

EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Date/Time:
Thursday, August 11, 2022
6:00 P.M.

Location:
Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Epperson Ranch II Community Development District

c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847

Board of Supervisors
Epperson Ranch II Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District is scheduled for **Thursday, August 11, 2022, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, 33544**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager
813-564-7847s

CC: Attorney
Engineer
District Records

District: EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, August 11, 2022

Time: 6:00 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544

Dial In: 1-646-931-3860
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For any questions as to the agenda packet, please contact patricia@breezehome.com

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. FY 2022-2023 Budget Public Hearing

- Open Public Hearing
- Presentation of the FY 2022-2023 Budget
 - Affidavit of Publication – 1st Publication July 22, 2022
 - Affidavit of Publication – 2nd Publication July 29, 2022
(To Be Distributed)
- Public Comments
- Close Public Hearing

Exhibit 1

B. Consideration and Adoption of Resolution 2022-09, Adopting Final Budget for FY 2022-2023

Exhibit 2

- Exhibit A – FY 2022-2023 Budget

C. FY 2022-2023 Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

D. Consideration and Adoption of Resolution 2022-10, Imposing and Levying O&M Assessments for FY 2022-2023 Budget

Exhibit 3

- Exhibit A - FY 2022-2023 Budget
- Exhibit B - FY 2022-2023 Budget Funding Agreement

- | | |
|--|------------------|
| E. Consideration and Adoption of Resolution 2022-11, Setting Landowner’s Election Meeting | Exhibit 4 |
| F. Consideration and Adoption of Resolution 2022-12, Adopting FY 2022-2023 Meeting Schedule | Exhibit 5 |
| G. Consideration for Arbitrage Rebate Counselors, LLC Proposals | Exhibit 6 |
| ➤ Exhibit A - Presentation of Arbitrage Rebate Counselors Brochure | |
| ➤ Presentation of Annual Arbitrage Calculations Contract | |
|
IV. Consent Agenda | |
| A. Acceptance of the June Unaudited Financial Statement <i>(To Be Distributed)</i> | |
| B. Consideration and Approval of April 7, 2022 Regular Meeting Minutes | Exhibit 7 |
| C. Consideration and Approval of June 2, 2022 Regular Meeting Minutes | Exhibit 8 |
| D. Ratification of Contracts | Exhibit 9 |
|
V. Staff Reports | |
| A. District Manager | |
| B. District Attorney | |
| C. District Engineer | |
|
VI. Audience Comments - New Business – (limited to 3 minutes per individual) | |
|
VII. Supervisor Requests | |
|
VIII. Adjournment | |

EXHIBIT 1

STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2023 BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
I. REVENUE						
SPECIAL ASSESSMENTS - ON ROLL	\$ 127,383	\$ 281,582	\$ 495,609	\$ 385,407	\$ 698,563	\$ 313,156
DEVELOPER FUNDING		68,248	-	250,929		(250,929)
INTEREST	35	112	106			
MISCELLANEOUS REVENUE		10				
TOTAL REVENUE	127,418	349,952	495,715	636,336	698,563	62,227
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,754	2,800	400	4,800	4,800	-
PAYROLL TAXES	300	214	50	367	367	-
PAYROLL SERVICE FEES	359	196	81	349	490	141
MANAGEMENT CONSULTING SERVICES	21,000	20,500	21,000	21,000	23,000	2,000
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	36,000	-
TRAVEL PER DIEM	27	5	47	100	100	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	6,000	1,500	(4,500)
ADMINISTRATIVE SERVICES	6,000	-	6,000	6,000	6,000	-
MEETING ROOM RENTAL	253	26	468	360	1,000	640
BANK FEES	18	160	158	200	175	(25)
AUDITING SERVICES	2,950	3,100	3,200	3,400	3,600	200
REGULATORY AND PERMIT FEES	350	353	200	175	175	-
LEGAL ADVERTISEMENTS	4,233	1,894	1,630	1,500	1,500	-
ENGINEERING SERVICES	4,628	9,251	6,815	7,000	8,000	1,000
LEGAL SERVICES	10,296	13,993	7,575	7,500	10,000	2,500
ASSESSMENT COLLECTION FEE	-	-	150	1,500	150	(1,350)
WEBISTE DEVELOPMENT & HOSTING	740	1,250	1,750	2,015	2,015	-
MISCELLANEOUS	-	56	685	54	100	46
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	5,000	5,125	5,381	5,919	15,000	9,081
TOTAL GENERAL ADMINISTRATIVE	102,908	103,924	100,590	104,240	113,973	9,733

STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2023 BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	5,000	5,000	5,000	6,500	6,500	-
TRUSTEE FEES	-	7,004	7,004	11,004	11,045	41
ARBITRAGE	-	-	-	650	650	-
TOTAL DEBT ADMINISTRATION	5,000	12,004	12,004	18,154	18,195	41
PHYSICAL ENVIRONMENT EXPENDITURES						
COMPREHENSIVE FIELD TECH SERVICES	12,053	6,948	6,948	15,000	15,000	-
AMENITY MANAGER	-	-	-	5,000	5,000	-
UTILITY-ELECTRICITY	82	-	-	7,000	7,000	-
UTILITY-STREETLIGHTS	-	-	56,600	114,100	143,400	29,300
UTILITY-WATER	-	-	437	-	7,800	7,800
PET WASTE REMOVAL	-	-	-	8,300	10,000	1,700
LAKE/POND MAINTENANCE & INSPECTION	-	11,579	10,302	30,302	10,255	(20,047)
LANDSCAPE MAINTENANCE	4,051	207,645	287,007	249,840	284,940	35,100
LANDSCAPE REPLACEMENT	-	-	-	20,000	20,000	-
LANDSCAPE MISCELLANEOUS	2,500	-	2,894	25,000	25,000	-
IRRIGATION REPAIRS	-	-	-	-	10,000	10,000
GATE MAINTENANCE & REPAIRS	-	-	-	12,000	-	(12,000)
KEY FOBS/TRANSMITTERS	-	5,820	3,250	6,000	1,000	(5,000)
SECURITY CAMERAS	-	-	-	-	-	-
CONTINGENCY	370	26,132	1,862	21,400	27,000	5,600
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	19,056	258,124	369,300	513,942	566,395	52,453
TOTAL EXPENDITURES	126,964	374,052	481,894	636,336	698,563	62,226
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	454	(24,100)	13,821	-	-	0
FUND BALANCE - BEGINNING	\$ 113	\$ 567	\$ (23,533)	(9,712)	(9,712)	
FUND BALANCE - ENDING	\$ 567	\$ (23,533)	\$ (9,712)	\$ (9,712)	\$ (9,712)	\$ 0

STATEMENT 2
EPPERSON RANCH II CDD
FY 2023 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Lots	ERU	Total ERU	% ERU
22' (Townhome) (a)	456	0.45	205.20	37.75%
27' (Phase 7)	108	0.60	64.80	11.92%
22' TH Parcel B ¹	174	0.10	16.53	3.04%
50'	257	1.00	257.00	47.28%
Total	995		543.53	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 698,563	
Plus: Early Payment Discount (4.0%)	\$ 29,726	
Plus: County Collection Charges (2.0%)	\$ 14,863	
Total Expenditures - GROSS	\$ 743,152	[a]
Total ERU:	543.53	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,367.27	[a] / [b]
Total AR / ERU - NET:	\$1,285.23	

3. Proposed FY 2023 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	456	0.45	\$578	\$263,729.88	\$615.27	\$280,563.75
27' (Phase 7)	108	0.60	\$771	\$83,283.12	\$820.36	\$88,599.08
22' TH Parcel B	174	0.10	\$122	\$21,244.88	\$129.89	\$22,600.97
50'	257	1.00	\$1,285	\$330,305.14	\$1,367.27	\$351,388.33
TOTAL	995			\$698,563.02		\$743,152.13

4. Adopted FY 2022 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	634	0.45	\$472	\$299,039	\$501.78	\$318,127
27' (Phase 7)	108	0.60	\$629	\$67,921	\$669.04	\$72,256
50'	257	1.00	\$1,048	\$269,376	\$1,115.06	\$286,571
TOTAL	999			\$636,336		\$676,954

5. INCREASE IN GROSS ASSMT/UNIT

Lot Width	Lots	Increase	% Increase	Inc/mo
22' (Townhome) (a)	634	\$113.49	22.62%	\$9.46
27' (Phase 7)	108	\$151.33	22.62%	\$12.61
50'	257	\$252.21	22.62%	\$21.02
Total	999			

Footnote:

(a) Townhome Lot Size is based off approx average frontage of 22' per unit in Blocks of Townhomes

¹ Parcel B Owner has Maintenance License Agreement with the CDD. To be assessed on Admin and Debt Admin.

Note: The O&M for 178 Townhome units may only be \$100.00 per unit for the initial Fiscal Year if the builder enters into an agreement with the CDD wherein the builder and its assignor maintain the CDD facilities directly.

**STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		4,800	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 assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	IRS	367	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL SERVICE FEES	INNOVATIVE	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SERVICES	BREEZE	23,000	The District receives Management & Accounting services as part of the agreement
PLANNING & COORDINATION SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
TRAVEL PER DIEM		100	Reimbursement to board supervisors for travel to board meetings.
CONSTRUCTION ACCOUNTING SERVICES		1,500	Construction accounting services are provided for the processing of requisitons and funding request for the District.
ADMINISTRATIVE SERVICES	BREEZE	6,000	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
MEETING ROOM RENTAL	Hilton Garden Inn	1,000	Room rental in Pasco County for Board of Supervisor meetings -
BANK FEES	BANK UNITED	175	Fees associated with maintaining the District's bank accounts and the ordering of checks
AUDITING SERVICES	DIBARTOLOMEO	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
REGULATORY AND PERMIT FEES	FLORIDA DEO	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings, RFPs and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	8,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKE	10,000	The District's attorney 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 Superviros and the District Manager
ASSESSMENT COLLECTION FEE	Pasco County	150	Annual fee assessed by Pasco County for the collection of assessments
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		100	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	EGIS INSURANCE	15,000	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.

**STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
DEBT SERVICE ADMINISTRATION:			
DISSEMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	11,045	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount has been confirmed with the trustee for issuances.
ARBITRAGE	LLS	650	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the series
FIELD OPERATIONS:			
COMPREHENSIVE FIELD TECH SERVICES		15,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGER	BREEZE	5,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
UTILITY-ELECTRICITY		7,000	Estimated for electrical services related to the irrigation and pond pumps.
UTILITY-STREETLIGHTS		143,400	The District has contracted for solar streetlights to be instaleed in the District. They are curentnly 162 streetlights in the ground and an additional 77 are anticipated to be added in FY 2022 along with a coresponding deposit of \$7,700 in FY 2022. Total streetlights installed for FY 2023 is 239.
UTILITY-WATER	PASCO COUNTY	7,800	Estimated. Currently we have 3 meters - Elam Road, Avery Scope View, Rally Spring Loop .
PET WASTE REMOVAL		10,000	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District. Currently the Districts has 2 pet waste stations . The District will be adding additional pet waste stations in FY 2023
LAKE/POND MAINTENANCE & INSPECTION	STEADFAST ENVIRONMENT	10,255	The District has a contract for the monthly care and maintenance of the lakes and ponds throughout the District. It is antcipated that 12 ponds will be maintained in FY 2023
LANDSCAPE MAINTENANCE	GRANDVIEW BOTANICALS	284,940	Epperson Blvd from Overpass Road to Elam Road \$219,840 annually for base maintenance and irrigation Annual costs for fertilization is \$59,000. Mulch is 9,000 annually and hardwood trim is \$4,500 Contract 2) Landscape maintenance for 3 retention ponds is \$12,600 annually for ponds 1,2 and 3 . Estimated at an additional \$30,000 for areas that will br brought on during FY 2023 for the Curley Road Roundabout areas
LANDSCAPE REPLACEMENT		20,000	
LANDSCAPE MISCELLANEOUS	GRANDVIEW BOTANICALS	25,000	Common area mowing CDD-wide, as needed (estimate).
LANDSCAPE IRRIGATION REPAIRS		10,000	Repairs for the irrigation system
GATE MAINTENANCE & REPAIRS		-	This is no longer needed as the District will not be gated
KEY FOBS/TRANSMITTERS		1,000	Distributed to new residents for any access points
SECURITY CAMERAS		-	This is no longer needed as the District will not be gated
CONTINGENCY		27,000	Miscellaneous

STATEMENT 4
EPPERSON RANCH II CDD
FY 2021-2022 ADOPTED BUDGET
DEBT SERVICE SCHEDULES

	SERIES 2018A-1	SERIES 2018A-2	SERIES 2020	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 464,844		\$ 634,428	\$ 1,099,271
SPECIAL ASSESSMENTS - OFF ROLL - NET	-	\$ 155,100	-	155,100
LESS: EARLY PAYMENT DISCOUNT	(18,594)	-	(25,377)	(43,971)
TOTAL REVENUE	446,250	155,100	609,050	1,210,400
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	9,297	-	12,689	21,985
INTEREST EXPENSE				
May 1, 2023	165,981	77,550	205,689	449,220
November 1, 2023	163,750	77,550	202,683	443,983
PRINCIPAL RETIREMENT				
PRINCIPAL PAYMENT				
May 1, 2023	105,000	-	185,000	290,000
TOTAL EXPENDITURES	444,028	155,100	606,060	1,205,188
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,222	-	2,991	5,213
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,222	\$ -	\$ 2,991	\$ 5,213

Table 1. Series 2018A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
TH	214	0.60	128.4	26.8%	\$124,605	\$582
50'	257	1.00	257.0	73.2%	\$340,239	\$1,324
Total	471		385.4	100.0%	\$464,844	

Table 2. Series 2020 Allocation of Maximum Annual Debt Service (GROSS MADS)

DESC.	LOTS	ERU	Total ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
Parcel A & C	242	0.60	145.2	37.2%	\$235,952	\$975
Parcel B & 7	286	0.60	171.6	62.8%	\$398,475	\$1,393
	528		316.8	100.0%	\$ 634,428	

Serial Number
22-01267P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on August 11, 2022
Epperson Ranch II CDD

in the Court, was published in said newspaper by print in the
issues of 7/22/2022

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,
22nd day of July, 2022 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
COMMISSION # GG232793
EXPIRES: July 25, 2022
Bonded Thru Aaron Notary

Notice of Public Hearing and Board of Supervisors Meeting of the Epperson Ranch II Community Development District
The Board of Supervisors (the "Board") of the Epperson Ranch II Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2022, at 6:00 p.m. at Hilton Garden Inn, 28640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.eppersonranch2cdd.org>, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 565-4668.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Lots	ERU	Gross Assmt/Unit	Gross Assmt
22' (Townhome)	456	0.45	\$615.27	\$280,559.75
27' (Phase 7)	108	0.60	\$820.36	\$88,599.08
22' TH Parcel B	174	0.10	\$129.89	\$22,600.97
50'	257	1.00	\$1,367.27	\$351,386.39
TOTAL	995			\$743,146.13

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

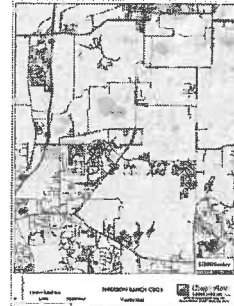
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Patricia Thibault
District Manager



July 22, 2022

22-01267P

EXHIBIT 2

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Epperson Ranch II Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Epperson Ranch II Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, 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 in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2022.

Attested By:

**Epperson Ranch II Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Adopted Budget

STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2023 BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
I. REVENUE						
SPECIAL ASSESSMENTS - ON ROLL	\$ 127,383	\$ 281,582	\$ 495,609	\$ 385,407	\$ 698,563	\$ 313,156
DEVELOPER FUNDING		68,248	-	250,929		(250,929)
INTEREST	35	112	106			
MISCELLANEOUS REVENUE		10				
TOTAL REVENUE	127,418	349,952	495,715	636,336	698,563	62,227
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,754	2,800	400	4,800	4,800	-
PAYROLL TAXES	300	214	50	367	367	-
PAYROLL SERVICE FEES	359	196	81	349	490	141
MANAGEMENT CONSULTING SERVICES	21,000	20,500	21,000	21,000	23,000	2,000
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	36,000	-
TRAVEL PER DIEM	27	5	47	100	100	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	6,000	1,500	(4,500)
ADMINISTRATIVE SERVICES	6,000	-	6,000	6,000	6,000	-
MEETING ROOM RENTAL	253	26	468	360	1,000	640
BANK FEES	18	160	158	200	175	(25)
AUDITING SERVICES	2,950	3,100	3,200	3,400	3,600	200
REGULATORY AND PERMIT FEES	350	353	200	175	175	-
LEGAL ADVERTISEMENTS	4,233	1,894	1,630	1,500	1,500	-
ENGINEERING SERVICES	4,628	9,251	6,815	7,000	8,000	1,000
LEGAL SERVICES	10,296	13,993	7,575	7,500	10,000	2,500
ASSESSMENT COLLECTION FEE	-	-	150	1,500	150	(1,350)
WEBISTE DEVELOPMENT & HOSTING	740	1,250	1,750	2,015	2,015	-
MISCELLANEOUS	-	56	685	54	100	46
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	5,000	5,125	5,381	5,919	15,000	9,081
TOTAL GENERAL ADMINISTRATIVE	102,908	103,924	100,590	104,240	113,973	9,733

STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2023 BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	5,000	5,000	5,000	6,500	6,500	-
TRUSTEE FEES	-	7,004	7,004	11,004	11,045	41
ARBITRAGE	-	-	-	650	650	-
TOTAL DEBT ADMINISTRATION	5,000	12,004	12,004	18,154	18,195	41
PHYSICAL ENVIRONMENT EXPENDITURES						
COMPREHENSIVE FIELD TECH SERVICES	12,053	6,948	6,948	15,000	15,000	-
AMENITY MANAGER	-	-	-	5,000	5,000	-
UTILITY-ELECTRICITY	82	-	-	7,000	7,000	-
UTILITY-STREETLIGHTS	-	-	56,600	114,100	143,400	29,300
UTILITY-WATER	-	-	437	-	7,800	7,800
PET WASTE REMOVAL	-	-	-	8,300	10,000	1,700
LAKE/POND MAINTENANCE & INSPECTION	-	11,579	10,302	30,302	10,255	(20,047)
LANDSCAPE MAINTENANCE	4,051	207,645	287,007	249,840	284,940	35,100
LANDSCAPE REPLACEMENT	-	-	-	20,000	20,000	-
LANDSCAPE MISCELLANEOUS	2,500	-	2,894	25,000	25,000	-
IRRIGATION REPAIRS	-	-	-	-	10,000	10,000
GATE MAINTENANCE & REPAIRS	-	-	-	12,000	-	(12,000)
KEY FOBS/TRANSMITTERS	-	5,820	3,250	6,000	1,000	(5,000)
SECURITY CAMERAS	-	-	-	-	-	-
CONTINGENCY	370	26,132	1,862	21,400	27,000	5,600
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	19,056	258,124	369,300	513,942	566,395	52,453
TOTAL EXPENDITURES	126,964	374,052	481,894	636,336	698,563	62,226
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	454	(24,100)	13,821	-	-	0
FUND BALANCE - BEGINNING	\$ 113	\$ 567	\$ (23,533)	(9,712)	(9,712)	
FUND BALANCE - ENDING	\$ 567	\$ (23,533)	\$ (9,712)	\$ (9,712)	\$ (9,712)	\$ 0

STATEMENT 2
EPPERSON RANCH II CDD
FY 2023 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Lots	ERU	Total ERU	% ERU
22' (Townhome) (a)	456	0.45	205.20	37.75%
27' (Phase 7)	108	0.60	64.80	11.92%
22' TH Parcel B ¹	174	0.10	16.53	3.04%
50'	257	1.00	257.00	47.28%
Total	995		543.53	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 698,563	
Plus: Early Payment Discount (4.0%)	\$ 29,726	
Plus: County Collection Charges (2.0%)	\$ 14,863	
Total Expenditures - GROSS	\$ 743,152	[a]
Total ERU:	543.53	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,367.27	[a] / [b]
Total AR / ERU - NET:	\$1,285.23	

3. Proposed FY 2023 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	456	0.45	\$578	\$263,729.88	\$615.27	\$280,563.75
27' (Phase 7)	108	0.60	\$771	\$83,283.12	\$820.36	\$88,599.08
22' TH Parcel B	174	0.10	\$122	\$21,244.88	\$129.89	\$22,600.97
50'	257	1.00	\$1,285	\$330,305.14	\$1,367.27	\$351,388.33
TOTAL	995			\$698,563.02		\$743,152.13

4. Adopted FY 2022 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	634	0.45	\$472	\$299,039	\$501.78	\$318,127
27' (Phase 7)	108	0.60	\$629	\$67,921	\$669.04	\$72,256
50'	257	1.00	\$1,048	\$269,376	\$1,115.06	\$286,571
TOTAL	999			\$636,336		\$676,954

5. INCREASE IN GROSS ASSMT/UNIT

Lot Width	Lots	Increase	% Increase	Inc/mo
22' (Townhome) (a)	634	\$113.49	22.62%	\$9.46
27' (Phase 7)	108	\$151.33	22.62%	\$12.61
50'	257	\$252.21	22.62%	\$21.02
Total	999			

Footnote:

(a) Townhome Lot Size is based off approx average frontage of 22' per unit in Blocks of Townhomes

¹ Parcel B Owner has Maintenance License Agreement with the CDD. To be assessed on Admin and Debt Admin.

Note: The O&M for 178 Townhome units may only be \$100.00 per unit for the initial Fiscal Year if the builder enters into an agreement with the CDD wherein the builder and its assignor maintain the CDD facilities directly.

**STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		4,800	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 assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	IRS	367	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL SERVICE FEES	INNOVATIVE	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SERVICES	BREEZE	23,000	The District receives Management & Accounting services as part of the agreement
PLANNING & COORDINATION SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
TRAVEL PER DIEM		100	Reimbursement to board supervisors for travel to board meetings.
CONSTRUCTION ACCOUNTING SERVICES		1,500	Construction accounting services are provided for the processing of requisitons and funding request for the District.
ADMINISTRATIVE SERVICES	BREEZE	6,000	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
MEETING ROOM RENTAL	Hilton Garden Inn	1,000	Room rental in Pasco County for Board of Supervisor meetings -
BANK FEES	BANK UNITED	175	Fees associated with maintaining the District's bank accounts and the ordering of checks
AUDITING SERVICES	DIBARTOLOMEO	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
REGULATORY AND PERMIT FEES	FLORIDA DEO	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings, RFPs and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	8,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	10,000	The District's attorney 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 Superviros and the District Manager
ASSESSMENT COLLECTION FEE	Pasco County	150	Annual fee assessed by Pasco County for the collection of assessments
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		100	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	EGIS INSURANCE	15,000	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.

**STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
DEBT SERVICE ADMINISTRATION:			
DISSEMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	11,045	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount has been confirmed with the trustee for issuances.
ARBITRAGE	LLS	650	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the series
FIELD OPERATIONS:			
COMPREHENSIVE FIELD TECH SERVICES		15,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGER	BREEZE	5,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
UTILITY-ELECTRICITY		7,000	Estimated for electrical services related to the irrigation and pond pumps.
UTILITY-STREETLIGHTS		143,400	The District has contracted for solar streetlights to be instaleed in the District. They are curentnly 162 streetlights in the ground and an additional 77 are anticipated to be added in FY 2022 along with a coresponding deposit of \$7,700 in FY 2022. Total streetlights installed for FY 2023 is 239.
UTILITY-WATER	PASCO COUNTY	7,800	Estimated. Currently we have 3 meters - Elam Road, Avery Scope View, Rally Spring Loop .
PET WASTE REMOVAL		10,000	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District. Currently the Districts has 2 pet waste stations . The District will be adding additional pet waste stations in FY 2023
LAKE/POND MAINTENANCE & INSPECTION	STEADFAST ENVIRONMENT	10,255	The District has a contract for the monthly care and maintenance of the lakes and ponds throughout the District. It is antcipated that 12 ponds will be maintained in FY 2023
LANDSCAPE MAINTENANCE	GRANDVIEW BOTANICALS	284,940	Epperson Blvd from Overpass Road to Elam Road \$219,840 annually for base maintenance and irrigation Annual costs for fertilization is \$59,000. Mulch is 9,000 annually and hardwood trim is \$4,500 Contract 2) Landscape maintenance for 3 retention ponds is \$12,600 annually for ponds 1,2 and 3 . Estimated at an additional \$30,000 for areas that will br brought on during FY 2023 for the Curley Road Roundabout areas
LANDSCAPE REPLACEMENT		20,000	
LANDSCAPE MISCELLANEOUS	GRANDVIEW BOTANICALS	25,000	Common area mowing CDD-wide, as needed (estimate).
LANDSCAPE IRRIGATION REPAIRS		10,000	Repairs for the irrigation system
GATE MAINTENANCE & REPAIRS		-	This is no longer needed as the District will not be gated
KEY FOBS/TRANSMITTERS		1,000	Distributed to new residents for any access points
SECURITY CAMERAS		-	This is no longer needed as the District will not be gated
CONTINGENCY		27,000	Miscellaneous

STATEMENT 4
EPPERSON RANCH II CDD
FY 2021-2022 ADOPTED BUDGET
DEBT SERVICE SCHEDULES

	SERIES 2018A-1	SERIES 2018A-2	SERIES 2020	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 464,844		\$ 634,428	\$ 1,099,271
SPECIAL ASSESSMENTS - OFF ROLL - NET	-	\$ 155,100	-	155,100
LESS: EARLY PAYMENT DISCOUNT	(18,594)	-	(25,377)	(43,971)
TOTAL REVENUE	446,250	155,100	609,050	1,210,400
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	9,297	-	12,689	21,985
INTEREST EXPENSE				
May 1, 2023	165,981	77,550	205,689	449,220
November 1, 2023	163,750	77,550	202,683	443,983
PRINCIPAL RETIREMENT				
PRINCIPAL PAYMENT				
May 1, 2023	105,000	-	185,000	290,000
TOTAL EXPENDITURES	444,028	155,100	606,060	1,205,188
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,222	-	2,991	5,213
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,222	\$ -	\$ 2,991	\$ 5,213

Table 1. Series 2018A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
TH	214	0.60	128.4	26.8%	\$124,605	\$582
50'	257	1.00	257.0	73.2%	\$340,239	\$1,324
Total	471		385.4	100.0%	\$464,844	

Table 2. Series 2020 Allocation of Maximum Annual Debt Service (GROSS MADS)

DESC.	LOTS	ERU	Total ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
Parcel A & C	242	0.60	145.2	37.2%	\$235,952	\$975
Parcel B & 7	286	0.60	171.6	62.8%	\$398,475	\$1,393
	528		316.8	100.0%	\$ 634,428	

EXHIBIT 3

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, **Epperson Ranch, LLC** ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special 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.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. 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. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. 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.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2022.

Attested By:

**Epperson Ranch II Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2023 BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
I. REVENUE						
SPECIAL ASSESSMENTS - ON ROLL	\$ 127,383	\$ 281,582	\$ 495,609	\$ 385,407	\$ 698,563	\$ 313,156
DEVELOPER FUNDING		68,248	-	250,929		(250,929)
INTEREST	35	112	106			
MISCELLANEOUS REVENUE		10				
TOTAL REVENUE	127,418	349,952	495,715	636,336	698,563	62,227
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,754	2,800	400	4,800	4,800	-
PAYROLL TAXES	300	214	50	367	367	-
PAYROLL SERVICE FEES	359	196	81	349	490	141
MANAGEMENT CONSULTING SERVICES	21,000	20,500	21,000	21,000	23,000	2,000
PLANNING & COORDINATION SERVICES	36,000	36,000	36,000	36,000	36,000	-
TRAVEL PER DIEM	27	5	47	100	100	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	6,000	1,500	(4,500)
ADMINISTRATIVE SERVICES	6,000	-	6,000	6,000	6,000	-
MEETING ROOM RENTAL	253	26	468	360	1,000	640
BANK FEES	18	160	158	200	175	(25)
AUDITING SERVICES	2,950	3,100	3,200	3,400	3,600	200
REGULATORY AND PERMIT FEES	350	353	200	175	175	-
LEGAL ADVERTISEMENTS	4,233	1,894	1,630	1,500	1,500	-
ENGINEERING SERVICES	4,628	9,251	6,815	7,000	8,000	1,000
LEGAL SERVICES	10,296	13,993	7,575	7,500	10,000	2,500
ASSESSMENT COLLECTION FEE	-	-	150	1,500	150	(1,350)
WEBISTE DEVELOPMENT & HOSTING	740	1,250	1,750	2,015	2,015	-
MISCELLANEOUS	-	56	685	54	100	46
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	5,000	5,125	5,381	5,919	15,000	9,081
TOTAL GENERAL ADMINISTRATIVE	102,908	103,924	100,590	104,240	113,973	9,733

STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2023 BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE 2022-2023
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	5,000	5,000	5,000	6,500	6,500	-
TRUSTEE FEES	-	7,004	7,004	11,004	11,045	41
ARBITRAGE	-	-	-	650	650	-
TOTAL DEBT ADMINISTRATION	5,000	12,004	12,004	18,154	18,195	41
PHYSICAL ENVIRONMENT EXPENDITURES						
COMPREHENSIVE FIELD TECH SERVICES	12,053	6,948	6,948	15,000	15,000	-
AMENITY MANAGER	-	-	-	5,000	5,000	-
UTILITY-ELECTRICITY	82	-	-	7,000	7,000	-
UTILITY-STREETLIGHTS	-	-	56,600	114,100	143,400	29,300
UTILITY-WATER	-	-	437	-	7,800	7,800
PET WASTE REMOVAL	-	-	-	8,300	10,000	1,700
LAKE/POND MAINTENANCE & INSPECTION	-	11,579	10,302	30,302	10,255	(20,047)
LANDSCAPE MAINTENANCE	4,051	207,645	287,007	249,840	284,940	35,100
LANDSCAPE REPLACEMENT	-	-	-	20,000	20,000	-
LANDSCAPE MISCELLANEOUS	2,500	-	2,894	25,000	25,000	-
IRRIGATION REPAIRS	-	-	-	-	10,000	10,000
GATE MAINTENANCE & REPAIRS	-	-	-	12,000	-	(12,000)
KEY FOBS/TRANSMITTERS	-	5,820	3,250	6,000	1,000	(5,000)
SECURITY CAMERAS	-	-	-	-	-	-
CONTINGENCY	370	26,132	1,862	21,400	27,000	5,600
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	19,056	258,124	369,300	513,942	566,395	52,453
TOTAL EXPENDITURES	126,964	374,052	481,894	636,336	698,563	62,226
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	454	(24,100)	13,821	-	-	0
FUND BALANCE - BEGINNING	\$ 113	\$ 567	\$ (23,533)	(9,712)	(9,712)	
FUND BALANCE - ENDING	\$ 567	\$ (23,533)	\$ (9,712)	\$ (9,712)	\$ (9,712)	\$ 0

STATEMENT 2
EPPERSON RANCH II CDD
FY 2023 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Lots	ERU	Total ERU	% ERU
22' (Townhome) (a)	456	0.45	205.20	37.75%
27' (Phase 7)	108	0.60	64.80	11.92%
22' TH Parcel B ¹	174	0.10	16.53	3.04%
50'	257	1.00	257.00	47.28%
Total	995		543.53	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 698,563	
Plus: Early Payment Discount (4.0%)	\$ 29,726	
Plus: County Collection Charges (2.0%)	\$ 14,863	
Total Expenditures - GROSS	\$ 743,152	[a]
Total ERU:	543.53	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,367.27	[a] / [b]
Total AR / ERU - NET:	\$1,285.23	

3. Proposed FY 2023 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	456	0.45	\$578	\$263,729.88	\$615.27	\$280,563.75
27' (Phase 7)	108	0.60	\$771	\$83,283.12	\$820.36	\$88,599.08
22' TH Parcel B	174	0.10	\$122	\$21,244.88	\$129.89	\$22,600.97
50'	257	1.00	\$1,285	\$330,305.14	\$1,367.27	\$351,388.33
TOTAL	995			\$698,563.02		\$743,152.13

4. Adopted FY 2022 Allocation of AR (as if all On-Roll) /(a)

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	634	0.45	\$472	\$299,039	\$501.78	\$318,127
27' (Phase 7)	108	0.60	\$629	\$67,921	\$669.04	\$72,256
50'	257	1.00	\$1,048	\$269,376	\$1,115.06	\$286,571
TOTAL	999			\$636,336		\$676,954

5. INCREASE IN GROSS ASSMT/UNIT

Lot Width	Lots	Increase	% Increase	Inc/mo
22' (Townhome) (a)	634	\$113.49	22.62%	\$9.46
27' (Phase 7)	108	\$151.33	22.62%	\$12.61
50'	257	\$252.21	22.62%	\$21.02
Total	999			

Footnote:

(a) Townhome Lot Size is based off approx average frontage of 22' per unit in Blocks of Townhomes

¹ Parcel B Owner has Maintenance License Agreement with the CDD. To be assessed on Admin and Debt Admin.

Note: The O&M for 178 Townhome units may only be \$100.00 per unit for the initial Fiscal Year if the builder enters into an agreement with the CDD wherein the builder and its assignor maintain the CDD facilities directly.

**STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		4,800	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 assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	IRS	367	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL SERVICE FEES	INNOVATIVE	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SERVICES	BREEZE	23,000	The District receives Management & Accounting services as part of the agreement
PLANNING & COORDINATION SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
TRAVEL PER DIEM		100	Reimbursement to board supervisors for travel to board meetings.
CONSTRUCTION ACCOUNTING SERVICES		1,500	Construction accounting services are provided for the processing of requisitons and funding request for the District.
ADMINISTRATIVE SERVICES	BREEZE	6,000	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
MEETING ROOM RENTAL	Hilton Garden Inn	1,000	Room rental in Pasco County for Board of Supervisor meetings -
BANK FEES	BANK UNITED	175	Fees associated with maintaining the District's bank accounts and the ordering of checks
AUDITING SERVICES	DIBARTOLOMEO	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
REGULATORY AND PERMIT FEES	FLORIDA DEO	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings, RFPs and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	8,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKE	10,000	The District's attorney 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 Superviros and the District Manager
ASSESSMENT COLLECTION FEE	Pasco County	150	Annual fee assessed by Pasco County for the collection of assessments
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		100	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	EGIS INSURANCE	15,000	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.

**STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
DEBT SERVICE ADMINISTRATION:			
DISSEMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	11,045	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount has been confirmed with the trustee for issuances.
ARBITRAGE	LLS	650	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the series
FIELD OPERATIONS:			
COMPREHENSIVE FIELD TECH SERVICES		15,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGER	BREEZE	5,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
UTILITY-ELECTRICITY		7,000	Estimated for electrical services related to the irrigation and pond pumps.
UTILITY-STREETLIGHTS		143,400	The District has contracted for solar streetlights to be instaleed in the District. They are curently 162 streetlights in the ground and an additional 77 are anticipated to be added in FY 2022 along with a coresponding deposit of \$7,700 in FY 2022. Total streetlights installed for FY 2023 is 239.
UTILITY-WATER	PASCO COUNTY	7,800	Estimated. Currently we have 3 meters - Elam Road, Avery Scope View, Rally Spring Loop .
PET WASTE REMOVAL		10,000	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District. Currently the Districts has 2 pet waste stations . The District will be adding additional pet waste stations in FY 2023
LAKE/POND MAINTENANCE & INSPECTION	STEADFAST ENVIRONMENT	10,255	The District has a contract for the monthly care and maintenance of the lakes and ponds throughout the District. It is antcipated that 12 ponds will be maintained in FY 2023
LANDSCAPE MAINTENANCE	GRANDVIEW BOTANICALS	284,940	Epperson Blvd from Overpass Road to Elam Road \$219,840 annually for base maintenance and irrigation Annual costs for fertilization is \$59,000. Mulch is 9,000 annually and hardwood trim is \$4,500 Contract 2) Landscape maintenance for 3 retention ponds is \$12,600 annually for ponds 1,2 and 3 . Estimated at an additional \$30,000 for areas that will br brought on during FY 2023 for the Curley Road Roundabout areas
LANDSCAPE REPLACEMENT		20,000	
LANDSCAPE MISCELLANEOUS	GRANDVIEW BOTANICALS	25,000	Common area mowing CDD-wide, as needed (estimate).
LANDSCAPE IRRIGATION REPAIRS		10,000	Repairs for the irrigation system
GATE MAINTENANCE & REPAIRS		-	This is no longer needed as the District will not be gated
KEY FOBS/TRANSMITTERS		1,000	Distributed to new residents for any access points
SECURITY CAMERAS		-	This is no longer needed as the District will not be gated
CONTINGENCY		27,000	Miscellaneous

STATEMENT 4
EPPERSON RANCH II CDD
FY 2021-2022 ADOPTED BUDGET
DEBT SERVICE SCHEDULES

	SERIES 2018A-1	SERIES 2018A-2	SERIES 2020	TOTAL FY22 BUDGET
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 464,844		\$ 634,428	\$ 1,099,271
SPECIAL ASSESSMENTS - OFF ROLL - NET	-	\$ 155,100	-	155,100
LESS: EARLY PAYMENT DISCOUNT	(18,594)	-	(25,377)	(43,971)
TOTAL REVENUE	446,250	155,100	609,050	1,210,400
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	9,297	-	12,689	21,985
INTEREST EXPENSE				
May 1, 2023	165,981	77,550	205,689	449,220
November 1, 2023	163,750	77,550	202,683	443,983
PRINCIPAL RETIREMENT				
PRINCIPAL PAYMENT				
May 1, 2023	105,000	-	185,000	290,000
TOTAL EXPENDITURES	444,028	155,100	606,060	1,205,188
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,222	-	2,991	5,213
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 2,222	\$ -	\$ 2,991	\$ 5,213

Table 1. Series 2018A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
TH	214	0.60	128.4	26.8%	\$124,605	\$582
50'	257	1.00	257.0	73.2%	\$340,239	\$1,324
Total	471		385.4	100.0%	\$464,844	

Table 2. Series 2020 Allocation of Maximum Annual Debt Service (GROSS MADS)

DESC.	LOTS	ERU	Total ERU	% ERU W/ ADJUSTMENT	TOTAL ASSMTS	ASSMT / LOT
Parcel A & C	242	0.60	145.2	37.2%	\$235,952	\$975
Parcel B & 7	286	0.60	171.6	62.8%	\$398,475	\$1,393
	528		316.8	100.0%	\$ 634,428	

Budget Funding Agreement
Fiscal Year 2022-2023

This Agreement is made and entered into this 11th day of August, 2022, by and between the **Epperson Ranch II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "**District**"), and **Epperson Ranch, LLC**, a Delaware limited liability company (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Pasco County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2022-2023, which year commences on October 1, 2022 and concludes on September 30, 2023; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2022-2023 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2022-2023, as described in Exhibit "A," and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The monies to be funded by the Developer will be the difference between any actual on-roll and other non-off roll revenues received by the District minus the actual expenditures incurred by the District and will be provided on an "as needed" basis only. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees or assessments

which might otherwise be levied or imposed by the District. However, at the end of each fiscal year if it is determined there is a surplus that is related to the deficit funding provided by the Developer; the Developer will be entitled to a return of such funds up to the total amount deficit funded.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or

conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Epperson Ranch II Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Epperson Ranch, LLC
a Delaware limited liability company

By: _____
John Ryan
Manager

Exhibit "A" – Fiscal Year 2022-2023 General Fund Budget

EXHIBIT 4

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on January 11, 2018 by Ordinance No. 18-01 of the Pasco County Board of County Commissioners, as amended;

WHEREAS, the terms for Board seats **1, 2, and 5** are set to expire in November 2022; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect 3 members of the Board, to Board seats **1, 2, and 5**, will be held on November 3, 2022, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 11, 2022.

Attest:

**Epperson Ranch II
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

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

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Epperson Ranch II Community Development District**

Notice is hereby given to the public and all landowners within the Epperson Ranch II Community Development District (the **"District"**), comprised of approximately 342.606 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 3, 2022
Time: 6:00 p.m.
Place: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663 or at PThibault@breezehome.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Patricia Thibault, District Manager
Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Epperson Ranch II Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 3, 2022
Time: 6:00 p.m.
Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence on November 15, 2022.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Epperson Ranch II Community Development District Landowners' Meeting – November 3, 2022

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Epperson Ranch II Community Development District to be held at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, on November 3, 2022, at 6:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

- 1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.*
- 2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.*
- 3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).*
- 4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.*

Official Ballot for Landowners

Epperson Ranch II Community Development District Landowners' Meeting – November 3, 2022 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Epperson Ranch II Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Epperson Ranch II Community Development District Landowners' Meeting – November 3, 2022 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Epperson Ranch II Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

EXHIBIT 5

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, 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”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2022, and ending on September 30, 2023 (the “FY 2022/2023”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2022/2023 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 11, 2022.

ATTEST:

**EPPERSON RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

Exhibit A
Notice of Meetings
Fiscal Year 2022/2023
Epperson Ranch II Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Epperson Ranch II Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544**. The meeting dates are as follows:

October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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.

Breeze, District Management

Publish: September 23, 2022 (Business Observer – Pasco County)

EXHIBIT 6

Arbitrage Rebate Counselors, LLC has provided arbitrage rebate compliance services to its clients since 1996. The firm is headed by John C. Rogers, who has 30 years of experience in the public finance industry as an investment banker at Dolphin & Bradbury Inc., Philadelphia, PA and as a financial advisor with Penn Capital Advisors, Malvern, PA. Mr. Rogers holds an M.B.A. from Cornell University and a B.A. from Tufts University. Mr. Rogers has also served as a Board Member for the Municipal Bond Club of Philadelphia.

The arbitrage rebate regulations have created a challenge for issuers of municipal bonds: the issuer wishes to maximize its investment return on bond proceeds, without spending monies that are “rebatable” to the U.S. Government. The solution to this dilemma is to obtain an accurate, timely rebate report. Arbitrage Rebate Counselors has completed more than 1,000 rebate engagements for over \$10 billion of bonds, and has assisted its clients in attaining the goal of maximizing returns on invested funds while still complying with the rebate regulations.

ARC

Arbitrage Rebate Counselors

*Arbitrage Rebate Compliance
For Issuers of Tax-Exempt Bonds*



Arbitrage Rebate Counselors, LLC

John C. Rogers, President

32 Whitemarsh Road

Ardmore, PA 19003

(610) 764-7998

jcrogers279@gmail.com

www.arbitragerebate.net

Arbitrage Rebate Services

- ◆ Obtain all relevant records from Trustee, Issuer & Bond Counsel, including...
 - Trustee Statements of Project Fund Investments and Disbursements.
 - Bond Closing Documents.
- ◆ Review all documentation to understand specifics of Bond Issue, including applications of Bond Proceeds.
- ◆ Compile a computerized record of all expenditures of Bond Proceeds; verify and recalculate original arbitrage yield.
- ◆ Compute an estimated rebate liability and prepare an opinion letter and report summarizing the results.
- ◆ If required, review updated Project Fund Investments and Disbursements and update rebate liability on each Bond Year anniversary.
- ◆ On each 5-year anniversary date, review all prior records and reports.
- ◆ On each 5-year anniversary date, prepare a rebate installment report, "8038-T" form, and assist the Issuer in making arrangements for the rebate installment payment.

Representative Clients

Municipal

Bucks County (PA)
Cumberland County (NJ)
Smithtown (NY)
Berks County (PA)
New Brunswick Pkg. (NJ)
Lancaster Area Sewer (PA)
Sea Isle City (NJ)
Lehigh Cnty. Wtr. & Sew. (PA)
City of Scranton (PA)
Morristown Parking (NJ)
North Penn Water (PA)
Tredyffrin Township (PA)
York City Sewer (PA)
City of Wildwood (NJ)
New Kensington Sewer (PA)
North Wales Water (PA)

Industrial Development

Lancaster Convent. Ctr. (PA)
Newark Downtown Dist. (NJ)
Mohegan Sun Arena (PA)
PNC Field (PA)
Susquehanna Airport (PA)

Housing

Branch Village (NJ)
Brigantine Homes (NJ)
Ocean Towers (NJ)
Riverside Arms (NJ)
Egg Harbor Family (NJ)

Hospital

Children's Hosp. of Phila. (PA)
St. Peter's University Hosp. (NJ)
Lancaster General Hosp. (PA)
Christiana Hospital (NJ)
Hunterdon Hospital (NJ)
St. Joseph's Health (NJ)

Senior Care

Baptist Homes (PA)
Jefferson's Ferry (NY)
St. Anne's Retirement (PA)
Cadbury Senior Life (NJ)
Waverly Heights (PA)
The Hickman (PA)
Pennswood Village (PA)
Vincientian Collaborative (PA)

Secondary / Higher Education

Haverford College (PA)
Duquesne University (PA)
Gill St. Bernard's Prep. (NJ)
Tacony Academy Charter (PA)
State College School Dist. (PA)
Arcadia University (PA)

Social Services

Children's Home Pittsburgh (PA)
Eden Autism (NJ)
Elwyn, Inc. (PA)
Watson Institute (PA)
Girl Scouts Southeast PA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 26, 2022

Epperson Ranch II Community Development District
c/o Patricia Comings-Thibault, Dir. Dist. Mgt. Services
Breeze Homes
1540 International Pkwy., Suite 2000
Lake Mary, FL 32746

Re: Contract – Annual Arbitrage Calculations – Epperson Ranch II CDD
\$6,365,000 Cap. Improv. Rev. Bonds – Series 2018 A-1, \$7,300,000 2018 A-2
("2018 Series")
\$10,300,000 Cap. Improv. Rev. Bonds – Series 2020 ("2020 Series")

Dear Epperson Ranch II CDD:

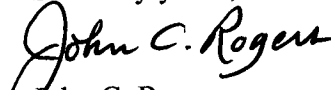
Arbitrage Rebate Counselors hereby contracts with Epperson Ranch II to provide annual arbitrage calculations for the above-referenced 2018 Series and 2020 Series.

The annual arbitrage calculations will cover the one-year periods October 19, 2022 to October 19, 2023 for the 2018 Series, and July 15, 2022 to July 15, 2023 for the 2020 Series and each successive one-year period thereafter for each Series; we will provide all arbitrage services listed in the attached brochure.

To do the annual arbitrage calculations, we will need: (1) trust fund statements for the Construction, Capitalized Interest and Debt Service Reserve Funds, and (2) and I.R.S. Form 8038.

Our fee to prepare the annual arbitrage calculations is a "flat rate" of \$475.00 for the 2018 Series and 2020 Series, for a total of \$950.00. Our fee includes any "out of pocket" expenses we might incur.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 7

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH II**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community
5 Development District was held on Thursday, April 7, 2022 at 6:15 p.m. at Hilton Garden Inn, 26640
6 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary
13	Christie Ray	Board Supervisor, Assistant Secretary

14 *The following is a summary of the discussions and actions taken at the April 7, 2022 Epperson Ranch II*
15 *CDD Board of Supervisors Regular Meeting.*

16 **SECOND ORDER OF BUSINESS – Audience Comments**

17 There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Business Matters**

19 A. Exhibit 1: Consideration of Form 8B – Memorandum of Voting Conflict for County,
20 Municipal, and Other Local Public Offices

21 B. Exhibit 2: Consideration and Adoption of Resolution 2022-03, Appointing of District Manager

22 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
23 Resolution 2022-03, Appointing of District Manager for the Epperson Ranch II Community Development
24 District.

25 C. Exhibit 3: Consideration and Adoption of Resolution 2022-04, Authorizing Bank Account
26 Signatories

27 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
28 the Resolution 2022-04, Authorizing Bank Account Signatories for the Epperson Ranch II
29 Community Development District.

30 D. Exhibit 4: Consideration and Adoption of Resolution 2022-05, Designating Officers

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board accepted
32 the A. Resolution 2022-05, Designating Officers for the Epperson Ranch II Community
33 Development District.

34 E. Exhibit 5: Consideration and Adoption of Resolution 2022-06, Designating Primary
35 Administrative Office Headquarters

36 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
37 Resolution 2022-06, Designating Primary Administrative Office Headquarters for the Epperson
38 Ranch II Community Development District.

F. Exhibit 6: Consideration and Adoption of Resolution 2022-07, Declaring Surplus Property & Approving a Quit Claim Deed

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution 2022-07, Declaring Surplus Property & Approving a Quit Claim Deed for the Epperson Ranch II Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board accepted the Consent Agenda for the Epperson Ranch II Community Development District.

A. Exhibit 6: Consideration for Approval - The Minutes of the Board of Supervisors Regular Meeting Held February 3, 2022

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

1. Field Service Team- There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business

There being none, the next item followed

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Epperson Ranch II Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

72

Printed Name

73

74 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Printed Name

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 8

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH II**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community
5 Development District was held on Thursday, June 2, 2022 at 6:15 p.m. at Hilton Garden Inn, 26640 Silver
6 Maple Parkway, Wesley Chapel, Florida 33544.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary
13	Christie Ray	Board Supervisor, Assistant Secretary

14 *The following is a summary of the discussions and actions taken at the June 2, 2022 Epperson Ranch II*
15 *CDD Board of Supervisors Regular Meeting.*

16 **SECOND ORDER OF BUSINESS – Audience Comments**

17 There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Business Matters**

19 A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*

20 B. Exhibit 1: Consideration and Adoption of Resolution 2022-08, Approving Proposed Budget and
21 Setting Public Hearing (FY 2022-2023)

22 ➤ Exhibit A – Proposed Budget for FY 2022-2023

23 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
24 Resolution 2022-08, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023) for the
25 Epperson Ranch II Community Development District.

26 C. Exhibit 2: Service Agreement Amendment – Innovative Employer Solutions, Inc.

27 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
28 the Service Agreement Amendment – Innovative Employer Solutions, Inc. for the Epperson Ranch
29 II Community Development District.

30 D. Exhibit 3: Amortization Recalculation Agreement Epperson Ranch II CDD

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board accepted
32 the Amortization Recalculation Agreement for the Epperson Ranch II Community Development
33 District.

34 **FOURTH ORDER OF BUSINESS – Consent Agenda**

35 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
36 accepted the Consent Agenda for the Epperson Ranch II Community Development District.

37 A. Exhibit 4: Acceptance of the March Unaudited Financial Statements

B. Exhibit 5: Presentation of Epperson Ranch II CDD Number of Qualified Electors – 382

C. Exhibit 6: Ratification of Contracts

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Counsel

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business

- A resident brought up that they were not getting a response from the solution center and the ticket was being closed before the issue was resolved.
- A resident asked the board to look into what could be done about speeding on the interior roads.
- A resident asked about the streetlights on Epperson heading to Elam Road
 - The board will check if the streetlights are WREC and get back to the resident with an answer.
- A resident asked to add holiday lights to the budget.
- A resident asked to check if fobs were needed for access.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adjourned the meeting for the Epperson Ranch II Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

72

73 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Printed Name

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 9

RATIFICATION OF CONTRACTS

11EPII01-054 CO#2	The Rogers Group – Scope Change	\$74,500.96
11EPII01-059 CO#6	Ripa & Associates – May Fuel Surcharge	\$2,056.76
11MDRG01-081 CO#2	BrightView – Add Landscape to Front Medial Meadowridge A	\$4,650.00
SC-000515 CO#1	Grandview – Biscayne TownHomes	\$73,217.00
SC-000698	Ripa & Associates -South Dog Park Water Service	\$30,377.50
SC-000755	OnSight Industries LLC – Mail Kiosk Phase 7 (102)	\$29,301.39
SC-000874	Ameritt Inc. – Meadow Ridge Phase C <ul style="list-style-type: none"> ➤ Boundary Survey ➤ Plat ➤ P.C.P.s and Lot Corners 	<ul style="list-style-type: none"> ➤ \$5,800.00 ➤ \$13,500.00 ➤ \$9,100.00
SC-000877	Site Masters of Florida, LLC – Phase 7 – Mailbox Kiosk Slab	\$3,800.00