

# *Epperson Ranch II Community Development District*

**May 7, 2026**

## **Final Agenda Package**

### TEAMS MEETING INFORMATION

**Meeting ID:** 219 956 846 597 06    **Passcode:** Km2W7NA6  
**Call In Number:** 646-838-1601    **Phone Conference ID:** 942 797 931#

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



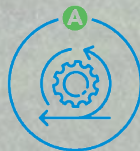
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Epperson Ranch II Community Development District

## Board of Supervisors

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

## District Staff

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

## Regular Meeting Agenda

Thursday, May 07, 2026, at 5:00 p.m.

The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **May 07, 2026, at 5:00 p.m. at the Watergrass 2 Club, located at 32711 Windelstraw Dr. Wesley Chapel, FL 33545.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

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

**Meeting ID:** 219 956 846 597 06      **Passcode:** Km2W7NA6

**Dial-in by Phone:** 646-838-1601      **Pin:** 942 797 931#

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS ON AGENDA ITEMS – *Three- (3) Minute Time Limit*
4. BUSINESS ADMINISTRATION
  - A. Ratification of Resolution 2026-04 Designating Officers.....Page 4
  - B. Consideration of Resolution 2026-05 Bank Signatories.....Page 5
  - C. Consideration of Resolution 2026-06 Designating Officers of the District.....Page 6
  - D. Oath of Office.....Page 7
  - E. Consideration of the Regular Meeting Minutes from, April 23, 2026.....Page 8
5. STAFF REPORTS
  - A. District Accountant
  - B. Field Inspections Report.....Page 13
  - C. Landscape Update Report
    - i. Consideration of Removal and Replacement of 3 Pine Trees.....Page 20
  - D. Aquatic Maintenance Report
  - E. District Counsel
    - i. Update on the Cost Share Agreement
    - ii. Consideration of Flowerbed/Filler Mulch Proposal.....Page 23
  - F. District Engineer

**G. District Manager**

- i.** Discussion of Monthly and Yearly Cost Breakdown .....Page 26
- ii.** Consideration of FY2027 Proposed Budget .....Page 27
- iii.** Consideration of Resolution 2026-07 Setting the Public Hearing Date .....Page 38
- iv.** Announcing the Number of Qualified Registered Voters- 1,063 .....Page 40

**6. BUSINESS ITEMS**

**7. AUDIENCE COMMENTS**

**8. SUPERVISOR REQUESTS**

**9. ADJOURNMENT**

**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**, Epperson Ranch II Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, 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 22<sup>nd</sup> day of January, 2026.

**ATTEST:**

**EPPERSON RANCH II  
COMMUNITY DEVELOPMENT  
DISTRICT**

Signed by:

*Alize Aninipot*

74085AAE8E0A487...

Name: Alize Aninipot  
Secretary / Assistant Secretary

Signed by:

*Joseph Murphy*

E645F92A3A004DA...

Name: Joseph Murphy  
Chair / Vice Chair of the Board of Supervisors

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors (the “Board”) has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

**WHEREAS**, the Board desires now to authorize signatories for the operating bank account(s).

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

**Section 1.** The Secretary Jennifer Goldyn, the Treasurer Stephen Bloom, and the Assistant Treasurer Angel Montagna, are hereby designated as authorized signatories for the operating bank accounts of the District.

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

**Passed and Adopted on April 30, 2026.**

Attest:

**Epperson Ranch II  
Community Development District**

Signed by:

*Alize Aninipot*

74085AAE8E6CA487...

Secretary/Assistant Secretary

Signed by:

*Joseph Murphy*

E645F92A3A064DA...

Chairperson/Vice Chairperson

**RESOLUTION 2026-06**

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

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

**WHEREAS**, 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>Kristee Cole</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Jennifer Goldyn</u>	Assistant Secretary
<u>Michael Lawson</u>	Assistant Secretary
<u>Miguel Casellas-Gil</u>	Assistant Secretary
<u>Alize Aninipot</u>	Assistant Secretary

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of May, 2026.

**ATTEST:**

**EPPERSON RANCH II  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

# OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of \_\_\_\_\_

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

\_\_\_\_\_  
(Name of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

\_\_\_\_\_  
*Signature*

**(Affix Seal Below)**

Sworn to and subscribed before me by means of \_\_\_\_ physical presence  
Or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
*Signature of Officer Administering Oath or of Notary Public*

\_\_\_\_\_  
*Print, Type, or Stamp Commissioned Name of Notary Public*

Personally Known  or Produced Identification

Type of Identification Produced \_\_\_\_\_

## ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: Home  Office

\_\_\_\_\_  
Street or Post Office Box

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Signature

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 Thursday, April 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, Chairperson
14 Michele Frank	Board Supervisor, Vice Chairperson
15 Miguel Casellas-Gil	Board Supervisor, Assistant Secretary
16 Michael Lawson	Board Supervisor, Assistant Secretary

17  
18 Also present were:

19	
20 Kristee Cole	Senior District Manager, Inframark
21 Alize Aninipot	District Manager, Inframark
22 Vasili Kostakis	District Engineer, Stantec
23 Mateo Soto	Fieldstone
24 Kyle McGee	District Counsel, Kutak Rock ( <i>via teleconference</i> )
25 Kevin Riemensperger	Representative, Steadfast Alliance

26  
27 Members of the Public  
28

29 **SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

30  
31 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the  
32 Board approved the April 23, 2026, Final Revised Agenda, for the Epperson Ranch  
33 II Community Development District.

34 **THIRD ORDER OF BUSINESS**

**Audience Comments**

35 There were no audience comments.  
36

37 **FOURTH ORDER OF BUSINESS**

**Business Administration**

38 **A. Consideration of the Regular Meeting Minutes from March 23, 2026**  
39

40  
41 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the  
42 Board approved the March 23, 2026, Regular Meeting Minutes, for the Epperson Ranch  
43 II Community Development District.

44 **FIFTH ORDER OF BUSINESS** **Staff Reports**

45  
46  
47  
48  
49  
50  
51

**A. District Accountant**

**1. Review of the April Financial Report**

The Board reviewed the April Financial Report.

**2. Acceptance of the March 2026 Check Register**

The Board approved the March 2026 Check Register.

52 On a MOTION by Mr. Casaellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR,  
53 the Board approved the March 2026 Check Register, for the Epperson Ranch II Community  
54 Development District.  
55

56  
57

**B. Field Inspection Report**

There being no questions from the Board, the Board moved onto the next agenda item.

59  
60

**C. Landscape Update Report**

61 The Board reviewed the report, and it was noted for page 34 to disregard area as not for the  
62 CDD.

63  
64

**1. Consideration of Proposal on Freeze Plants**

65 The Board reviewed the proposal on freeze plants. Discussion ensued and it was noted that the  
66 location is for Curley Road and Turtle Grace Loop. \$5,903.14 is for the lagoon entrance, while  
67 \$2,518.13 is for Curley Road. The Board approved the proposal in the amount of \$2,518.13.

68 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the  
69 Board approved the proposal on freeze plants in the amount of \$2,518.13, for the Epperson  
70 Ranch II Community Development District.  
71

72  
73

**D. Aquatic Maintenance Report**

74 Mr. Riemensperger presented his report and updated the Board on drought recommendations  
75 on Fish Kill.

**1. Ratification of Pond 8 Fountain Proposal with NTE \$5,000**

77 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the  
78 Board ratified the Pond 8 Fountain Proposal with NTE \$5,000, for the Epperson Ranch II  
79 Community Development District.

80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112

**2. Consideration of New Pricing of Fountain on Pond 7**

Mr. Casellas-Gil moved to approve the new pricing for the fountain on Pond 7, and the Board engaged in further discussion. Mr. Riemensperger noted that he will prepare and submit a proposal for ongoing pond maintenance.

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the new pricing of the Fountain on Pond 7 in the amount of \$11,535.35, for the Epperson Ranch II Community Development District.

**E. District Counsel**

**1. Discussion of DRB Cost-Share Agreement**

Mr. McGee referenced the response received from Lowndes. District Counsel will review the letter and advised postponing any decision until that review is complete. Mr. Murphy inquired whether the Board has jurisdiction to proceed with the previously discussed plans, to which District Counsel responded that they will evaluate the letter before providing guidance on the flower bed matter.

**2. Consideration of Flowerbed/Filler Mulch Proposal**

The Board agreed to table the proposal of Flowerbed/Filler Mulch and place it on the agenda for the next meeting for further review.

**F. District Engineer**

**1. Consideration of Proposals for Earthen Weir Repair**

Ms. Aninipot presented the proposals for the Earthen Weir Repair to the Board. Following discussion, the Board voted to approve the proposal submitted by Advanced Drainage Solutions in the amount of \$13,500.

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved the proposal for Earthen Weir Repair with Advanced Drainage Solutions in the amount of \$13,500, for the Epperson Ranch II Community Development District.

**2. Discussion of Outstanding Invoice from FY 2025**

113 Mr. Vasili presented the invoice for the maintenance map and reported that \$412.06 was  
114 spent in June 2025 for printing. An additional \$8,530 for the maintenance map was billed on  
115 September 30, 2025. Ms. Aninipot noted that last year's financials cannot be reopened due to the  
116 completion of the audit. However, she will allocate the DE line item over for the current fiscal  
117 year. Following discussion, the Board requested that one review be sent to the Stantec  
118 accounting team so the expense may be billed in the current fiscal year. Mr. Murphy requested  
119 that Stantec be notified to close out the books in December. It was further noted that \$4,545 was  
120 spent last year of which \$8,000 had been budgeted without invoices. The Board requested  
121 quarterly invoices moving forward.

122

123 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board  
124 approved the outstanding invoice from FY 2025, for the Epperson Ranch II Community  
125 Development District.

126

127

128 **3. Discussion of Proposed Increase for FY 2027 Proposed Budget**

129 The new proposed rate of \$226 was discussed with the Board.

130

131 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board  
132 approved the proposed increase for the FY 2027 Proposed Budget, for the Epperson Ranch II  
133 Community Development District.

134

135

136 **G. District Manager**

137

138 **1. Discussion of Vacancy of Open Seat**

139 Ms. Aninipot requested Mr. Lawson's agreement on management filling the vacancy for the  
140 open seat. Mr. Lawson agreed that an Inframark employee would assume the seat, with the  
141 appointment to move forward at the next meeting.

142

143 **2. Discussion of FY 2027 Proposed Budget**

144

145 Ms. Cole presented the proposed budget to the Board and noted that the budget remains flat,  
146 after which discussion followed. The Board inquired about the percentage increase allocated to

147 the reserve within the overall budget, and it was noted that 15.51 percent was added to the  
148 reserve.

149

150 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board  
151 approved to add a separate reserve account adding \$175,000 to be able to be moved at anytime,  
152 for the Epperson Ranch II Community Development District.  
153

154

155 **SIXTH ORDER OF BUSINESS** **Business Items**

156

157 **A. Consideration of Dog Park Signs Proposals**

158 The Board reviewed the proposals for the dog park signage and requested that a proposal for  
159 the dog bench repair, as well as a proposal for concrete backfill, be presented at the next meeting.  
160 The Board then elected to table the proposals and requested that revisions be made for  
161 presentation at the May 2026 meeting. Additionally, the Board directed the District Manager to  
162 explore potential sponsorship opportunities for naming the dog park to support future  
163 improvements and to provide an update at the next meeting.

164

165 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

166 A resident expressed concern about debris in the ponds, specifically pond 1.

167

168 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

169 There being no supervisor requests, the Board moved onto the next order of business.

170

171 **NINTH ORDER OF BUSINESS** **Adjournment**

172

173 On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board  
174 adjourned the meeting at 6:30 p.m., for the Epperson Ranch II Community Development District.

175

176

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

177



## Epperson II CDD

Field Inspection Report - April 2026

Wednesday, April 29 2026

Prepared For Board Of Supervisors

17 Items Identified

17 Items Incomplete

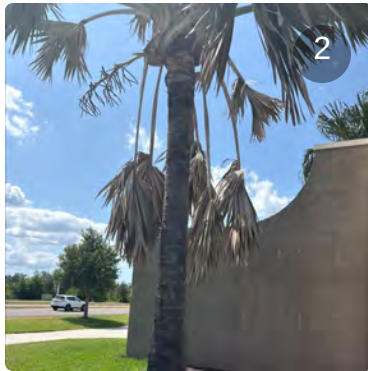
John Fowler

Inframark

### Item 1

Assigned To: Fieldstone

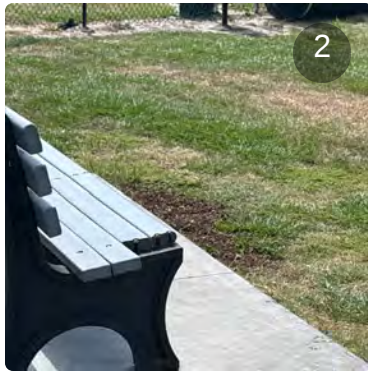
Need to remove dead fronds in the palms at the exit monument of Epperson Boulevard and Overpass Road intersection.



### Item 2

Assigned To: Maintenance

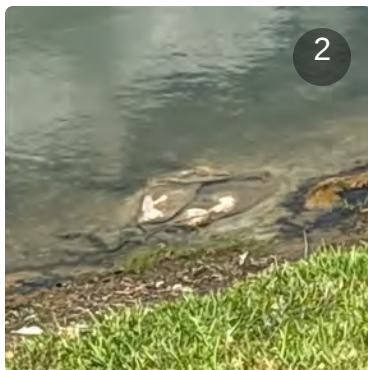
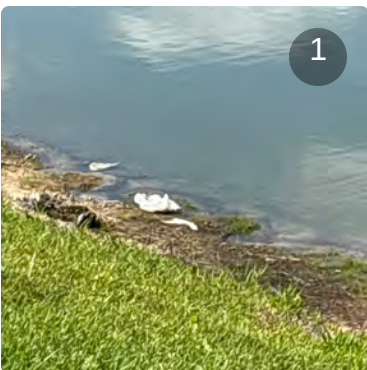
There are a couple slats in the bench that need to be repaired at the small dog park.



### Item 3

Assigned To: Steadfast

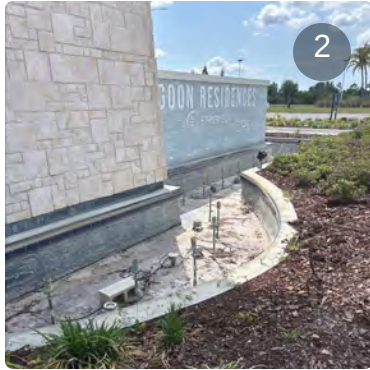
Overall, pond 12 looks very good. Just ensure trash is being picked up each site visit.



### Item 4

Assigned To: Fieldstone

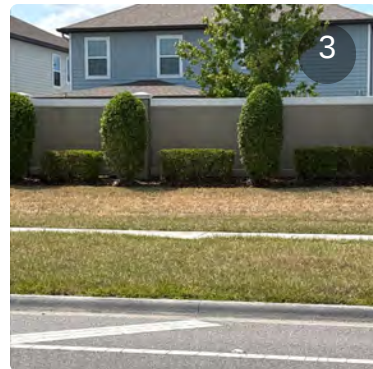
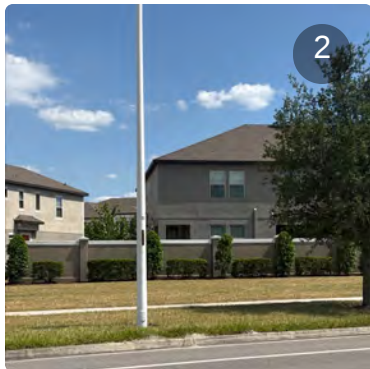
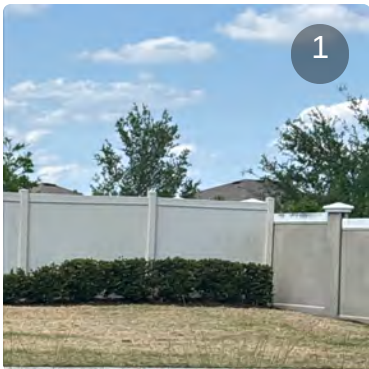
Noting where plants have been removed, drip line that will need repair, and the monument water feature in median islands on Anchor Point Dr.



### Item 5

Assigned To: Fieldstone

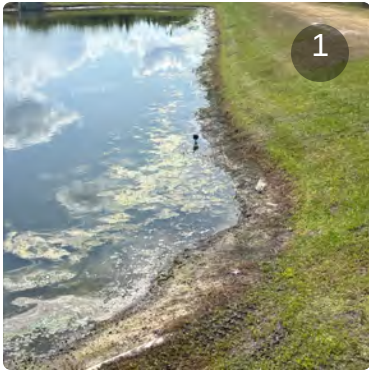
Noting stressed dry turf throughout the district. Asking if this is because of water restrictions or is there an irrigation issue?



### Item 6

Assigned To: Steadfast

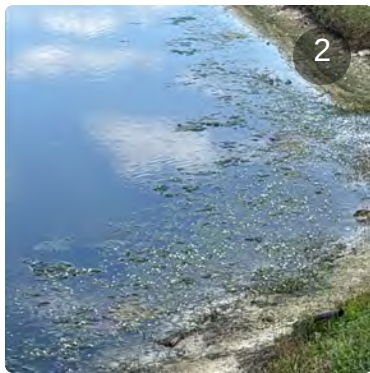
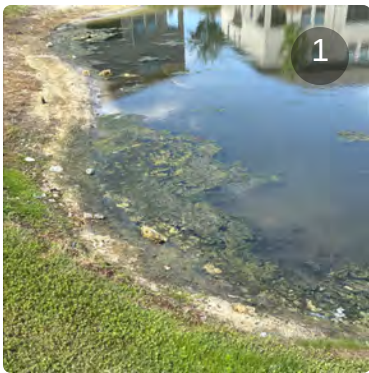
Treat submerged weeds and possible small algae blooms along the edge of pond 11.



### Item 7

Assigned To: Steadfast

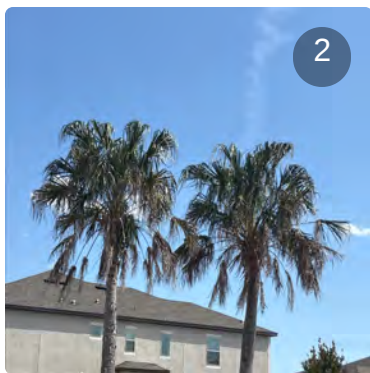
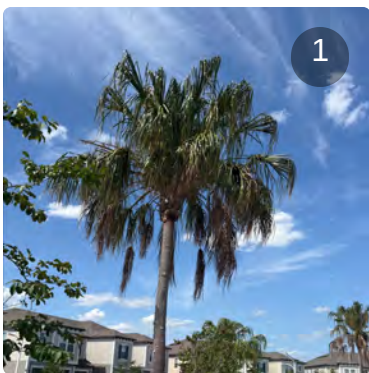
Noting a few small areas that need treatment along the waters edge of pond 10. Note to the board that it is very difficult this time of year to have clean ponds with drought conditions and low water levels.



### Item 8

Assigned To: Fieldstone

Noting a few dead fronds in the Ribbon palms by pond 10 on Blue Passing Loop ROW. Advice would be to have these removed before hurricane season.



### Item 9

Assigned To: Fieldstone

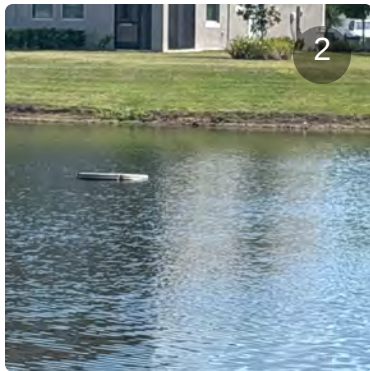
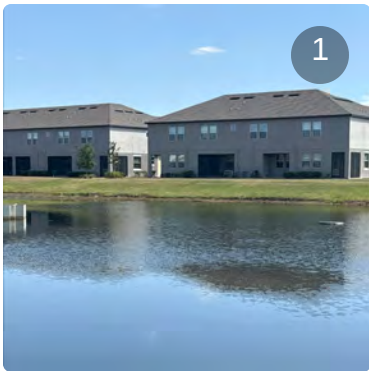
Noting a missing valve box cover that needs replacement on Blue Passing Loop ROW by mailbox kiosk.



### Item 10

Assigned To: Steadfast

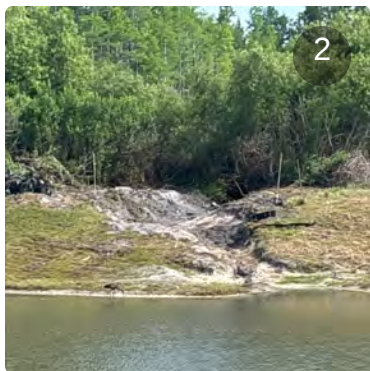
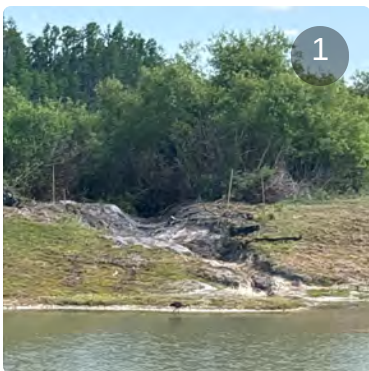
Overall, pond 8 looks good. Noting that the fountain was not on during this inspection.



### Item 11

Assigned To: District Engineer

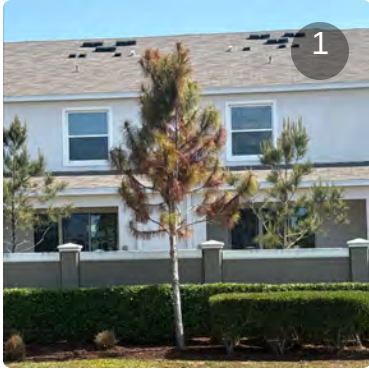
Noting this washout area on pond 5 is in worse condition than last inspection. Asking for district engineer advice.



### Item 12

Assigned To: Fieldstone

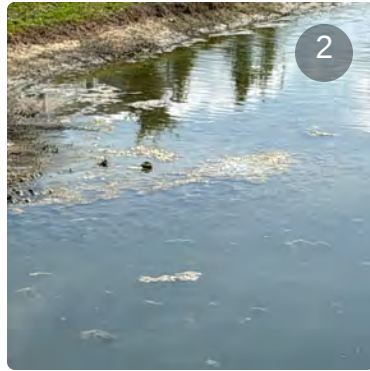
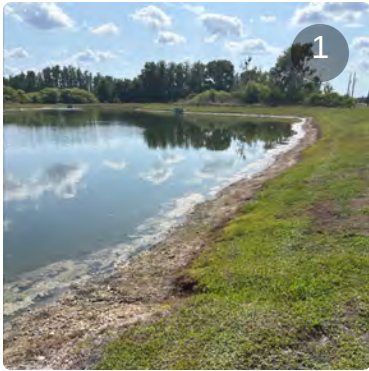
Noting declining Pine and three Bald Cypress trees on Elam Rd. ROW across the street from Callow Frd Dr.



### Item 13

Assigned To: Steadfast

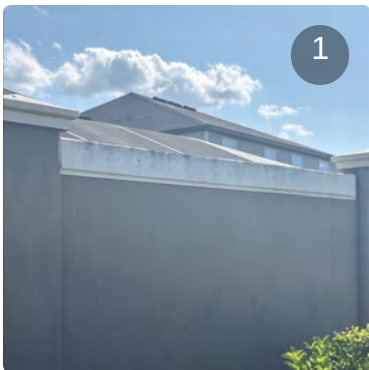
Treat small algae blooms and submersed weeds along the waters edge of pond 4.



### Item 14

Assigned To: Board Information

Noting the perimeter walls on Elam Rd. and Epperson Blvd. have areas that are showing discoloration from being exposed to the elements. Especially the white trim on top. May want to consider cleaning or even painting in the future.



### Item 15

Assigned To: Fieldstone

Noting shrubs were cut back on Curly Rd. ROW and are showing signs of new growth. Will continue to monitor each inspection.



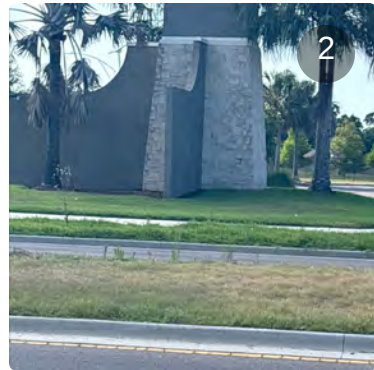
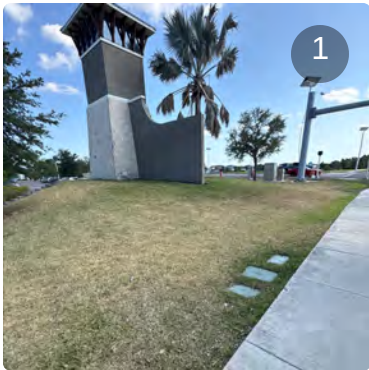
Issue Image



### Item 16

Assigned To: Fieldstone

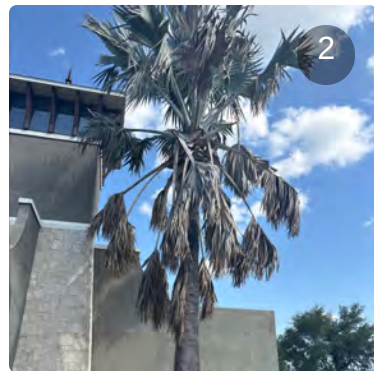
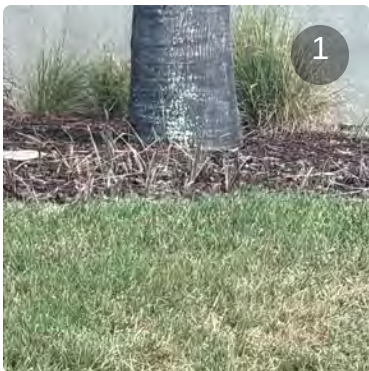
Asking if the irrigation is working properly for the entrance monument on Epperson Boulevard at Overpass Road intersection. The exit side is green. However, the entrance side is very dry.



### Item 17

Assigned To: Fieldstone

Dead vegetation should be removed at the entrance monument of Epperson Boulevard at Overpass Road. Also, there are a lot of dead fronds in the Bismarck palm. Is this palm okay or in decline? Please investigate and report your findings.



# FIELDSTONE

## LANDSCAPE

## QUOTATION

Date: May 04, 2026  
Proposal #: 22935

### 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:

Proposal to remove and replace 3 pine trees on Callow Ford Dr that are declining due to the pine beetle.

please see report item 12

---

### Irrigation Enhancement & Repairs \$516.00

Quantity	Description	Unit
3.00	Irrigation Parts & Materials	ea

---

### MT - Maintenance Landscape Enhancement \$2,216.81

Quantity	Description	Unit
3.00	Bald Cypress	15 gal

**Quote Total: \$2,732.81**

## 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](http://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](mailto:accountsreceivable@fieldstonels.com)

# FIELDSTONE

## LANDSCAPE

## QUOTATION

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](http://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](mailto:accountsreceivable@fieldstonels.com)

<i>Vendor</i>	<i>Description</i>	<i>Monthly cost</i>	<i>Annual Cost</i>	<i>Comments</i>	<i>Contract Start Date</i>	<i>Contract End Date</i>
Inframark	District Management	\$5,666.67	\$68,000		April 1, 2025	Renew for 1 additional year unless party terminates
Inframark	Field Services	\$1,250	\$15,000		April 1, 2025	Renew for 1 additional year unless party terminates
Inframark	Dog Waste Stations	\$380	\$4,560			
Inframark	Assessment Roll	\$416.67	\$5,000			
Inframark	Dissemination Services	\$666.67	\$8,000			
Kutak Rock	District Counsel	\$1189-\$5300	\$15,000			Fee Schedule Monthly Billing Varies
Stantec	District Engineer	\$1275-1795	\$8,000			Fee Schedule Monthly Billing Varies
Steadfast	Aquatics	\$1,550	\$18,600		February 18, 2026	Contracted for 1 year, and will auto-renew unless party terminates
Steadfast	Aquatic with Mitigation Pond 6	\$196	\$2,350		February 18, 2026	Contracted for 1 year, and will auto-renew unless party terminates
Fieldstone	Landscape	\$16,866	\$202,392		February 1, 2026	Contracted for 1 year, and will auto-renew unless party terminates
Fieldstone	Irrigation			as needed		
(was cooper pools)	Fountain Maintenance			as needed Currently Down but prior monthly billing \$450		
Gig Fiber	Utilites	\$8,533	\$102,396		July 27, 2020	Contracted for 1 year and will auto-renew for 2 consecutive periods of 60 months each
Withlacoochee	Utilites	\$3,757.91		Monthly Billing Varies		
Watergrass II	Meeting Room Rental	\$125	\$1,500			
Business Observer	Legal Advertising	\$50+		Advertising amounts vary		
	Arbitage		\$475	Billed Annually		
Florida Commerce	Annual Filing Fee		\$175	Billed Annually		
	Audit		around \$4400	Billed Annually		
	Disclosure Report		\$3,000	Billed Annually		
Egis	Insurance		\$36,860	Billed Annually		
SchoolNow	Trustee Fees		\$4,040.63	Billed Annually		
	Website Hosting		\$1,515	Billed Annually		

***Epperson Ranch II  
Community Development District***

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**Wednesday, April 1, 2026**

**CLEAR PARTNERSHIPS**



**Table of Contents**

Page #

**OPERATING BUDGET**

General Fund

    Summary of Revenues, Expenditures and Changes in Fund Balances .....

    Exhibit A .....

Budget Narrative .....

**DEBT SERVICE BUDGETS**

Series 2018 A-1

    Summary of Revenues, Expenditures and Changes in Fund Balances .....

    Amortization Schedule .....

Series 2018A-2

    Summary of Revenues, Expenditures and Changes in Fund Balances .....

    Amortization Schedule .....

Series 2020

    Summary of Revenues, Expenditures and Changes in Fund Balances .....

    Amortization Schedule .....

Budget Narrative .....

**SUPPORTING BUDGET SCHEDULES**

Non-Ad Valorem Assessment Summary .....

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$8,924.00	\$0.00	\$8,924.00	0%	\$0.00
Special Assmnts- Tax Collector	\$951,767.00	\$931,542.00	\$20,225.00	\$951,767.00	0%	\$1,012,518.90
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$40,500.76
Interest-Tax Collector	\$0.00	\$58.00	\$0.00	\$58.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$951,767.00</b>	<b>\$940,524.00</b>	<b>\$20,225.00</b>	<b>\$960,749.00</b>	<b>1%</b>	<b>\$972,018.15</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Supervisor Fees	\$12,000.00	\$2,200.00	\$9,800.00	\$12,000.00	0%	\$12,000.00
Payroll Taxes	\$918.00	\$0.00	\$918.00	\$918.00	0%	\$918.00
Payroll Services	\$715.00	\$0.00	\$715.00	\$715.00	0%	\$715.00
ProfServ-Mgmt Consulting	\$68,000.00	\$28,333.00	\$39,667.00	\$68,000.00	0%	\$71,400.00
Rental - Meeting Room	\$1,500.00	\$500.00	\$1,000.00	\$1,500.00	0%	\$1,500.00
Bank Fees	\$175.00	\$0.00	\$175.00	\$175.00	0%	\$175.00
Auditing Services	\$4,400.00	\$0.00	\$4,400.00	\$4,400.00	0%	\$4,400.00
Regulatory And Permit Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Legal Advertising	\$1,500.00	\$793.00	\$1,136.63	\$1,929.63	29%	\$2,000.00
ProfServ-Engineering	\$8,000.00	\$4,857.00	\$3,143.00	\$8,000.00	0%	\$18,000.00
ProfServ-Legal Services	\$15,000.00	\$11,922.00	\$3,078.00	\$15,000.00	0%	\$20,000.00
Misc-Assessment Collection Cost	\$5,000.00	\$2,083.00	\$2,917.00	\$5,000.00	0%	\$20,250.38
Website Hosting	\$1,515.00	\$1,515.00	\$0.00	\$1,515.00	0%	\$1,560.45
Insurance	\$41,508.00	\$36,860.00	\$0.00	\$36,860.00	-11%	\$36,152.00
Miscellaneous Expense	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$160,506.00</b>	<b>\$89,238.00</b>	<b>\$67,049.63</b>	<b>\$156,287.63</b>	<b>-3%</b>	<b>\$189,245.83</b>
<i>Physical Environment Expenditures</i>						
Field Tech Services	\$15,000.00	\$11,025.00	\$3,975.00	\$15,000.00	0%	\$15,000.00
Utility - Electric	\$8,024.00	\$3,660.00	\$5,246.00	\$8,906.00	11%	\$12,000.00
Utility - StreetLights	\$93,600.00	\$61,659.00	\$88,377.90	\$150,036.90	60%	\$186,000.00
Utility - Water	\$22,800.00	\$0.00	\$22,800.00	\$22,800.00	0%	\$22,800.00
R&M-Pet Waste Station	\$7,000.00	\$1,635.00	\$5,365.00	\$7,000.00	0%	\$7,000.00
Contracts-Pond Maintenance	\$15,388.00	\$6,501.00	\$8,887.00	\$15,388.00	0%	\$15,388.00
Landscape Maintenance	\$252,515.00	\$98,586.00	\$153,929.00	\$252,515.00	0%	\$202,392.00
Landscape Replacement	\$15,000.00	\$1,260.00	\$13,740.00	\$15,000.00	0%	\$20,000.00
Landscape Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Irrigation Repairs & Replacement	\$50,000.00	\$3,698.00	\$46,302.00	\$50,000.00	0%	\$40,000.00
R&M-Fountain	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$0.00
Fountain Maintenance	\$5,400.00	\$1,823.00	\$3,577.00	\$5,400.00	0%	\$9,400.00
Holiday Decoration	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Contracts-Pressure Washing	\$9,225.00	\$0.00	\$9,225.00	\$9,225.00	0%	\$9,225.00
Midge Fly Treatment	\$7,565.00	\$0.00	\$7,565.00	\$7,565.00	0%	\$7,565.00
R&M-Contingency	\$259,712.00	\$4,016.00	\$255,696.00	\$259,712.00	0%	\$50,000.00
Wetland Mitigation	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,350.00
<b>Total Physical Environment Expenditures</b>	<b>\$774,229.00</b>	<b>\$193,863.00</b>	<b>\$637,684.90</b>	<b>\$831,547.90</b>	<b>7%</b>	<b>\$763,822.32</b>
<i>Debt Administration</i>						
ProfServ-Dissemination Agent	\$8,000.00	\$3,333.00	\$4,667.00	\$8,000.00	0%	\$8,000.00
ProfServ-Trustee Fees	\$8,082.00	\$4,041.00	\$4,041.00	\$8,082.00	0%	\$10,000.00
Developer Contribution	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
ProfServ-Arbitrage Rebate	\$950.00	\$475.00	\$475.00	\$950.00	0%	\$950.00
<b>Disclosure Report Compliance Fee</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>0%</b>	<b>\$0.00</b>
<b>Total Debt Administration</b>	<b>\$17,032.00</b>	<b>\$10,849.00</b>	<b>\$9,183.00</b>	<b>\$20,032.00</b>	<b>18%</b>	<b>\$18,950.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$951,767.00</b>	<b>\$293,950.00</b>	<b>\$713,917.53</b>	<b>\$1,007,867.53</b>	<b>6%</b>	<b>\$972,018.15</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$646,574.00	-\$693,692.53	-\$47,118.53	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Use of Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance	\$0.00	\$646,574.00	-\$693,692.53	-\$47,118.53	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$357,947.00</b>	<b>\$357,947.00</b>	<b>\$0.00</b>	<b>\$357,947.00</b>	<b>0%</b>	<b>\$310,828.47</b>
<b>FUND BALANCE, ENDING</b>	<b>\$357,947.00</b>	<b>\$1,004,521.00</b>	<b>-\$693,692.53</b>	<b>\$310,828.47</b>	<b>-13%</b>	<b>\$310,828.47</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Reserves 002

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
<b>REVENUES</b>						
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>						
<i>Capital Reserves</i>						
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$151,702.32
<b>Total Capital Reserves</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$151,702.32</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$151,702.32</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$151,702.32
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$151,702.32
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>-\$151,702.32</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$6,235.00	\$0.00	\$6,235.00	0%	\$0.00
Special Assmnts- Tax Collector	\$445,800.00	\$427,236.00	\$18,564.00	\$445,800.00	0%	\$464,374.87
Special Assmnts- Discount	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$18,574.99
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$445,800.00</b>	<b>\$433,471.00</b>	<b>\$18,564.00</b>	<b>\$452,035.00</b>	<b>1%</b>	<b>\$445,799.88</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc - Assessment Collection Cost	\$9,288.00	\$0.00	\$9,288.00	\$9,288.00	0%	\$9,287.50
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$9,288.00</b>	<b>\$0.00</b>	<b>\$9,288.00</b>	<b>\$9,288.00</b>	<b>0%</b>	<b>\$9,287.50</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$120,000.00	\$0.00	\$120,000.00	\$120,000.00	0%	\$125,000.00
Interest Expense	\$314,125.00	\$158,538.00	\$155,587.00	\$314,125.00	0%	\$307,950.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$434,125.00</b>	<b>\$158,538.00</b>	<b>\$275,587.00</b>	<b>\$434,125.00</b>	<b>0%</b>	<b>\$432,950.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$443,413.00</b>	<b>\$158,538.00</b>	<b>\$284,875.00</b>	<b>\$443,413.00</b>		<b>\$442,237.50</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$2,387.00	\$274,933.00	-\$266,311.00	\$8,622.00	261%	\$3,562.38
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$274,933.00	-\$266,311.00	\$8,622.00	0%	\$3,562.38
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$8,622.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$2,387.00</b>	<b>\$274,933.00</b>	<b>-\$266,311.00</b>	<b>\$8,622.00</b>	<b>261%</b>	<b>\$12,184.38</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT			
	11/1/2024	11/1/2025	11/1/2026
Series 2018 Bonds	\$5,865,000.00	\$5,750,000.00	\$5,630,000.00
			11/1/2027
			\$5,505,000.00

**Series 2018A-1 Amortization Schedule**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2019	\$6,365,000.00		\$365,101.81	\$365,101.81
5/1/2020			\$171,081.25	\$432,162.50
11/1/2020	\$6,275,000.00	\$90,000.00	\$171,081.25	
5/1/2021			\$169,115.63	\$433,231.25
11/1/2021	\$6,180,000.00	\$95,000.00	\$169,115.63	
5/1/2022			\$167,043.75	\$434,087.50
11/1/2022	\$6,080,000.00	\$100,000.00	\$167,043.75	
5/1/2023			\$164,865.63	\$434,731.25
11/1/2023	\$5,975,000.00	\$105,000.00	\$164,865.63	
5/1/2024			\$162,581.25	\$435,162.50
11/1/2024	\$5,865,000.00	\$110,000.00	\$162,581.25	
5/1/2025			\$159,975.00	\$434,950.00
11/1/2025	\$5,750,000.00	\$115,000.00	\$159,975.00	
5/1/2026			\$157,037.50	\$434,075.00
11/1/2026	\$5,630,000.00	\$120,000.00	\$157,037.50	
5/1/2027			\$153,975.00	\$432,950.00
11/1/2027	\$5,505,000.00	\$125,000.00	\$153,975.00	
5/1/2028			\$150,725.00	\$436,450.00
11/1/2028	\$5,370,000.00	\$135,000.00	\$150,725.00	
5/1/2029			\$147,287.50	\$434,575.00
11/1/2029	\$5,230,000.00	\$140,000.00	\$147,287.50	
5/1/2030			\$143,725.00	\$432,450.00
11/1/2030	\$5,085,000.00	\$145,000.00	\$143,725.00	
5/1/2031			\$139,781.25	\$434,562.50
11/1/2031	\$4,930,000.00	\$155,000.00	\$139,781.25	
5/1/2032			\$135,381.25	\$435,762.50
11/1/2032	\$4,765,000.00	\$165,000.00	\$135,381.25	
5/1/2033			\$130,706.25	\$436,412.50
11/1/2033	\$4,590,000.00	\$175,000.00	\$130,706.25	
5/1/2034			\$125,756.25	\$436,512.50
11/1/2034	\$4,405,000.00	\$185,000.00	\$125,756.25	
5/1/2035			\$120,531.25	\$436,062.50
11/1/2035	\$4,210,000.00	\$195,000.00	\$120,531.25	
5/1/2036			\$115,031.25	\$435,062.50
11/1/2036	\$4,005,000.00	\$205,000.00	\$115,031.25	
5/1/2037			\$109,256.25	\$433,512.50
11/1/2037	\$3,790,000.00	\$215,000.00	\$109,256.25	
5/1/2038			\$103,137.50	\$436,275.00
11/1/2038	\$3,560,000.00	\$230,000.00	\$103,137.50	
5/1/2039			\$96,675.00	\$433,350.00
11/1/2039	\$3,320,000.00	\$240,000.00	\$96,675.00	
5/1/2040			\$89,789.07	\$434,578.13
11/1/2040	\$3,065,000.00	\$255,000.00	\$89,789.07	
5/1/2041			\$82,406.26	\$434,812.51
11/1/2041	\$2,795,000.00	\$270,000.00	\$82,406.26	
5/1/2042			\$74,601.57	\$434,203.13
11/1/2042	\$2,510,000.00	\$285,000.00	\$74,601.57	
5/1/2043			\$66,375.00	\$432,750.00
11/1/2043	\$2,210,000.00	\$300,000.00	\$66,375.00	
5/1/2044			\$57,656.25	\$435,312.50
11/1/2044	\$1,890,000.00	\$320,000.00	\$57,656.25	
5/1/2045			\$48,445.32	\$431,890.63
11/1/2045	\$1,555,000.00	\$335,000.00	\$48,445.32	
5/1/2046			\$38,742.19	\$432,484.38
11/1/2046	\$1,200,000.00	\$355,000.00	\$38,742.19	
5/1/2047			\$28,476.57	\$431,953.13
11/1/2047	\$825,000.00	\$375,000.00	\$28,476.57	
5/1/2048			\$17,578.13	\$435,156.26
11/1/2048	\$425,000.00	\$400,000.00	\$17,578.13	
5/1/2049			\$5,976.57	\$436,953.13
11/1/2049	\$0.00	\$425,000.00	\$5,976.57	
<b>Totals</b>		<b>\$6,365,000.00</b>	<b>\$7,032,533.11</b>	<b>\$13,397,533.11</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2018A-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$401,500.00
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$401,500.00</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
<i>Debt Service</i>						
Interest Expense	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$401,500.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$401,500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$401,500.00</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$0.00</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018A-2 Bonds	\$7,300,000.00	\$7,300,000.00	\$7,300,000.00	\$7,300,000.00

**Series 2018A-2 Amortization Schedule**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>
11/1/2019	\$7,300,000.00		\$426,036.11	\$426,036.11
5/1/2020			\$200,750.00	\$401,500.00
11/1/2020	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2021			\$200,750.00	\$401,500.00
11/1/2021	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2022			\$200,750.00	\$401,500.00
11/1/2022	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2023			\$200,750.00	\$401,500.00
11/1/2023	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2024			\$200,750.00	\$401,500.00
11/1/2024	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2025			\$200,750.00	\$401,500.00
11/1/2025	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2026			\$200,750.00	\$401,500.00
11/1/2026	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2027			\$200,750.00	\$401,500.00
11/1/2027	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2028			\$200,750.00	\$401,500.00
11/1/2028	\$7,300,000.00	\$0.00	\$200,750.00	
5/1/2029			\$200,750.00	\$7,701,500.00
11/1/2029	\$0.00	\$7,300,000.00	\$200,750.00	
<b>Totals</b>		<b>\$7,300,000.00</b>	<b>\$4,441,036.11</b>	<b>\$11,741,036.11</b>

**\*\*Collected from Developer\*\***

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2020 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$6,714.00	\$0.00	\$6,714.00	0%	\$0.00
Special Assmnts- Tax Collector	\$281,835.00	\$241,947.00	\$39,888.00	\$281,835.00	0%	\$262,979.26
Special Assmnts- Discounts	\$0.00	\$5,777.00	\$0.00	\$5,777.00	0%	-\$10,519.17
	\$0.00	\$57,638.00	\$0.00	\$57,638.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$281,835.00</b>	<b>\$312,076.00</b>	<b>\$39,888.00</b>	<b>\$351,964.00</b>	<b>25%</b>	<b>\$252,460.09</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$5,872.00	\$0.00	\$5,872.00	\$5,872.00	0%	\$5,259.59
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$5,872.00</b>	<b>\$0.00</b>	<b>\$5,872.00</b>	<b>\$5,872.00</b>	<b>0%</b>	<b>\$5,259.59</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$85,000.00	\$0.00	\$85,000.00	\$85,000.00	0%	\$80,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$162,353.00	\$82,159.00	\$80,194.00	\$162,353.00	0%	\$147,066.26
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$247,353.00</b>	<b>\$82,159.00</b>	<b>\$165,194.00</b>	<b>\$247,353.00</b>	<b>0%</b>	<b>\$227,066.26</b>
<b>TOTAL EXPENDITURES</b>	<b>\$253,225.00</b>	<b>\$82,159.00</b>	<b>\$171,066.00</b>	<b>\$253,225.00</b>		<b>\$232,325.85</b>
Excess (deficiency) of revenues Over (under) expenditures	\$28,610.00	\$229,917.00	-\$131,178.00	\$98,739.00	245%	\$20,134.24
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$229,917.00	-\$131,178.00	\$98,739.00	0%	\$20,134.24
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$98,739.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$28,610.00</b>	<b>\$229,917.00</b>	<b>-\$131,178.00</b>	<b>\$98,739.00</b>	<b>245%</b>	<b>\$118,873.24</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2020 Bonds	\$4,340,000.00	\$3,580,000.00	\$3,500,000.00	\$3,420,000.00

**Series 2020 Amortization Schedule**

<b>Period Ending</b>	<b>Principal</b>	<b>Additional Principal</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Outstanding Balance</b>
11/1/2020			\$126,025.90	\$126,025.90	\$10,300,000.00
5/1/2021	\$0.00		\$214,006.25		
11/1/2021		\$2,100,000.00	\$214,006.25	\$428,012.50	\$8,200,000.00
5/1/2022	\$185,000.00	\$490,000.00	\$212,503.13		
11/1/2022		\$665,000.00	\$212,503.13	\$610,006.25	\$6,860,000.00
5/1/2023	\$190,000.00	\$525,000.00	\$209,456.25		
11/1/2023		\$690,000.00	\$209,456.25	\$608,912.50	\$5,455,000.00
5/1/2024	\$195,000.00	\$885,000.00	\$206,328.13		
11/1/2024		\$35,000.00	\$206,328.13	\$607,656.25	\$4,340,000.00
5/1/2025	\$205,000.00	\$170,000.00	\$203,078.13		
11/1/2025		\$385,000.00	\$203,078.13	\$611,156.25	\$3,580,000.00
5/1/2026	\$80,000.00	\$0.00	\$75,708.13		
11/1/2026			\$74,258.13	\$229,966.26	\$3,500,000.00
5/1/2027	\$80,000.00		\$74,258.13		
11/1/2027			\$72,808.13	\$227,066.26	\$3,420,000.00
5/1/2028	\$85,000.00		\$72,808.13		
11/1/2028			\$71,267.50	\$229,075.63	\$3,335,000.00
5/1/2029	\$90,000.00		\$71,267.50		
11/1/2029			\$69,636.25	\$230,903.75	\$3,245,000.00
5/1/2030	\$90,000.00		\$69,636.25		
11/1/2030			\$68,005.00	\$227,641.25	\$3,155,000.00
5/1/2031	\$95,000.00		\$68,005.00		
11/1/2031			\$66,010.00	\$229,015.00	\$3,060,000.00
5/1/2032	\$100,000.00		\$66,010.00		
11/1/2032			\$63,910.00	\$229,920.00	\$2,960,000.00
5/1/2033	\$105,000.00		\$63,910.00		
11/1/2033			\$61,705.00	\$230,615.00	\$2,855,000.00
5/1/2034	\$110,000.00		\$61,705.00		
11/1/2034			\$59,395.00	\$231,100.00	\$2,745,000.00
5/1/2035	\$110,000.00		\$59,395.00		
11/1/2035			\$57,085.00	\$226,480.00	\$2,635,000.00
5/1/2036	\$115,000.00		\$57,085.00		
11/1/2036			\$54,670.00	\$226,755.00	\$2,520,000.00
5/1/2037	\$120,000.00		\$54,670.00		
11/1/2037			\$52,150.00	\$226,820.00	\$2,400,000.00
5/1/2038	\$125,000.00		\$52,150.00		
11/1/2038			\$49,525.00	\$226,675.00	\$2,275,000.00
5/1/2039	\$135,000.00		\$49,525.00		
11/1/2039			\$46,690.00	\$231,215.00	\$2,140,000.00
5/1/2040	\$140,000.00		\$46,690.00		
11/1/2040			\$43,750.00	\$230,440.00	\$2,000,000.00
5/1/2041	\$145,000.00		\$43,750.00		
11/1/2041			\$40,578.13	\$229,328.13	\$1,855,000.00
5/1/2042	\$150,000.00		\$40,578.13		
11/1/2042			\$37,296.88	\$227,875.01	\$1,705,000.00
5/1/2043	\$160,000.00		\$37,296.88		
11/1/2043			\$33,796.88	\$231,093.76	\$1,545,000.00
5/1/2044	\$165,000.00		\$33,796.88		
11/1/2044			\$30,187.50	\$228,984.38	\$1,380,000.00
5/1/2045	\$170,000.00		\$30,187.50		
11/1/2045			\$26,468.75	\$226,656.25	\$1,210,000.00
5/1/2046	\$180,000.00		\$26,468.75		
11/1/2046			\$22,531.25	\$229,000.00	\$1,030,000.00
5/1/2047	\$190,000.00		\$22,531.25		
11/1/2047			\$18,375.00	\$230,906.25	\$840,000.00
5/1/2048	\$195,000.00		\$18,375.00		
11/1/2048			\$14,109.38	\$227,484.38	\$645,000.00
5/1/2049	\$205,000.00		\$14,109.38		
11/1/2049			\$9,625.00	\$228,734.38	\$440,000.00
5/1/2050	\$215,000.00		\$9,625.00		
11/1/2050			\$4,921.88	\$229,546.88	\$225,000.00
5/1/2051	\$225,000.00		\$4,921.88	\$229,921.88	\$0.00
<b>Totals</b>	<b>\$4,355,000.00</b>	<b>\$5,945,000.00</b>	<b>\$4,589,989.10</b>	<b>\$8,944,989.10</b>	

**Assessment Summary**  
**Fiscal Year 2027 vs. Fiscal Year 2026**

**ASSESSMENT ALLOCATION**

**Series 2018A-1 Bonds**

Product	Units	O&M Assessment				Debt Service		Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	FY 2027	FY 2026	Dollar Change
22' (townhome) (a)	214	\$757.24	\$757.24	\$0.00	0%	\$581.68	\$581.68	\$1,338.92	\$1,338.92	\$0.00
50'	257	\$1,682.76	\$1,682.76	\$0.00	0%	\$1,322.55	\$1,322.55	\$3,005.31	\$3,005.31	\$0.00
	<b>471</b>									

**Series 2020 Bonds**

Product	Units	O&M Assessment				Debt Service		Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	FY 2027	FY 2026	Dollar Change
22' (townhome) (a)	242	\$757.24	\$757.24	\$0.00	0%	\$638.30	\$638.30	\$1,395.54	\$1,395.54	\$0.00
27' (phase 7)	102	\$1,009.66	\$1,009.66	\$0.00	0%	\$1,063.83	\$1,063.83	\$2,073.49	\$2,073.49	\$0.00
22' TH Parcel b1	174	\$757.24	\$757.24	\$0.00	0%	\$0.00	\$702.13	\$757.24	\$1,459.37	-\$702.13
	<b>518</b>									

**Notations:**

(1) Contains 6% assessment gross up contemplating fees to the property appraiser and tax collector as well as the statutory early payment discount.

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Epperson Ranch II Community Development District (“**District**”) prior to June 15, 2026 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2026  
HOUR: 5:00 p.m.  
LOCATION: WaterGrass Club  
32711 Windelstraw Drive  
Wesley Chapel, Florida 33544

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 7, 2026.**

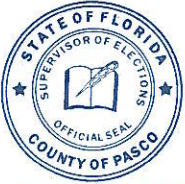
Attest:

**Epperson Ranch II Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300



April 17, 2026

Melissa Williams  
District Administrative Assistant III  
2005 Pan Am Circle Suite 300  
Tampa FL 33607

Dear Melissa Williams:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Epperson Ranch II Community Development District 1,063
- Meadow Pointe I Community Development District 2,624

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer