

Epperson Ranch II Community Development District

August 6, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 219 956 846 597 06
Call In Number: 646-838-1601

Passcode: Km2W7NA6
Phone Conference ID: 942 797 931#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



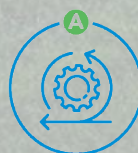
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Epperson Ranch II Community Development District

Board of Supervisors

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

District Staff

Kristee Cole, District Manager
Jere Earlywine, District Counsel
Vasili Kostakis, District Engineer
John Fowler, Field Service Manager
Elizabeth Coons, District Accountant
Mateo Soto, Fieldstone
Kevin Riemensperger, Steadfast Alliance
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, August 6, 2026, at 5:00 p.m.

The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **August 6, 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. SPECIAL BUSINESS ITEMS

A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

i. Consideration of Resolution 2026-09; Adopting Final Budget for FY 2027.....Page 4

ii. Consideration of Resolution 2026-10; Levying O&M Assessments.....Page 25

B. Consideration of Resolution 2026-11; Goals and Objectives.....Page 29

C. Consideration of Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule.....Page 36

5. BUSINESS ADMINISTRATION

A. Consideration of the Regular Meeting Minutes from July 2, 2026.....Page 38

6. STAFF REPORTS

A. District Accountant

i. Review of Financials Snapshots.....Page 44

B. Field Inspections Reports from June.....Page 45

C. Landscape Report

D. Aquatic Maintenance Report.....Page 55

i. Consideration of Pond 7 Fountain Lighting Replacement Proposal.....Page 63

- E. District Counsel
- F. District Engineer
- G. District Manager

 i. District Manager Report.....Page 64

7. BUSINESS ITEM

 A. Consideration of Electrical Proposal.....Page 65

8. AUDIENCE COMMENTS

9. SUPERVISOR REQUESTS

10. ADJOURNMENT

RESOLUTION 2026-09
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Epperson Ranch II Community Development District for the Fiscal Year Ending September 30, 2027."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6 DAY OF AUGUST, 2026.

ATTEST:

**EPPERSON RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

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

FISCAL YEAR 2027

PROPOSED BUDGET

Thursday, July 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 2
Budget Narrative	3 - 6
Reserve 002	
Summary of Revenues, Expenditures and Changes in Fund Balances	7
 <u>DEBT SERVICE BUDGETS</u>	
Series 2018 A-1	
Summary of Revenues, Expenditures and Changes in Fund Balances	9
Amortization Schedule	10
Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Budget Narrative	13
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	15

Epperson Ranch II
Community Development District

Budget Overview
FY 2027

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$19,476.00	\$0.00	\$19,476.00	0%	\$0.00
Special Assmnts- Tax Collector	\$951,767.00	\$959,618.00	\$0.00	\$959,618.00	1%	\$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
TOTAL REVENUES	\$951,767.00	\$979,152.00	\$0.00	\$979,152.00	3%	\$972,018.15
EXPENDITURES						
<i>Administrative</i>						
Supervisor Fees	\$12,000.00	\$3,862.00	\$8,138.00	\$12,000.00	0%	\$12,000.00
Payroll Taxes	\$918.00	\$275.00	\$643.00	\$918.00	0%	\$918.00
Payroll Services	\$715.00	\$113.00	\$602.00	\$715.00	0%	\$715.00
ProfServ-Mgmt Consulting	\$68,000.00	\$51,000.00	\$17,000.00	\$68,000.00	0%	\$71,400.00
Rental - Meeting Room	\$1,500.00	\$750.00	\$750.00	\$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	\$1,500.00	\$2,900.00	\$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	\$998.00	\$341.23	\$1,339.23	-11%	\$2,000.00
ProfServ-Engineering	\$8,000.00	\$18,046.00	\$0.00	\$18,046.00	126%	\$18,000.00
ProfServ-Legal Services	\$15,000.00	\$16,976.00	\$0.00	\$16,976.00	13%	\$20,000.00
Misc-Assessment Collection Cost	\$5,000.00	\$3,750.00	\$1,250.00	\$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
ProfServ-Mgmt Property Appraiser	\$0.00	\$150.00	\$0.00	\$150.00	0%	\$0.00
Misc Property Taxes	\$0.00	\$753.00	\$0.00	\$753.00	0%	\$0.00
Total Administrative	\$160,506.00	\$136,723.00	\$31,899.23	\$168,622.23	5%	\$189,245.83
<i>Physical Environment Expenditures</i>						
Field Tech Services	\$15,000.00	\$16,500.00	\$0.00	\$16,500.00	10%	\$15,000.00
Utility - Electric	\$8,024.00	\$6,684.00	\$2,285.34	\$8,969.34	12%	\$12,000.00
Utility - StreetLights	\$93,600.00	\$108,399.00	\$37,062.89	\$145,461.89	55%	\$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	\$3,535.00	\$3,465.00	\$7,000.00	0%	\$7,000.00
Contracts-Pond Maintenance	\$15,388.00	\$28,330.00	\$0.00	\$28,330.00	84%	\$15,388.00
Landscape Maintenance	\$252,515.00	\$166,050.00	\$86,465.00	\$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	\$4,124.00	\$45,876.00	\$50,000.00	0%	\$40,000.00
R&M-Fountain	\$5,000.00	\$7,200.00	\$0.00	\$7,200.00	44%	\$0.00
Fountain Maintenance	\$5,400.00	\$1,823.00	\$3,577.00	\$5,400.00	0%	\$9,400.00

Epperson Ranch II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
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	\$32,751.00	\$226,961.00	\$259,712.00	0%	\$50,000.00
Wetland Mitigation	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,350.00
Reserve	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$151,702.32
Total Physical Environment Expenditures	\$774,229.00	\$376,656.00	\$467,022.23	\$843,678.23	9%	\$763,822.32
Debt Administration						
ProfServ-Dissemination Agent	\$8,000.00	\$6,000.00	\$2,000.00	\$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
ProfServ-Arbitrage Rebate	\$950.00	\$475.00	\$475.00	\$950.00	0%	\$950.00
Disclosure Report Compliance Fee	\$0.00	\$3,000.00	\$0.00	\$3,000.00	0%	\$0.00
Total Debt Administration	\$17,032.00	\$13,516.00	\$6,516.00	\$20,032.00	18%	\$18,950.00
TOTAL EXPENDITURES	\$951,767.00	\$526,895.00	\$505,437.46	\$1,032,332.46	8%	\$972,018.15
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$452,257.00	-\$505,437.46	-\$53,180.46	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Use of Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Transfer Out	\$0.00	-\$1,882.00	\$0.00	-\$1,882.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$1,882.00	\$0.00	-\$1,882.00		\$0.00
Net change in fund balance	\$0.00	\$450,375.00	-\$505,437.46	-\$55,062.46	0%	\$0.00
FUND BALANCE, BEGINNING	\$357,947.00	\$357,947.00	\$808,322.00	\$357,947.00	0%	\$302,884.54
FUND BALANCE, ENDING	\$357,947.00	\$808,322.00	\$302,884.54	\$302,884.54	-15%	\$302,884.54

District Name

Community Development District

General Fund

Budget Narrative Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Payroll Services

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

ProServ-Mgmt Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Rentals -Meeting Rooms

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Regulatory and Permit Fees

Government agencies or authorities to obtain approval, licenses, inspections, or legal permission for a business, project, or activity.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Budget Narrative
Fiscal Year 2027**Administrative (continued)****ProServ- Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services - Legal Services

The District's Attorney, Persson & Cohen PA, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Misc-Website Hosting

The District is required to pay an annual fee for the maintenance of their website.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Miscellaneous Expense

All other administrative costs not otherwise specified above.

Physical Environment Expenditure**Field Tech Serves**

Cost of server maintenance and technical support for CDD related IT needs.

Electric Utility

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Utility Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility Water

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

R&M Pet Waste station

Cost of cleaning and resupplying dog waste stations.

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2027**Physical Environment Expenditure****Contract -Pound Maintenance**

ongoing upkeep, cleaning, repair, and operational management of an animal holding facility or impound yard under a service agreement.

Landscape Maintenance

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping – Replacement

Cost of replacing dead or damaged plants throughout the district.

Landscape Miscellaneous

Amenity Expenses not otherwise specified.

Irrigation Repair & Replacement

Cost of repairs and regular maintenance to landscaping equipment.

R&M Fountains

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Fountain Maintenance

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Contract Pressure Washing

Pressure washing is a cleaning method that uses high-pressure water spray to remove dirt, mold, grime, and stains from surfaces like driveways, sidewalks, buildings, and decks.

Midge Fly Treatment

Midge fly treatment is the process of reducing or eliminating midge flies using insecticides, traps, habitat control, or other pest management methods to improve outdoor comfort and hygiene.

R&M Contingency

Funds set aside for projects, as determined by the district's board.

Wetlands Mitigation

Cost of upkeep and protection of wetlands on CDD property.

District Name

Community Development District

General Fund

Budget Narrative

Fiscal Year 2027

Debt Administration**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Proserv-Arbitrage Rebate

Arbitrage Rebate refers to a professional financial compliance service that calculates and manages arbitrage rebate liabilities to help bond issuers meet federal tax regulations.

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
EXPENDITURES						
<i>Capital Reserves</i>						
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Capital Reserves	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Transfer in from General Fund 001	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$151,702.32
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$151,702.32
Net change in fund balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$151,702.32
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
FUND BALANCE, ENDING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$151,702.32

Epperson Ranch II
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018A-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$12,778.00	\$0.00	\$12,778.00	0%	\$0.00
Special Assmnts- Tax Collector	\$445,800.00	\$437,361.00	\$8,439.00	\$445,800.00	0%	\$464,374.87
Special Assmnts- Discount	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$18,574.99
TOTAL REVENUES	\$445,800.00	\$450,139.00	\$8,439.00	\$458,578.00	3%	\$445,799.88
EXPENDITURES						
<i>Administrative</i>						
Misc - Assessment Collection Cost	\$9,288.00	\$0.00	\$9,288.00	\$9,288.00	0%	\$9,287.50
Total Administrative	\$9,288.00	\$0.00	\$9,288.00	\$9,288.00	0%	\$9,287.50
<i>Debt Service</i>						
Principal Debt Retirement	\$120,000.00	\$120,000.00	\$0.00	\$120,000.00	0%	\$125,000.00
Interest Expense	\$314,125.00	\$317,075.00	\$0.00	\$317,075.00	1%	\$307,950.00
Total Debt Service	\$434,125.00	\$437,075.00	\$0.00	\$437,075.00	1%	\$432,950.00
TOTAL EXPENDITURES	\$443,413.00	\$437,075.00	\$9,288.00	\$446,363.00		\$442,237.50
Excess (deficiency) of revenues						
Over (under) expenditures	\$2,387.00	\$13,064.00	-\$849.00	\$12,215.00	412%	\$3,562.38
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	\$0.00	\$180.00	\$0.00	\$180.00	0%	\$0.00
Contribution to (Use of) Fund Balance	\$2,387.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	\$2,387.00	\$180.00	\$0.00	\$180.00		\$0.00
Net change in fund balance	\$0.00	\$13,244.00	-\$849.00	\$12,395.00	0%	\$3,562.38
FUND BALANCE, BEGINNING	\$396,880.00	\$396,880.00	\$410,124.00	\$396,880.00	0%	\$409,275.00
FUND BALANCE, ENDING	\$396,880.00	\$410,124.00	\$409,275.00	\$409,275.00	3%	\$412,837.38

Series 2018A-1 Amortization Schedule

Period Ending	Outstanding Balance	Principal	Interest	Debt Service
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	
Totals		\$6,365,000.00	\$7,032,533.11	\$13,397,533.11

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2020-201 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$11,633.00	\$0.00	\$11,633.00	0%	\$0.00
Special Assmnts- Tax Collector	\$281,835.00	\$251,936.00	\$29,899.00	\$281,835.00	0%	\$262,979.26
Special Assmnts- Prepayment	\$0.00	\$21,061.00	\$0.00	\$21,061.00	0%	-\$10,519.17
Special Assmnts- CDD Collected	\$0.00	\$57,638.00	\$0.00	\$57,638.00	0%	\$0.00
TOTAL REVENUES	\$281,835.00	\$342,268.00	\$29,899.00	\$372,167.00	32%	\$252,460.09
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$5,872.00	\$0.00	\$5,872.00	\$5,872.00	0%	\$5,259.59
Total Administrative	\$5,872.00	\$0.00	\$5,872.00	\$5,872.00	0%	\$5,259.59
<i>Debt Service</i>						
Principal Debt Retirement	\$85,000.00	\$80,000.00	\$5,000.00	\$85,000.00	0%	\$80,000.00
Principal Prepayments	\$0.00	\$315,000.00	\$0.00	\$315,000.00	0%	\$0.00
Interest Expense	\$162,353.00	\$157,867.00	\$4,486.00	\$162,353.00	0%	\$147,066.26
Total Debt Service	\$247,353.00	\$552,867.00	\$9,486.00	\$562,353.00	127%	\$227,066.26
TOTAL EXPENDITURES	\$253,225.00	\$552,867.00	\$15,358.00	\$568,225.00		\$232,325.85
Excess (deficiency) of revenues Over (under) expenditures	\$28,610.00	-\$210,599.00	\$14,541.00	-\$196,058.00	-785%	\$20,134.24
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	\$0.00	\$1,882.00	\$0.00	\$1,882.00	0%	\$0.00
Contribution to (Use of) Fund Balance	\$28,610.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	\$28,610.00	\$1,882.00	\$0.00	\$1,882.00		\$0.00
Net change in fund balance	\$0.00	-\$208,717.00	\$14,541.00	-\$194,176.00	0%	\$20,134.24
FUND BALANCE, BEGINNING	\$552,749.00	\$552,749.00	\$344,032.00	\$552,749.00	0%	\$358,573.00
FUND BALANCE, ENDING	\$552,749.00	\$344,032.00	\$358,573.00	\$358,573.00	-35%	\$378,707.24

Series 2020 Amortization Schedule

Period Ending	Principal	Additional Principal	Interest	Annual Debt Service	Outstanding Balance
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
Totals	\$4,355,000.00	\$5,945,000.00	\$4,589,989.10	\$8,944,989.10	

District Name

Community Development District

General Fund

Budget Narrative Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Epperson Ranch II

Community Development District

Supporting Budget Schedule

FY 2027

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
	471									

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
	518									

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 2026-10
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Epperson Ranch II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.
2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**
 - a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 6 DAY OF AUGUST, 2026.

ATTEST:

**EPPERSON RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6 day of August 2026.

ATTEST:

**EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: Kristee Cole

Date: August 6, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Epperson Ranch II Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Epperson Ranch II Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Epperson Ranch II Community Development District

RESOLUTION 2026-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2027; AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2027 annual meeting schedule as attached in **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 6th day of August, 2026.

ATTEST:

**EPPERSON RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the Epperson Ranch II Community Development District will hold their regular meetings for Fiscal Year 2027 on the 1st Thursday of the month at 6:00 PM at the Watergrass Club, located at 32711 Windelstraw Dr. Wesley Chapel, FL 33545, unless otherwise indicated as follows:

**October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Kristee Cole
District Manager
Inframark

On a MOTION by Ms. Goldyn, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board accepted Ms. Frank's resignation from seat 3. 4-0

On a MOTION by Ms. Goldyn, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board appointed Mr. Casellas-Gil to Landowner Seat 3 for a term expiring in November 2028. 4-0

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Goldyn, WITH ALL IN FAVOR, the Board accepted Ms. Frank to General Election Seat 5 for a term expiring in November 2028. 4-0

B. Administer of Oath of Office

Mr. Casellas-Gil read the Oath of Office for the record.

Ms. Frank read the Oath of Office for the record.

C. Consideration of Resolution 2026-08; Designating Officers of the District

On a MOTION by Mr. Murphy, SECONDED by Ms. Goldyn, WITH ALL IN FAVOR, the Board approved Resolution 2026-08; Designating Officers of the District, for the Epperson Ranch II Community Development District. 5-0

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Regular Meeting Minutes from May 7, 2026

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved May 7, 2026, Regular Meeting Minutes, for the Epperson Ranch II Community Development District. 5-0

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

i. Review of Financials Snapshots

Ms. Frank informed the Board that she reviewed the financials, and everything looks good.

B. Field Inspection Reports from June and May

Jason presented the Field Inspection report to the Board and noted that the weeds in the beds look bad and the algae blooms in the pond are very prevalent.

Miguel, Jason and Mateo will go on a site walk within the next two weeks to review the property, so everyone is on the same page for expectations.

i. Consideration of Dog Bench Repair Proposal

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Dog Bench Repair Proposal for the Epperson Ranch II Community Development District. 5

ii. Consideration of Dog Park Fence Proposal

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved the Dog Park Fence Proposal for the Epperson Ranch II Community Development District.

iii. Consideration of Pressure Washing Proposals

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Tactical Proposal for the Epperson Ranch II Community Development District. 5-0

C. Landscape Report

The irrigation zones tested clearly; however, following the County's road work along the Boulevard, water service was lost. It is believed the County may have damaged the irrigation lines. Mateo will provide Ms. Cole with the necessary information so the Ms. Cole can coordinate with the County regarding the damage.

i. Consideration of Palm Treatment Proposal

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Palm Treatment proposal for the Epperson Ranch II Community Development District.

ii. Consideration of Live Oak Replacement Proposal

Tabled.

D. Aquatic Maintenance Report

Mr. Riemensperger presented the aquatics report to the Board.

97 **i. Consideration of Pond 21 Cleanout Proposal**

On a MOTION by Mr. Murphy, SECONDED by Ms. Goldyn, WITH ALL IN FAVOR, the Board approved the Pond 21 Cleanout Proposal for the Epperson Ranch II Community Development District.

98
99 **E. District Counsel**

100 **i. Discussion of Bond Funds Being Spent on the Fountain**

101 Mr. McGee informed the Board that he had reviewed the bond documents and found no
102 restrictions prohibiting the conversion of the fountain into a planter bed.

103 **ii. Consideration of Flowerbed/Filler Mulch Proposal**

104 Ms. Cole to confirm with Code Enforcement that the removal of the fountain and conversion
105 to a planter bed would not create any compliance issues.

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Flowerbed/Filler Mulch Proposal for the Epperson Ranch II Community Development District. 5-0

106
107 **iii. Consideration of Curley Road Segment C Right-of-Way Maintenance Bond**

108 Mr. Lawson confirmed for the record that the maintenance bond would have no financial
109 impact on the District and that the roadway would be conveyed to the County following the
110 three-year maintenance period by Metro.

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved Curley Road Segment C Right-of-Way Maintenance Bond

111
112 **iv. Discussion of Potential Sponsorships**

113 Mr. McGee will prepare policy language to allow sponsorships on District-owned property.
114 He also reminded the Board that Form 1 and the required Ethics Training must be completed
115 by December 31, 2026.

116 **F. District Engineer**

117 Mr. Kostakis informed the Board that he would no longer be with Stantec but would continue
118 working to close out all outstanding District items.

119 **i. Consideration of Pond Bank Erosion Repair and Stabilization Proposals**

Mr. Kostakis reported that the repairs to Pond 6 had been completed; however, an additional \$2,000 of riprap is needed to stabilize the shoreline.

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the additional riprap work for the Epperson Ranch II Community Development District.

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Goldyn, WITH ALL IN FAVOR, the Board approved the Steadfast's Proposal for Pond 4 erosion repairs in the amount of \$3,300.00, for the Epperson Ranch II Community Development District. 5-0

ii. Update Maintenance Map

The Board requested that the maintenance map be updated to identify Metro-owned property and reduce the width of the black boundary lines to more clearly define the maintenance areas.

G. District Manager

i. District Manager Report

Ms. Cole informed the Board that she met with the insurance company and ensured the district-owned and maintained property was included on the property schedule. Ms. Cole informed the Board of the upcoming meeting and reminded them of their upcoming public hearing for the budget. Additionally, Ms. Cole announced that Shawna Antunes will join the Board in November 2026 to fill Mr. Lawson's seat.

Ms. Cole also provided an update regarding Metro and recent developments from those discussions.

SEVENTH ORDER OF BUSINESS

Business Items

There being no additional business items, and the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

None.

NINETH ORDER OF BUSINESS

Supervisor Requests

Mr. Casellas-Gil inquired about the long-term maintenance and management of the monument.

Mr. Murphy discussed fencing proposals and stated that he would continue working with the vendors. He also expressed hope that Metro would agree to a cost-sharing arrangement for the installation of concrete fencing.

TENTH ORDER OF BUSINESS

Adjournment

On a MOTION by Mr. Goldyn, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board adjourned the meeting at 5:56 p.m., for the Epperson Ranch II Community Development District.

Signature

Signature

159

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot July 29, 2026

- **Current Cash Balances:**
 - o Bank United Operating: \$61417.02
 - o Valley Bank MM: \$679,513.26
 - o US Bank
- **Assessment collections:**
 - o We are 100% fully collected on the tax roll
- **Expenses:**
 - o Current expenses make up 87% of the annual budget through the end of June 2026
 - o Total expenses for the first 9 months are estimated at approximately \$452,872. This amount may change once the July financial statements are finalized. The figure provided is an estimate because the July financials have not yet been completed.



Epperson Ranch II CDD July 2026

Field Inspection Report

Monday, July 6 2026

Prepared For Board Of Supervisors

18 Issues Identified

18 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

Assigned To: Fieldstone

Observation:

Accumulated trash was observed within and around the large dog park.



Issue 2

Assigned To: Fieldstone

Observation:

Weeds were observed within the central bed along Anchor Point Drive.

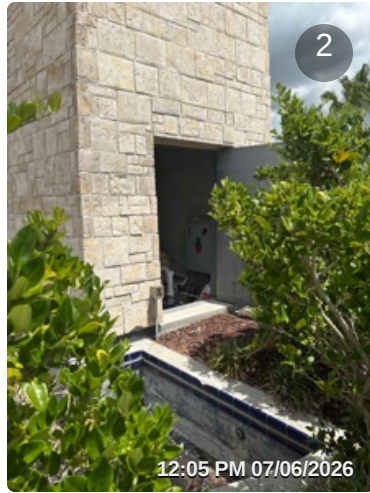
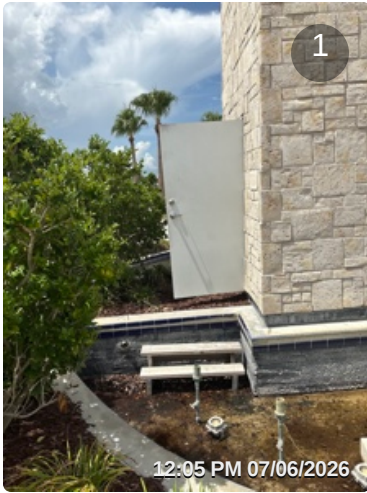


Issue 3

Assigned To: Board

Observation:

The access door to the monument sign on Anchor Point Drive was observed in the open position at the time of the inspection.



Issue 4

Assigned To: Fieldstone/ Board

Observation:

An irrigation valve box located East of the dog waste station along Blue Passing Loop was observed to be open or damaged.



Issue 5

Assigned To: Fieldstone

Observation:

The turf surrounding the mailbox station on Blue Passing Loop exhibited signs of stress and requires further evaluation and treatment.



Issue 6

Assigned To: Board

Observation:

A pipe was observed protruding from the ground, in front of Pond 10, behind the mailbox station.



Issue 7

Assigned To: Fieldstone

Observation:

The turf at the entrance of Blue Passing Loop requires diagnoses and treatment.



Issue 8

Assigned To: Fieldstone

Observation:

Diagnose and treat turf at Turtle Grace Loop Entrance.

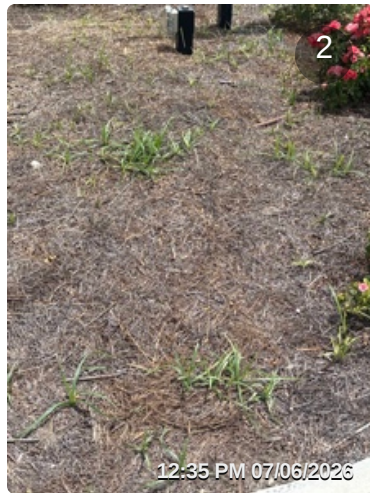
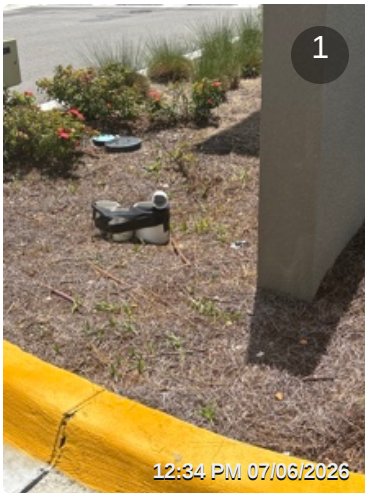


Issue 9

Assigned To: Fieldstone

Observation:

Weeds were observed within the central landscape beds along Welling Blade Lane



Issue 10

Assigned To: Steadfast

Observation:

Treat algae bloom present in pond 16.



Issue 11

Assigned To: Fieldstone

Observation:

Diagnose and treat turf at the North entrance of Epperson Boulevard.

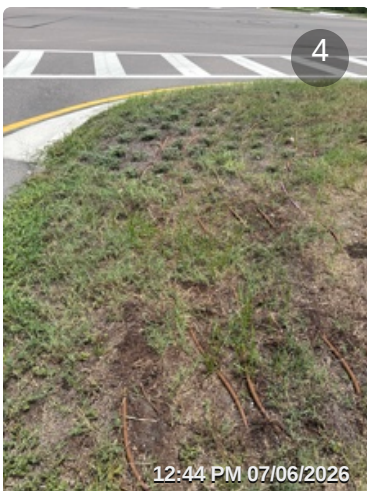
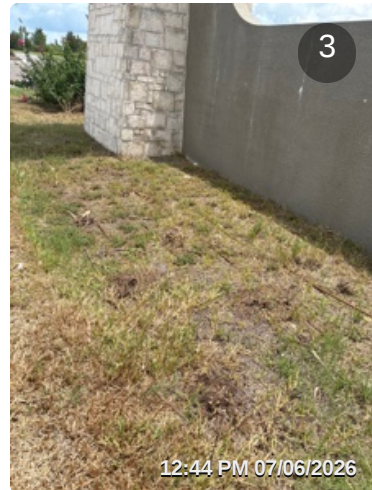


Issue 12

Assigned To: Fieldstone

Observation:

Treat abundant weeds observed within the monument bed at the North entrance of Epperson Boulevard.

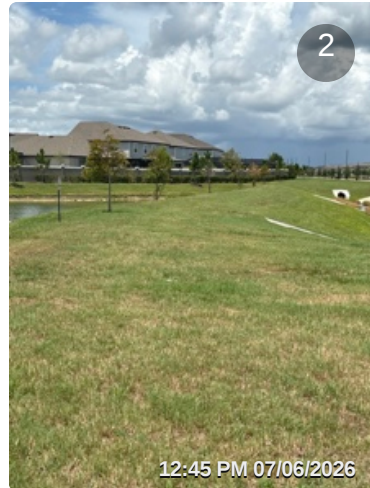


Issue 13

Assigned To: Fieldstone/ Board

Observation:

Remove the dead tree observed adjacent to Pond 4.



Issue 14

Assigned To: Fieldstone

Diagnose and treat turf on Abby Brooks cir

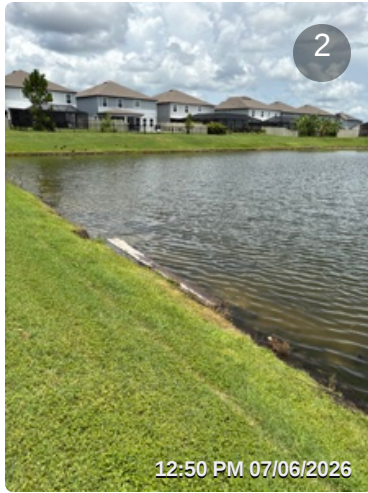


Issue 15

Assigned To: Steadfast

Observation:

Remove debris at Northeast bank of pond 3.



Issue 16

Assigned To: Steadfast

Weeds in pond 1

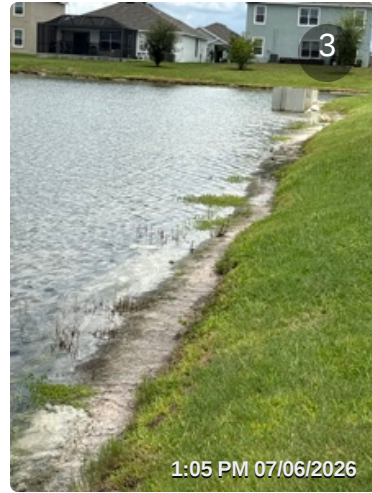
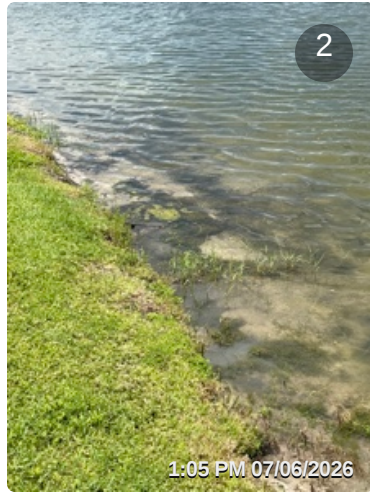


Issue 17

Assigned To: Steadfast

Observation:

Treat weeds and remove debris observed in pond 7.

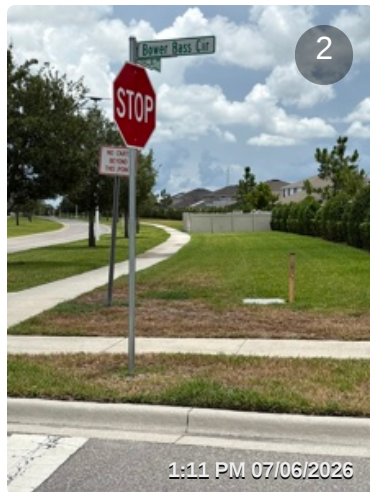


Issue 18

Assigned To: Fieldstone

Observation:

Diagnose and treat declining turf along the outbound lane of Bower Bass Cir.





Epperson Ranch II CDD Aquatics

Inspection Date:

7/28/2026 1:04 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild subsurface algae present. Technicians will monitor for surfacing and treat if needed.

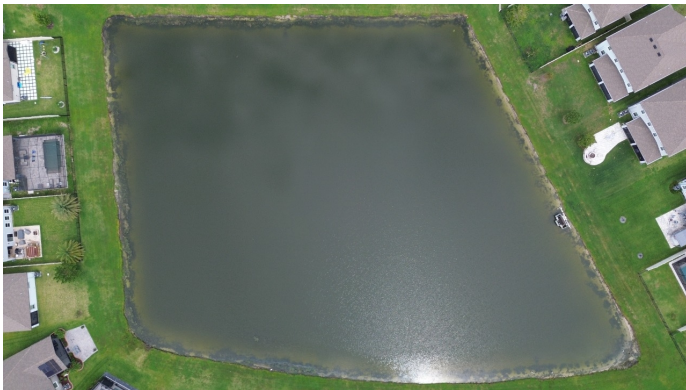
No nuisance grass observed.

Camera malfunction on the low-profile photo.

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Very mild patches of nuisance grass present. Treatments are ongoing and will continue until cleared.

Any algae present has recently been treated and is decaying. Follow ups will be done if needed.

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

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Remnants of previously treated grasses and algae still present. These will continue decaying and clear naturally.

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

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Early algal bloom present. Treatment is set for next week.
No nuisance grass observed.

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

Inspection Report

SITE: 5

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild terrestrial grass growth on exposed beds. Raised water levels will clear this after significant rain.
No algae observed.

Sediment is being flushed in from the wetland.

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

SITE: 6

Condition: Excellent Great Good Poor ☒Mixed Condition Improving



Comments:

Floating vegetation present. Technicians will monitor if it flows into pond 5 and treat if this happens. Otherwise the area looks much better now that it is holding water.

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

Inspection Report

SITE: 7

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Any nuisance grasses present are decayed. Water levels are already nearly high enough to cover these and further aid decay.
No algae observed.

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

SITE: 8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Similar conditions to pond 7. Decayed grasses will soon be covered by water and decay quickly.
No algae observed.

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

Inspection Report

SITE: 20

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Notable terrestrial growth on the exposed banks and beds. This pond seems to be prone to erosion given the turbidity in the water so technicians will leave this growth to help with soil stability. Rising water levels will clear it and stabilize the soil. No algae observed.

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

SITE: 21

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Terrestrial growth present on the banks. At this point in the season, we're probably safe to start treating as rain will begin filling this pond. I'll ask technicians to start next visit. No algae observed.

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

MANAGEMENT SUMMARY



Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds. We have altered every technician's schedule to give them more time at their properties and better combat current growth.

Ponds are in great shape considering we're in the height of summer. It appears algae wants to start blooming, but the heavy rain yesterday pelted most of it down. This may lead to nutrient influx from runoff so technicians will be prepared to treat heavily next week.

Grasses have stayed oddly quiet here, too. I can't recall any ponds ever having notable issues so they are fairly easy to maintain, even through the summer. Still, anything can happen this time of year and we're ready if it does.

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.

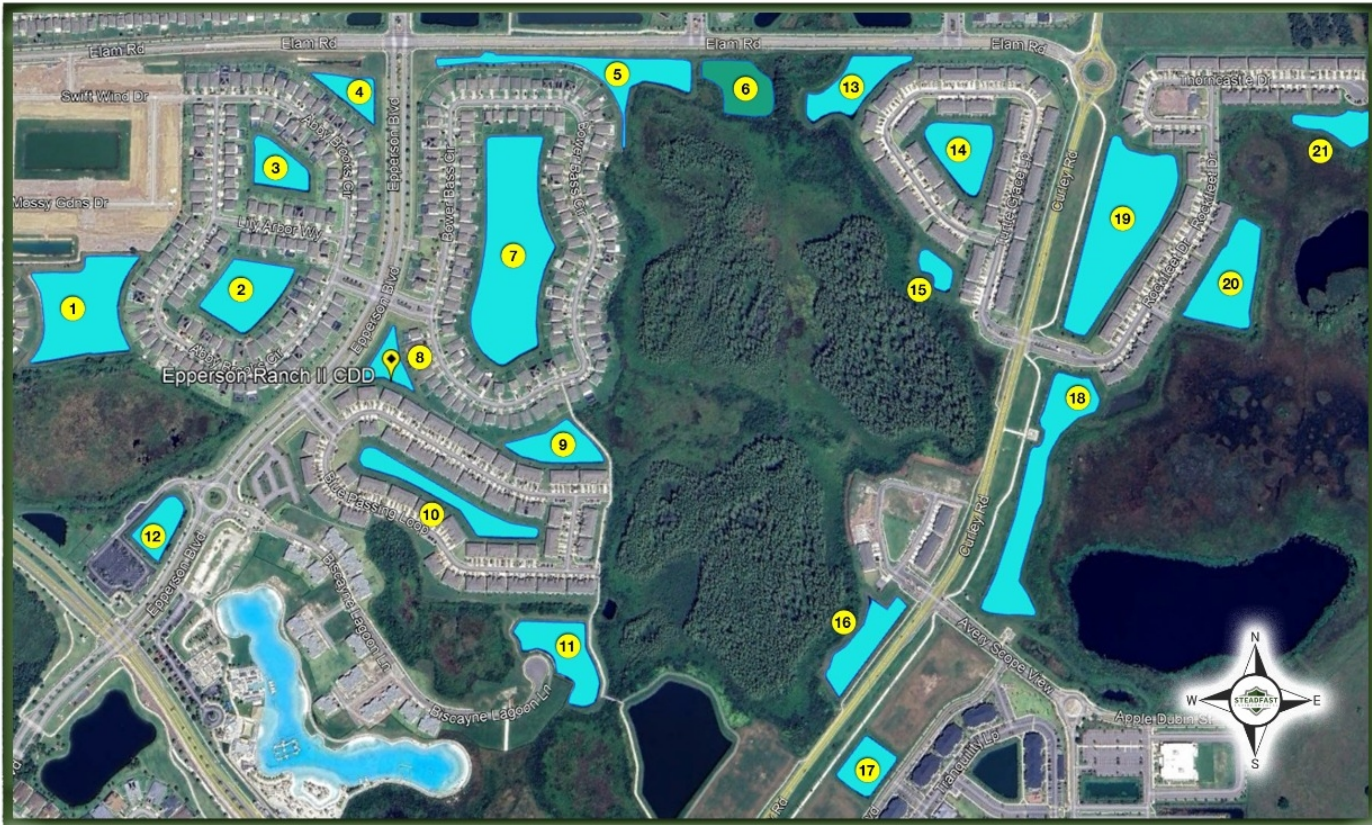
Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Gate Code:





Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
7/21/2026	8/20/2026	

BILL TO

Epperson Ranch II CDD
313 Campus St
Celebration FL 34747

SHIP TO

Bower Bass Circle
Wesley Chapel Florida 33545
United States

DESCRIPTION	QTY	RATE	AMOUNT
Purchase and installation of (3) 36W LED lights, (3) light attachment brackets, and (1) 15A GFCI breaker for Fountain #2 in Epperson II CDD:			
Three (3) 36W LED Light Lighting Kit (1-year warranty)			
Three (3) Custom Made Stainless Steel Light Attachment Brackets	1.00	4,466.16	4,466.16
One (1) Splice kit #12-14-16			
One (1) Pole Breaker 15A GFCI			
All labor and parts required for install included as part of this agreement.			

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	4,466.16
-------	----------

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): _____

District Manager's Report – August 6, 2026

Form 1 Financial Disclosure

This serves as a reminder for all Board Supervisors to confirm that their Form 1 Statement of Financial Interests has been filed with the State of Florida. The filing deadline was July 1, 2026. If you have not yet confirmed your submission, please do so as soon as possible to ensure compliance with state reporting requirements.

Goals and Objectives

Pursuant to Florida Statutes, the District is required to adopt its annual Goals and Objectives by September 30, 2026. Staff will work with the Board to present the proposed Goals and Objectives for consideration prior to the statutory deadline.

FY 2026-2027 Meeting Schedule

The proposed Fiscal Year 2026-2027 Meeting Schedule will be presented to the Board for review and consideration at the August 2026 meeting.

The next regularly scheduled meetings of the Board of Supervisors are:

- **August 6, 2026 – Public Hearing and Final Budget Adoption**
- **September 3, 2026**

CLEAR PARTNERSHIPS



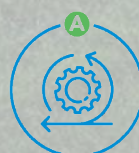
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



15552 US-301
Dade City Florida 33523
Office: 656-900-1466

ELECTRICAL PROPOSAL FOR: Move Feeder to Esimate Abandon Exsisting

Metro- Kristee Cole
8819 Bower Bass Cir
Wesley Chapel FL

Tenant:
Suite:
Sq. Ft.

Date: 7/10/2026
Estimator: Ben Borregard
Estimate #: 26-628

DESCRIPTION	QUANTITY	
ELECTRICAL ITEM LIST:		
Abandon Exsisting Line Under Residence	1	
New Electrical Run. Secondary to run in easemente for Water Fountain M	1	
Trench Rental 1 Day	1	
Re Connect Feed to Meter	1	
Clean Up and Fill Trench	1	
TOTAL:		\$8,777.00

NOTES AND CLARIFICATIONS:

Pricing includes just the items noted.
All work is priced to be performed during normal business hours.
This pricing is per EMT Electric's design and plans to abandon the exsisting meter feed. Run 200' of new wire inside PVC to feed the exsisting me
all other plans and documents are excluded from pricing and liability.
Wiring method to be mc-cable where permitted by Florida Electrical Code.
Disposal costs not included.
EMT will safe off electrical circuits for demolition by others. All wiring demoed by EMT shall become property of EMT if so desired.

EXCLUSIONS:

Our pricing includes just the items listed. Any item not shown in our list is not included.
If this pricing is for revised drawings then only those changes from the original drawings that are clearly noted with revision cloud and revision number on the revised drawings are included.
The voltages available for electrical fixtures and devices in this building are 277/480V and 120/208V. Electrical outlets that are indicated on the drawings as 220V, 230V, or 240V will in fact be 208V. If there is a specific requirement to have a voltage other than 277/480V or 120/208V, then the special voltage requirement must be clearly specified in the bid documents.
Pricing assumes that the existing panels have adequate load and space capacity to add the additional circuits. No additional panels or switchgear are included unless noted otherwise.
Continuous conduit from accessible ceiling to floor data outlets is not included unless noted above
Dumpster rental or fees
Temporary lighting or power
Storage of material not supplied by EMT Electric
Roof patching or repair
Mechanical controls, conduits, and wiring
Ceiling wires for light fixtures (We will connect ceiling wires furnished by others to the light fixtures.)
Cleaning, relamping, or replacing ballasts in existing light fixtures
Cutting/coring or patching of walls for electrical work
Cutting, removal, or patching/repairing of concrete floor slab, asphalt, or landscaping
Disposal of fluorescent lamps
Disposal of light fixtures to be removed
Electrical permits and fees
Fire alarm wiring, equipment, or connections
Phone/Data systems, wiring, equipment, or connections
Audio/Visual systems, wiring, equipment or connections
Security system wiring, equipment, or connections
Overtime work unless specifically provided for in our proposal
Removal or disposal of hazardous or undesirable materials including light ballasts with PCB's
Removal, replacement, or damage to ceiling tiles
Installation of electrical items required by AHJ but not shown on drawings
Repair of existing code violations
X-ray of floor slab

07/10/26

Quoted prices are valid for a period of 30 days from the date of this estimate:	Proposed	Accepted
COST OF ESTIMATE # 26-628	\$8,777.00	\$8,777.00

EMT Electric is authorized to complete the described work for the proposed price as outlined on this bid sheet.

X _____ Date _____
Metro- Kristee Cole - Signature required.