pre-Approved Repairs - 12/26/2025	130.01
02/11/26	546179-53908-5000	27324	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	02-01-26 Irrigation Repairs from Nov 2025 Inspection	1,634.26
03/25/26	546179-53908-5000	27618	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	03/17/2026 IRR - Pre-Approved Repairs	1.60

YTD Total	3,699.19
Annual Budget	\$50,000.00
Amount Remaining / (Budget overage)	\$46,300.81
% of Budget	7.4%

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Landscape Maintenance						
10/06/25	546300-53908-5000	26553	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	OCTOBER 2025 LANDSCAPE MAINTENANCE	20,430.00
11/04/25	546300-53908-5000	26761	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	November 2025 Landscape Management Contract	20,430.00
12/03/25	546300-53908-5000	26895	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	December 2025 Landscape Maintenance Contract	20,430.00
01/05/26	546300-53908-5000	27065	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	Jan 2026 Landscape Management Contract 2025	20,430.00
02/02/26	546300-53908-5000	27244	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	Feb 2026 Landscape Management Contract	16,866.00
03/04/26	546300-53908-5000	27511	VENDOR	FIELDSTONE LANDSCAPE SERVICES, LLC	March 2026 New Landscape Management Contract	16,866.00
YTD Total						115,452.00
Annual Budget						\$252,515.04
<i>Amount Remaining / (Budget overage)</i>						\$137,063.04
<i>% of Budget</i>						45.7%
Account Name: Landscape Replacement						
02/01/26	546338-53908-5000	JE000321			Reclass Filedstone Dead Tree and Lodge Removal to Landscape Replacements	1,260.00
YTD Total						1,260.00
Annual Budget						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						\$13,740.00
<i>% of Budget</i>						8.4%
Account Name: Lake/Pond Maintenance & Inspection						
10/01/25	546366-53908-5000	JE000295			Reverse Accrual of July-Sept Aquatic Maint	(4,480.00)
10/06/25	546366-53908-5000	SA-16032	VENDOR	STEADFAST ENVIRONMENTAL, LLC	OCTOBER 2025 MONTHLY AQUATIC MAINTENANCE	1,120.00
10/15/25	546366-53908-5000	SA-15339	VENDOR	STEADFAST ENVIRONMENTAL, LLC	SEPT 2025 AQUATIC MAINTENANCE	1,120.00
10/27/25	546366-53908-5000	SA-12451	VENDOR	STEADFAST ENVIRONMENTAL, LLC	JUNE 25-MONTHLY AQUATIC MAINTENANCE	1,120.00
10/27/25	546366-53908-5000	SA-14143	VENDOR	STEADFAST ENVIRONMENTAL, LLC	AUG 25-AQUATIC MAINTENANCE	1,120.00
11/03/25	546366-53908-5000	SA-13424	VENDOR	STEADFAST ENVIRONMENTAL, LLC	JULY 25-MONTHLY AQUATIC MAINTENANCE	1,120.00
11/03/25	546366-53908-5000	SA-16955	VENDOR	STEADFAST ENVIRONMENTAL, LLC	November 2025 Aquatic Maintenance Pond Spraying	1,120.00
12/01/25	546366-53908-5000	SA-17839	VENDOR	STEADFAST ENVIRONMENTAL, LLC	December 2025 Aquatic Maintenance	1,120.00
01/06/26	546366-53908-5000	SA-18887	VENDOR	STEADFAST ENVIRONMENTAL, LLC	1/7/26 Wetland Treatment	901.00
01/08/26	546366-53908-5000	SA-19063	VENDOR	STEADFAST ENVIRONMENTAL, LLC	JAN 2026 Routine Aquatic Maintenance (Pond Spraying)	1,120.00
02/03/26	546366-53908-5000	SA-19681	VENDOR	STEADFAST ENVIRONMENTAL, LLC	Feb 2026 Routine Aquatic Maintenance	1,120.00
03/02/26	546366-53908-5000	SA-20739	VENDOR	STEADFAST ENVIRONMENTAL, LLC	3/2/26 Routine Aquatic Maintenance	1,550.00
YTD Total						8,051.00
Annual Budget						\$15,387.96
<i>Amount Remaining / (Budget overage)</i>						\$7,336.96
<i>% of Budget</i>						52.3%
Account Name: Biscayne Fountain Maintenance						
11/02/25	546472-53908-5000	2025-1376	VENDOR	COOPER POOLS INC.	November 2025 Monthly Fountain Service	450.00
11/04/25	546472-53908-5000	2025-1258	VENDOR	COOPER POOLS INC.	October 2025 Monthly Fountain Service	472.50
12/01/25	546472-53908-5000	2025-1496	VENDOR	COOPER POOLS INC.	Fountain Maintenance December 2025	450.00
02/04/26	546472-53908-5000	2026-1030	VENDOR	COOPER POOLS INC.	January 2026 Fountain Maintenance	450.00
YTD Total						1,822.50
Annual Budget						\$5,400.00

Epperson Ranch II Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Mar 31, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<i>Amount Remaining / (Budget overage)</i>						\$3,577.50
<i>% of Budget</i>						33.8%
Account Name: Contingency						
10/21/25	549900-53908-5000	10142025	VENDOR	JOSEPH MURPHY	REIMBURSEMENT FOR JOSEPH MURPHY	15.84
12/01/25	549900-53908-5000	JE000288			Reverse Accrual of June-Sept Streetlights	(34,165.50)
12/05/25	549900-53908-5000	4577	VENDOR	GIG FIBER, LLC	June 2025 Solar Equipment Lease - Pod C	515.00
12/05/25	549900-53908-5000	4578	VENDOR	GIG FIBER, LLC	June 2025 Solar Equipment Lease -Phase 7	1,287.50
12/05/25	549900-53908-5000	4580	VENDOR	GIG FIBER, LLC	June 2025 Solar Equipment Lease 5-1	1,133.00
12/05/25	549900-53908-5000	4579	VENDOR	GIG FIBER, LLC	June 2025 Solar Equipment Lease Pod A	1,339.00
12/05/25	549900-53908-5000	4758	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease 6-2	721.00
12/05/25	549900-53908-5000	4582	VENDOR	GIG FIBER, LLC	June 2025 Solar Equipment Lease 5-2	772.50
12/05/25	549900-53908-5000	4756	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease 5-2	772.50
12/05/25	549900-53908-5000	4755	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease 5-1	1,133.00
12/05/25	549900-53908-5000	4754	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease -4	1,905.50
12/05/25	549900-53908-5000	4584	VENDOR	GIG FIBER, LLC	June 2025 Solar Equipment Lease - 4	1,905.50
12/05/25	549900-53908-5000	4761	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease Meadow Ridge Pod C	515.00
12/05/25	549900-53908-5000	4760	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease -Meadow Ridge Pod A	1,339.00
12/05/25	549900-53908-5000	4757	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease 6-1	875.50
12/05/25	549900-53908-5000	5302	VENDOR	GIG FIBER, LLC	Oct 2025 Solar Equipment Lease 5-1	1,133.00
12/05/25	549900-53908-5000	5301	VENDOR	GIG FIBER, LLC	Oct 2025 Solar Equipment Lease - 4	1,905.50
12/05/25	549900-53908-5000	5121	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease - 4	1,905.50
12/05/25	549900-53908-5000	5120	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease -Meadow Ridge Pod A	1,339.00
12/05/25	549900-53908-5000	5119	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease - Crystal Lagoon Phase 7	1,287.50
12/05/25	549900-53908-5000	5118	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease 5-1	1,133.00
12/05/25	549900-53908-5000	5117	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease 6-1	875.00
12/05/25	549900-53908-5000	5116	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease 5-2	772.50
12/05/25	549900-53908-5000	5303	VENDOR	GIG FIBER, LLC	October 2025 Solar Equipment Lease 5-2	772.50
12/05/25	549900-53908-5000	4932	VENDOR	GIG FIBER, LLC	August 2025 Solar Equipment Lease 6-2	721.00
12/05/25	549900-53908-5000	4928	VENDOR	GIG FIBER, LLC	August 2025 Solar Equipment Lease -4	1,905.50
12/05/25	549900-53908-5000	5115	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease 6-2	721.00
12/05/25	549900-53908-5000	5114	VENDOR	GIG FIBER, LLC	Sept 2025 Solar Equipment Lease - Meadow Ridge Pod C	500.00
12/05/25	549900-53908-5000	4935	VENDOR	GIG FIBER, LLC	August 2025 Solar Equipment Lease Meadow Ridge Pod C	500.00
12/05/25	549900-53908-5000	4934	VENDOR	GIG FIBER, LLC	August 2025 Solar Equipment Lease Meadow Ridge Pod A	1,339.00
12/05/25	549900-53908-5000	4583	VENDOR	GIG FIBER, LLC	July 2025 Solar Equipment Lease 6-2	721.00
12/05/25	549900-53908-5000	5756	VENDOR	GIG FIBER, LLC	Dec 2025 Gig Fiber Epperson Ranch II 5-2	772.50
12/05/25	549900-53908-5000	5754	VENDOR	GIG FIBER, LLC	Dec 2025 - Solar Equipment Lease 4	1,905.00
12/05/25	549900-53908-5000	5552	VENDOR	GIG FIBER, LLC	Solar Equipment Lease - Meadow Ridge Pod C Nov 2025	500.00
12/05/25	549900-53908-5000	5551	VENDOR	GIG FIBER, LLC	Nov 2025 Gig Fiber Epperson Ranch II Meadow Ridge Pod A	1,339.00
12/05/25	549900-53908-5000	5761	VENDOR	GIG FIBER, LLC	Solar Equipment Lease -Meadow Ridge Pod C	500.00
12/05/25	549900-53908-5000	5760	VENDOR	GIG FIBER, LLC	Solar Equipment Lease -Meadow Ridge Pod A	1,339.00
12/05/25	549900-53908-5000	5759	VENDOR	GIG FIBER, LLC	Solar Equipment Lease-Crystal Lagoon Phase 7	1,287.50
12/05/25	549900-53908-5000	5758	VENDOR	GIG FIBER, LLC	Solar Equipment Lease - 6-2	721.00
12/05/25	549900-53908-5000	5757	VENDOR	GIG FIBER, LLC	Solar Equipment Lease - 6-1	875.50
12/05/25	549900-53908-5000	5545	VENDOR	GIG FIBER, LLC	Solar Equipment Lease - 4	1,905.50
12/05/25	549900-53908-5000	5308	VENDOR	GIG FIBER, LLC	Solar Equipment Lease -Pod C October 2025	500.00



Epperson II CDD

Field Inspection Report - March 2026

Tuesday, March 31 2026

Prepared For Board Of Supervisors

18 Items Identified

18 Items Incomplete

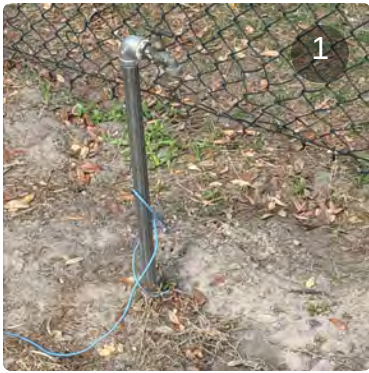
John Fowler

Inframark

Item 1

Assigned To: Maintenance

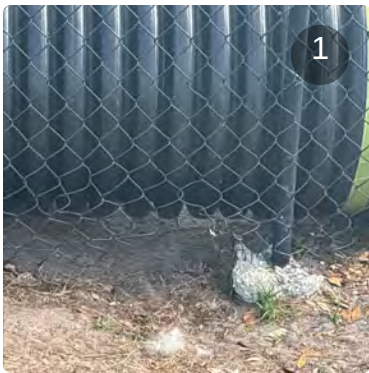
Noting an exposed wire wrapped around a faucet, heading into the small dog park.



Item 2

Assigned To: Maintenance

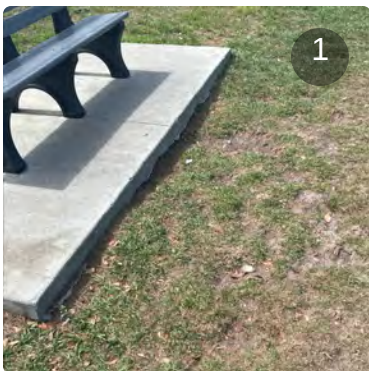
Noting the bottom of the fence needs repaired between the small dog park and large dog park. Working on a proposal being generated to install poles at the bottom.



Item 3

Assigned To: Maintenance and Fieldstone

Suggest adding soil and a couple pieces of sod to both the concrete pads with benches at the small and large dog park that poses a possible trip hazard.



Item 4

Assigned To: Maintenance

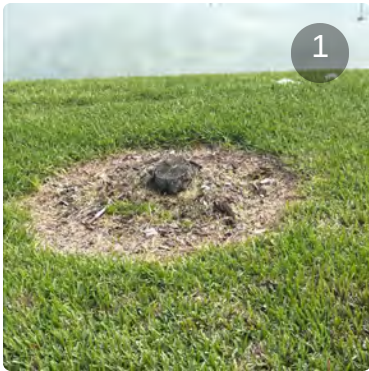
Need to repair the bench at the large dog park.



Item 5

Assigned To: Board

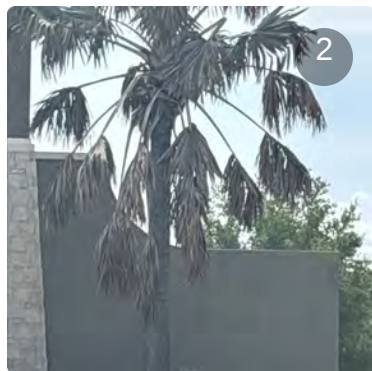
Noting a tree was removed by Pond 12. Asking if a replacement tree is being considered for here or should we remove the stump and install sod?



Item 6

Assigned To: Fieldstone

Need to remove the dead fronds in the Bismarck palms at the entrance and exit corner of Overpass Road and Epperson Boulevard intersection.



Item 7

Assigned To: Board

I understand we are in the process of determining the ownership and responsibility for monuments upkeep at the entrance and exit corners of Overpass Road and Epperson Boulevard intersection. I will continue to include on the report in case notation is needed in the future.



Item 8

Assigned To: Board

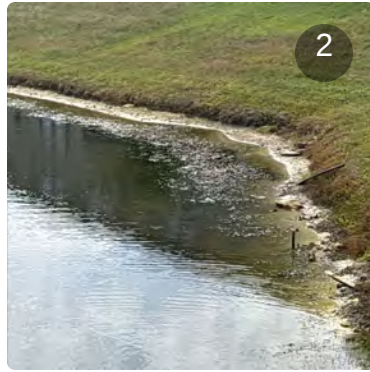
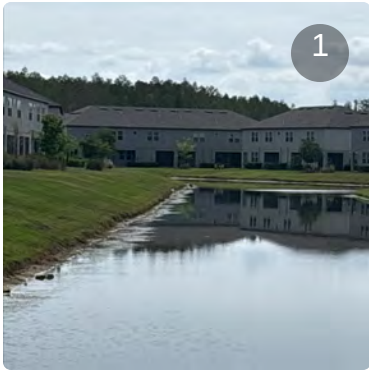
Noting there is no water in the fountain in the median island of Anchor Point Dr. this area is currently under the CDD map and will continue to inspect unless advised otherwise.



Item 9

Assigned To: Clearvue

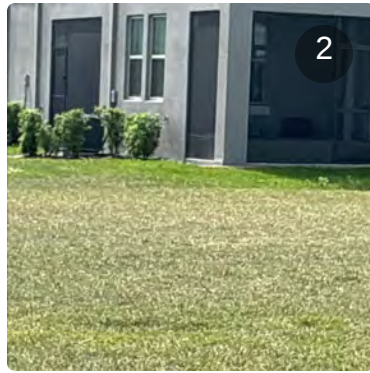
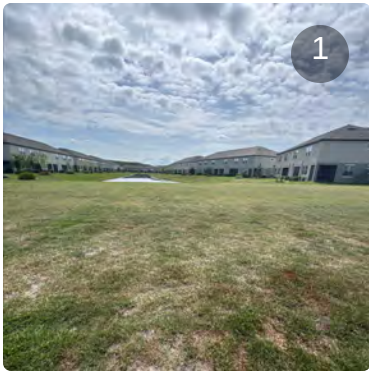
Noting small algae blooms starting to form around the edge of pond 10. Treatment needed.



Item 10

Assigned To: Fieldstone

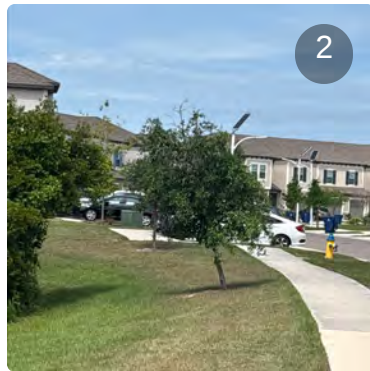
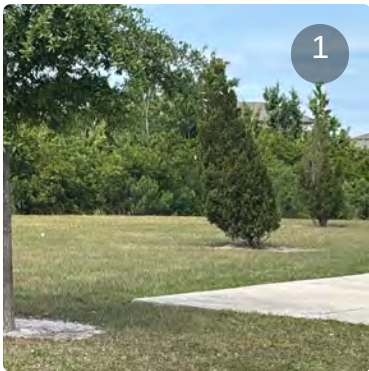
Asking if irrigation is working properly at the CDD field between the townhomes at pond 10?
Area is very dry.



Item 11

Assigned To: Fieldstone

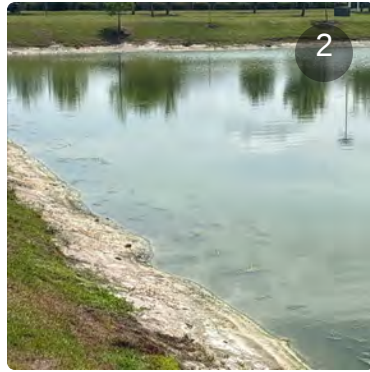
Noting two leaning trees with staking straps on both, but not attached to the ground. This is on the CDD portion of Blue Passing Loop.



Item 12

Assigned To: Clearvue

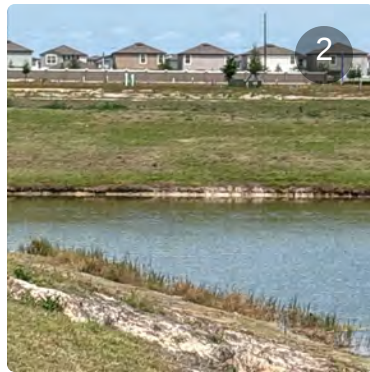
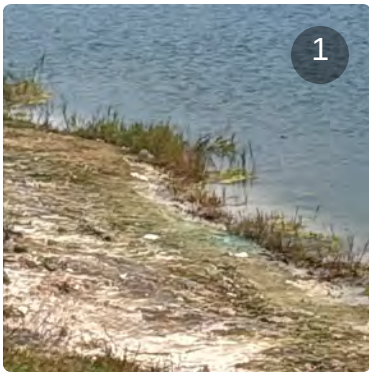
Noting small algae blooms starting to form along the edge of pond 4.



Item 13

Assigned To: Clearvue

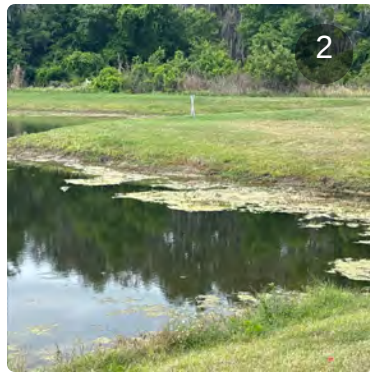
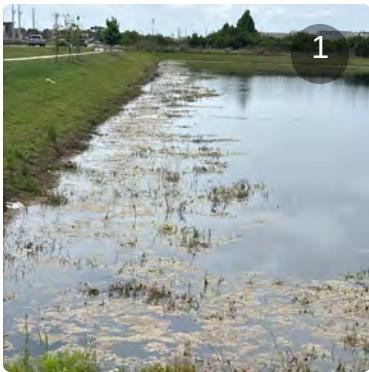
Treat non-desirable grassy weeds and pond 1.



Item 14

Assigned To: Clearvue

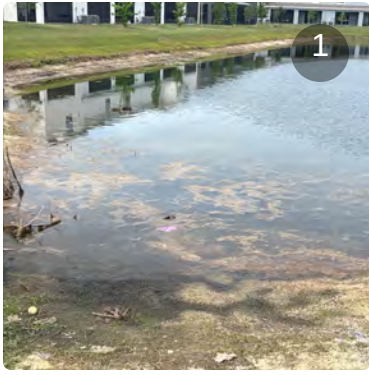
Asking if Pond 16 has been adopted into the CDD? If so, it needs treatment.



Item 15

Assigned To: Clearvue

Treatment needed for pond 14.



Item 16

Assigned To: Fieldstone

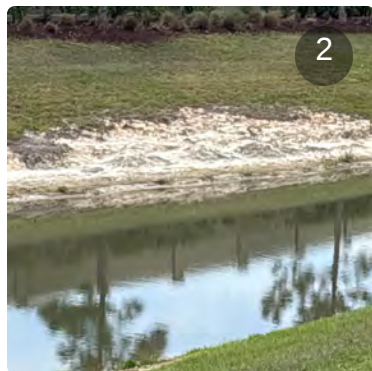
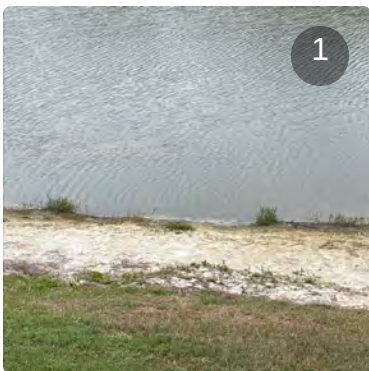
Diagnose and treat declining shrubs on Curly Road between Turtle Grace Loop and Elam Rd. Do these need a rejuvenation cut back or will they not survive?



Item 17

Assigned To: Clearvue and Engineer

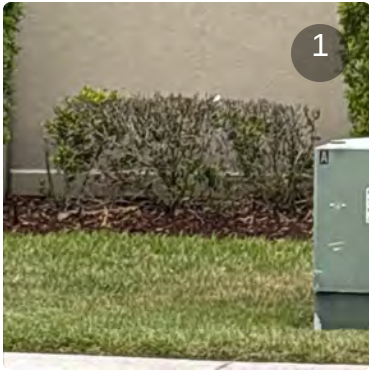
Treat non-desirable grassy weeds along pond 5 edge. Also, asking district engineer about possible compromised pond bank with erosion?



Item 18

Assigned To: Fieldstone

Diagnose and treat a couple declining Viburnums along the perimeter wall of Epperson Boulevard ROW across the street from Sea Air Dr.





FIELDSTONE

March 2026 - epperson ranch II - clock #4 lagoon homes

Date: Mar 06, 2026 12:50 pm
 Inspector: LaPoma Thomas

Site	
Name	Epperson Ranch II
Address	31885 Overpass Road
City	Wesley Chapel
ST	Florida
Zip	33545

Controller	
Name	Epperson ranch II clock #4- Biscayne homes clock #1
Location	Entrance side, outside gate- #1830
Model	
Modules	75
SLW	SLW1
Controller ID	130416

Water Days as of Mar 06, 2026	
Program A	Tue , Thur , Sat
Program B	Tue , Thur , Sat
Program C	Tue , Thur , Sat
Program D	Tue , Thur , Sat

Notes
Hunter ACC2
All general repairs have been completed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Front #31864 Biscayne lagoon	Pass									
2	Back #31864-#31868 Biscayne lagoon	Pass									
3	Back #31864-#31873 Biscayne lagoon	Pass									
4	#318672 Biscayne lagoon	Pass									
5	#31864-#31872 Biscayne lagoon	Pass									
6	#32830 Biscayne lagoon	Pass									
7	Front #31830 Biscayne lagoon	Pass									
8	Back #31838 Biscayne lagoon	Pass									
9	Back #31842 Biscayne lagoon	Pass									
10	Side #31842 Biscayne lagoon	Pass									
11	#32834-#31842 Biscayne lagoon	Pass									
12	#32830-#31842 Biscayne lagoon	Pass									
13	Field east of 7973 Avon Dive Court	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Field east of 7973 Avon Dive Court	Pass									
15	Field east of 7973 Avon Dive Court	Pass									
16	Field east of 7973 Avon Dive Court	Pass									
17	Field east of 7973 Avon Dive Court	Pass									
18	Field east of 7973 Avon Dive Court	Pass									
19	Along Biscayne lagoon plane at parking islands	Pass						1			
20	North side Biscayne Lagoon east end	Pass									
21	Northside Biscayne lagoon east of mailbox	Pass									
22	Northside Biscayne lagoon east of mailbox	Pass									
23	Northside Biscayne Lagoon Lane to pond	Pass						1	1		
24	Front of 7979 through 7991 Avon Dive	Pass									
25	Side of 7991 Avon dive	Pass									
26	Back of 7991 Avon dive	Pass									
27	Back of 7985 through 7979 Avon dive	Pass									
28	Back of 7973 Avon dive	Pass									
29	Side 7973 Avon dive	Pass									
30	7973 through 7991 Avon dive	Pass									
31	Exit side at gate	Pass									
32	Exit side at gate	Pass									
33	Exit side at gate	Pass									
34	Entrance side at the gate	Pass									
35	Gate median, and entrance side	Pass									
36	North side, Biscayne lagoon at mailboxes near home	Pass									
37	Field south side anchor point, east of oyster pier	Pass									
38	Field south side anchor point, east of oyster pier	Pass									
39	7981 aloe trace	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
40	7967-7981 aloe trace fence	Pass									
41	Back 7967-7981 aloe trace along build	Pass									
42	Back 7967 - 7975 aloe trace	Pass									
43	7967-7975 aloe trace	Pass			1						
44	Drip 7967-7981 aloe trace	Pass									
45	31938- Biscayne lagoon- back	Pass									
46	31938-31950 Biscayne lagoon- front	Pass									
47	Back- 31956-31950 Biscayne lagoon	Pass									
48	Front 31956 Biscayne lagoon	Pass			1				1		
49	Back 31938-31956 along building	Pass									
50	Back 31938-32956 Biscayne lagoon	Pass									
51	31938-31956 Biscayne lagoon	Pass									
52	Back 31861-31869 Biscayne lagoon	Pass									
53	Back 31857 Biscayne lagoon	Pass									
54	Back 31857-31869 Biscayne lagoon	Pass									
55	Back 31865-31869 Biscayne lagoon	Pass									
56	Back 31857-31869 Biscayne lagoon	Pass									
57	Back 31857-31869 Biscayne lagoon	Pass									
58	Front 31861-31869 Biscayne lagoon	Pass									
59	31857-31869 Biscayne lagoon	Pass									
60	Front 31895- Biscayne lagoon	Pass									
61	Back 31895- Biscayne lagoon	Pass									
62	Back 31895 Biscayne lagoon- along build	Pass									
63	Back 31895 Biscayne lagoon - center near build	Pass									
64	Back 31895- Biscayne lagoon- center	Pass									
65	Back 31895- Biscayne lagoon- (N) perimeter	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
66	Side - Biscayne lagoon	Pass									
67	31895- Biscayne lagoon	Pass									
68	Front #32016-#32026 Biscayne lagoon	Pass									
69	Side #32026 Biscayne lagoon	Pass									
70	Back #32022-#32026 Biscayne lagoon	Pass									
71	Back fence #32016-#32026 Biscayne lagoon	Pass									
72	Back #32016-#32022 Biscayne lagoon	Pass									
73	Side #32016 Biscayne lagoon	Pass									
74	#32016-#32026 Biscayne lagoon	Pass									
75	Front #31873-#31885 Biscayne lagoon	Pass									
76	Side #31873-#31879 Biscayne lagoon	Pass									
77	Back #31887-#31885	Pass									
78	Front #31887 Biscayne lagoon	Pass									
79	Back center	Pass									
80	Back along build #31873-#31887 Biscayne lagoon	Pass									
81	Back center	Pass									
82	Back perimeter #31873-#31887 Biscayne lagoon	Pass									
83	All drip #31873-#31887 Biscayne lagoon	Pass									
84	Side #32032 Biscayne lagoon	Pass									
85	Back- along fence #32032-#32044Biscayne lagoon	Pass									
86	All drip #32032-#32044 Biscayne lagoon	Pass									
87	Side #32044 Biscayne lagoon	Pass									
88	Back along building #32032-#32044 Biscayne lagoon	Pass									
89	Front #32032-#32038 Biscayne lagoon	Pass									
90	Back along building #32032-#32044 Biscayne lagoon	Pass									
91	#8001-#8013 Avon dive ct	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
92	Front #8007-#8013 Avon dive ct	Pass									
93	#8001 Avon dive	Pass									
94	Back #8001 Avon dive	Pass									
95	Back #8007-#8013 Avon dive ct	Pass									
96	Back along build #8001-#8013 Avon dive ct	Pass									
97	Back along fence #8001-#8013 Avon dive ct	Pass									
98	West fence #8013 Avon Drive	Pass									
99	Front #31906 oyster pier	Pass									
100	Side #31906 oyster pier and sidewalk	Pass									
101	Back fence #31906-#31894 oyster pier	Pass									
102	Back along build #31906-#31894 oyster pier	Pass									
103	Back along build #31906-#31894 oyster pier	Pass									
104	Back along build #31906-#31894 oyster pier	Pass									
105	Front #31902-31894 oyster pier	Pass									
106	#31906-#31894 oyster pier	Pass									
107	Front #31868-#31890 oyster pier	Pass									
108	Curb #31868 oyster pier	Pass									
109	Inside sidewalk #31868 oyster pier	Pass									
110	Side #31868 oyster pier	Pass									
111	Back along build	Pass									
112	Back along fence	Pass									
113	Back #31874-#31880 oyster pier	Pass									
114	Side #31886 oyster pier	Pass									
115	Drip #31868-#31886 oyster pier	Pass									
116	Tree #31868-#31886 oyster pier	Pass									
117	Front #31887-#31875 oyster pier	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
118	Side #31887 oyster pier	Pass									
119	Back #31881-#31875 oyster pier	Pass									
120	Back #31887 oyster pier	Pass									
121	Back along build #31875-#31869 oyster pier	Pass									
122	Back along fence #31875-#31869 oyster pier	Pass									
123	Side #31869 oyster pier	Pass									
124	Inside sidewalk #31869 oyster pier	Pass									
125	Curb #31869 oyster pier	Pass									
126	Drip/bubbler #31869-#31887 oyster pier	Pass									
127		Pass									
128		Pass									
129		Pass									
130		Pass									
131		Pass									
132		Pass									
133		Pass									
134		Pass									
135		Pass									
136		Pass									
137		Pass									
138		Pass									
139		Pass									
140		Pass									
141		Pass									
142		Pass									
143		Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
144		Pass									
145		Pass									
146		Pass									
147		Pass									
148		Pass									
149		Pass									
150		Pass									

Zone #19 - 03-06-26 12:53 pm CST



Zone #19 - 03-06-26 1:35 pm CST



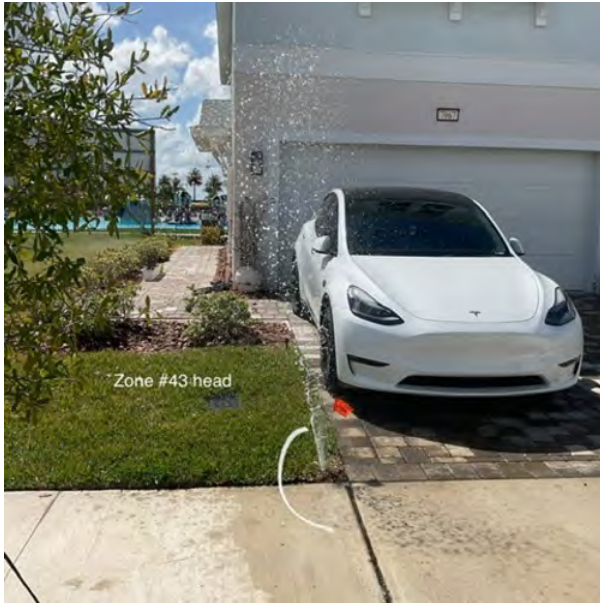
Zone #23 - 03-06-26 12:53 pm CST



Zone #23 - 03-06-26 1:36 pm CST



Zone #43 - 03-06-26 1:36 pm CST



Zone #43 - 03-06-26 1:45 pm CST



Zone #48 - 03-06-26 12:52 pm CST



Zone #48 - 03-06-26 2:02 pm CST



Date: April 15, 2026
Proposal #: 22860

Mailing Address

Inframark

313 Campus Street
Celebration, FL 34747

Home Phone:

Job Address

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

Business Phone:

Job Summary:

This proposal is to replace damaged plants due to the freeze at the following locations:

Curley Rd & Turtle Grace Loop

Plants to be install:

- Gold moun
- Loropetalum
- Mulch

Lagoon Entrance

Plants to be install:

- Bird Paradise
- Gold moun
- Loropetalum
- big blues
- foxtail ferns
- ixoras
- hollys
- mulch

Irrigation

- fix/add dripline to insure proper watering for new plant material







Irrigation Enhancement & Repairs **\$631.91**

Quantity	Description	Unit
3.00	Irrigation Parts & Materials	ea
1.00	Drip Zone	ea

Maintenance Enhancement **\$5,903.14**

Quantity	Description	Unit
1.00	Bird of Paradise 'Orange'	7 gal
15.00	Liriope 'Big Blue' 3Gal	ea
10.00	Dwarf Burford Holly	3 gal
20.00	Gold Mound Duranta	3 gal
50.00	Loropetalum Ruby	3 gal
15.00	Foxtail Fern	3 gal
4.00	Pine Bark Nuggets 'Mini'	yd
6.00	Dwarf Ixora Pink	3 gal

MT - Maintenance Landscape Enhancement **\$2,518.13**

Quantity	Description	Unit
30.00	Gold Mound Duranta	3 gal
30.00	Loropetalum Ruby	3 gal
2.00	Pine Bark Nuggets 'Mini'	yd

Quote Total: \$9,053.18

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

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

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

Signature: _____ **Date:** _____
Inframark

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

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

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



Epperson Ranch II CDD Aquatics

Inspection Date:

3/31/2026 11:22 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Planktonic algae bloom present. We will dispatch a technician later this week to treat this and other ponds below ahead of the regular service. No nuisance grass observed.

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

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Planktonic algae bloom present; similar to pond 2. This will be included in the upcoming treatment.
No nuisance grass observed.

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

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild planktonic algae bloom present; some cyanobacteria forming in a wind-blown corner. This pond will also be treated later this week.
No nuisance grass observed.

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

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth in the shallow sections. This growth is new and has been waiting for warmer temperatures to arrive. regular treatment during maintenance events will begin clearing it.
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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

cattails have reappeared since the previous treatment. A technician was actively crushing and spraying this growth while these photos were taken. Continued maintenance through growing season will help keep conditions up.

<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	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails	

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present has recently been treated and is decaying. A technician will follow up and re-treat next visit if needed. Trash on the banks will be collected at that time. Nuisance grasses along the water's edge will also be addressed at that time.

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

Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Surface algae is well into decay. Technicians will monitor the submerged for surfacing and treat if needed. No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<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>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present has recently been treated and is decaying. A technician will follow up and re-treat next visit if needed. No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<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>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has started. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Pre-emergents added to herbicide mixes throughout the winter have had great effect at keeping grasses at bay for the time being. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain often only comes once per week. We have recently added a product to our algaecide mixes intended to mitigate phosphorous in the water column of a pond and aid in slowing algae growth.

While conditions are varied, no issues noted are raising any alarms. The new additive in our algaecide mixes has been highly effective on planktonic algae, often making a notable difference in a few hours. Those ponds mentioned with this type of growth will be addressed later this week. Grasses have stayed minimal. Technicians have become more vigilant, as most of them have mentioned this is one of the strongest starts to a growing season we've had in years. Seasonal adjustments to herbicide mixes are already in place to combat this.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

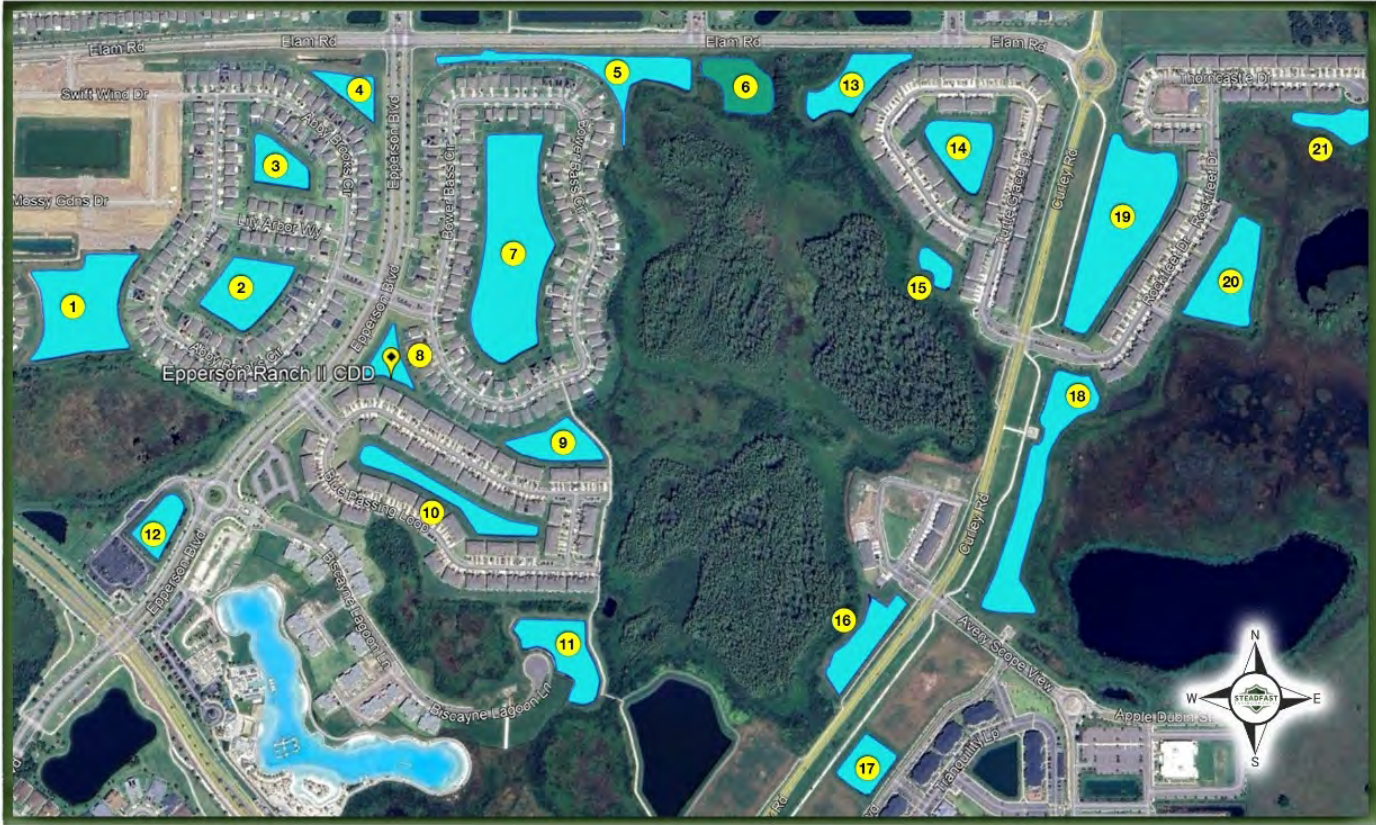
MAINTENANCE AREA



EPPELSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:





Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
10/3/2025 11/2/2025 EST-SCA2605

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

SHIP TO
Epperson Boulevard
Wesley Chapel Florida 33545
United States

DESCRIPTION	QTY	RATE	AMOUNT
Replacement of the 3hp motor (with splicing kit) & the compromised portion of the flotation ring on pond 8's fountain at Epperson Ranch II CDD. Fountain to then be returned to the pond.	1.00	3,600.00	3,600.00

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 **3,600.00**

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
San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
3/27/2026 4/27/2026 EST-SCA2183

BILL TO

Epperson Ranch II CDD c/o
Inframark
1540 International P
Lake Mary FL 32746

SHIP TO

32136 Epperson Boulevard
Wesley Chapel Florida 33545
United States

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

Scope: Purchase & install 5hp Grundfos motor, PUMP, deluxe start box, and 400' of submersible motor cable for Fountain #1 in Epperson II CDD (pond 7, Bower Bass Circle).

Unit & control box originally diagnosed in Summer 2025. Thermal overload previously removed during electrical service found that the start box has overloaded and was stuck. Motor and cable tested and both determined to be compromised & in need of replacement.

1.00 11,535.35 11,535.35

Spring 2026 - PUMP determined to also be in need of replacement.

Warranty: 2 year from install date.

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 **11,535.35**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Date: April 17, 2026
 Proposal #: 22879

Mailing Address

Inframark
 313 Campus Street
 Celebration, FL 34747
 Home Phone:

Job Address

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

Job Summary:

the non-working water fountain with dirt and flowers at the entrance to the lagoon residents' neighborhood.

Includes:

Fill dirt

irrigation

350 season flowers

Irrigation Enhancement & Repairs \$1,121.00

Quantity	Description	Unit
5.00	Irrigation Parts & Materials	ea

MT - Maintenance Landscape Enhancement \$8,273.57

Quantity	Description	Unit
8.00	Fill Dirt (Bulk)	yd
350.00	Seasonal Annuals	1 gal

Quote Total: \$9,394.57

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

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

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

Signature: _____ **Date:** _____
Inframark

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

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

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

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Epperson Ranch CDD

Bill to
Epperson Ranch II CDD

Ship to
Epperson Ranch CDD

Estimate details

Estimate no.: 2503
Estimate date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Control Structure Maintenance	Restore two earthen/reinforced weirs to Pond 6A from Wetland Mitigation Pond 6A and Wetland 11N to permitted plans. Exception: substitute Geoweb (planned) to Flexamat (proposed), keeping all finish elevations the same. Sod over Flexamat and all disturbed areas above normal water line with Bahia sod.	1	\$15,700.00	\$15,700.00
					Total	\$15,700.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

PROPOSAL

Epperson II CDD

Pond 6A Earthen Wiers

4/8/2026

Repair washouts and re-construct earthen wiers with Geoweb per original design

Wier between WMP 6A and FPM 6A

- remove grass and re-grade wier area
- construct Geoweb per plan / D.E. direction
- restore disturbed areas with Bahia sod

Sub-total \$4,200

Wier for outfall from FPM 6A to Wetland 11N

- remove grass and re-grade wier area
- provide 20-30 cy of missing (clayey) soil
- construct Geoweb per plan / D.E. direction
- restore disturbed areas with Bahia sod

Sub-total \$7,800

TOTAL \$12,000

NOTES:

- 350' x 20' maintenance berm to access outfall wier is heavily overgrown and will need to be bush-hogged to deliver fill to work area.
- If requested, Site Masters can perform - ADD \$2400
- Watering of new sod is not included



Proposal for Weir Repair & Installation Project

Prepared For: Epperson Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 04/16/2026

Proposal No. : 1246

Project Location: Epperson Ranch CDD

Project Overview

ADS proposed to complete the repair and/or installation of two 20-foot weirs in accordance with engineered plans, including survey layout, excavation, and geoweb stabilization with rock backfill. The project includes sod restoration over the weirs and returning all disturbed areas to original condition, along with removal of construction debris.

Scope of Work

- 1.Repair and/or installation of two (2) weirs, each measuring 20 feet in width, in accordance with the engineered plans.
- 2.A licensed surveyor will establish proper elevations per design specifications and provide staking for accurate layout.
- 3.Excavation of the designated areas to achieve required elevations, including removal and disposal of excess materials.
- 4.Installation of geoweb stabilization system per plans, followed by backfilling with appropriate rock material.
- 5.Upon completion of structural work, the weirs will be sodded over the top to ensure proper stabilization and aesthetic finish.
- 6.All disturbed areas will be restored to their original condition.
- 7.All construction debris and excess materials will be removed and properly hauled off- site.

Project Pricing

The cost for this project is \$6,750.00 per weir, for a total of \$13,500.00 for both weirs.

Total Project Cost
\$13,500.00

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

Estimate #318	
Sent on	Apr 16, 2026
Total	\$87.78

RECIPIENT:

Alize Anninpot
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Epperson ranch II
 Wesley Chapel, Florida 33545

Product/Service	Description	Qty.	Unit Price	Total
Small dog park sign	12 X 18 Install included	1	\$43.89	\$43.89
Large dog park sign	12 X 18 Labor included	1	\$43.89	\$43.89

Total **\$87.78**

Unforeseen Conditions

Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.