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***EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Budget Public Hearing & Regular Meeting***

***Tuesday
August 8, 2017***

9:00 a.m.

At:

***Residence Inn
2101 Northpointe Parkway
Lutz, Florida***

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 COMMUNITY DEVELOPMENT DISTRICT AGENDA

August 8, 2017 at 9:00 a.m.

Residence Inn, located at 2101 Northpointe Parkway
Lutz, Florida

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Barbar	Straley & Robin
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.
The District Agenda is comprised of seven different sections:**

The meeting will begin promptly at **9:00 a.m.** with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

EXHIBIT 1.

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

5 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community
6 Development District was held on Tuesday, July 11, 2017 at 9 a.m. at the Residence Inn, 2101
7 Northpointe Parkway, Lutz, Florida.

8 **FIRST ORDER OF BUSINESS - Roll Call**

9 Mr. Cusmano called the meeting to order.

10 Present and constituting a quorum were:

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

14 Also present were:

15 Paul Cusmano	District Manager
16 Tracy Robin	District Counsel (<i>via phone</i>)

17 **SECOND ORDER OF BUSINESS - Audience Comments**

18 There being none, the next item followed.

19 **THIRD ORDER OF BUSINESS-Consent Agenda**

20 **A. Approval of Minutes from June 6, 2017 Meeting**

21 **B. Acceptance of the May 2017 Unaudited Financial Statements**

22 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
23 **Items A & B** for the Epperson Ranch Community Development District.

24
25 **FOURTH ORDER OF BUSINESS – Business Matters**

26 **A. Aquatic Systems Waterway Inspection Report**

27 Mr. Cusmano presented the Aquatic Systems Waterway Inspection Report and asked for
28 comments or questions.

29 **B. Discussion Regarding Bond Matters**

30 Mr. Cusmano presented Discussion Regarding Bond Matters and asked for comments or
31 questions.

32 Mr. Lawson updated the Board, saying he was working with Mr. Kessler and will be providing an
33 updated developer section shortly to proceed with the 2017 bond issuance that will address Phases 2 & 3.

34 **C. Review and Approval of Resolution 2017-06 Fiscal Year 2017-2018 Meeting**
35 **Schedule**

36
37 Mr. Cusmano presented Resolution 2017-06 Fiscal Year 2017-2018 Meeting Schedule and asked
38 for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2017-06** Fiscal Year 2017-2018 Meeting Schedule for the Epperson Ranch Community Development District.

D. Review of the Final Audit Report

Mr. Cusmano presented Review of the Final Audit Report stating that it was a clean audit and asked for comments or questions.

E. 2017-2018 Proposed Budget

Mr. Cusmano presented the 2017-2018 Proposed Budget and asked for comments or questions. Discussion ensued.

FIFTH ORDER OF BUSINESS - Staff Reports

A. Manager

There being none, next item followed.

B. Attorney

There being none, next item followed.

C. Engineer

There being none, next item followed.

SIXTH ORDER OF BUSINESS –Supervisors Requests

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Audience Questions & Comments on Other Items

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Epperson Ranch 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

Printed Name

Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 2.

Epperson Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2017

**Epperson Ranch CDD
Balance Sheet
June 30, 2017**

	<u>GENERAL FUND</u>	<u>DS2015 A1 FUND</u>	<u>DS2015 A2 FUND</u>	<u>DS2015 A3 FUND</u>	<u>CAPITAL PROJECTS</u>	<u>TOTAL</u>
<u>ASSETS:</u>						
CASH	\$ 8,270	\$ -	\$ -	\$ -	\$ -	\$ 8,270
TRUST INVESTMENTS:						
REVENUE A-1	-	51,493	-	-	-	51,493
RESERVE A-1	-	437,020	-	-	-	437,020
CAPITAL INTEREST A-1	-	-	-	-	-	-
REVENUE A-2	-	-	103,881	-	-	103,881
RESERVE A-2	-	-	376,564	-	-	376,564
CAPITAL INTEREST A-2	-	-	-	-	-	-
PREPAYMENT A-2	-	-	899,097	-	-	899,097
RESERVE A-3	-	-	-	161,146	-	161,146
CAPITAL INTEREST A-3	-	-	-	80,075	-	80,075
CAPITAL PROJECTS	-	-	-	-	746,112	746,112
PREPAID ITEMS	-	-	-	-	-	-
ACCOUNTS RECEIVABLE	7,100	-	35,000	-	951,627	993,727
ASSESSMENTS OFF ROLL RECEIVABLE	-	201,236	203,281	-	-	404,517
TOTAL ASSETS	<u>\$ 15,370</u>	<u>\$ 689,749</u>	<u>\$ 1,617,823</u>	<u>\$ 241,221</u>	<u>\$ 1,697,739</u>	<u>\$ 4,261,902</u>
<u>LIABILITIES:</u>						
ACCOUNTS PAYABLE	\$ 23,095	\$ -	\$ -	\$ -	\$ 1,468,031	\$ 1,491,126
RETAINAGE PAYABLE	-	-	-	-	159,951	159,951
ASSESSMENT OFF ROLL DEFERRED	-	201,236	203,281	-	-	404,517
<u>FUND BALANCE:</u>						
NONSPENDABLE:	-	-	-	-	-	-
RESTRICTED FOR: DS & CAP PROJ	-	488,513	1,414,542	241,221	69,757	2,214,033
UNASSIGNED:	(7,725)	-	-	-	-	(7,725)
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 15,370</u>	<u>\$ 689,749</u>	<u>\$ 1,617,823</u>	<u>\$ 241,221</u>	<u>\$ 1,697,739</u>	<u>\$ 4,261,902</u>

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2016 through June 30, 2017

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUES				
DEVELOPER FUNDING	\$ 523,437	\$ 392,194	\$ 111,212	\$ (280,982)
ASSESSMENTS VIA LOT CLOSINGS	-	-	55,772	55,772
MISCELLANEOUS REVENUE	-	-	300	300
INTEREST REVENUE	-	-	-	-
TOTAL O&M REVENUES	<u>523,437</u>	<u>392,194</u>	<u>167,284</u>	<u>(224,910)</u>
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS	12,000	9,000	3,800	5,200
PAYROLL TAXES	916	687	293	394
PAYROLL SERVICES FEE	600	450	264	186
DISTRICT MANAGER	21,000	15,750	15,750	-
ACCOUNTING SERVICES	36,000	27,000	27,000	-
TRAVEL PER DIEM	500	375	34	341
BANK FEES	200	150	30	120
AUDITING SERVICES	3,500	3,500	3,869	(369)
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISING	1,500	1,241	1,241	-
DUES, LICENSES & FEES	-	-	-	-
ENGINEERING SERVICES	4,000	4,000	4,273	(273)
LEGAL SERVICES	10,000	7,500	6,741	759
WEBSITE DEVELOPMENT & HOSTING	720	540	557	(17)
ASSESSMENT COLLECTION FEE	-	-	150	(150)
MISCELLANEOUS	1,000	750	1,095	(345)
TOTAL ADMINISTRATIVE	<u>92,111</u>	<u>71,118</u>	<u>65,272</u>	<u>5,846</u>
INSURANCE:				
INSURANCE (PO, Liability, Property & Casualty)	2,599	2,599	2,410	189
TOTAL INSURANCE	<u>2,599</u>	<u>2,599</u>	<u>2,410</u>	<u>189</u>
BOND SERVICE ADMINISTRATION				
BOND DISSEMINATION FEES	5,000	-	-	-
TRUSTEE FEES	4,227	4,227	8,081	(3,854)
ARBITRAGE REPORTING	500	-	-	-
TOTAL BOND SERVICE ADMINISTRATION	<u>9,727</u>	<u>4,227</u>	<u>8,081</u>	<u>(3,854)</u>
FIELD OPERATIONS				
FIELD - PLANNING & COORDINATION SVC	-	-	-	-
PET WASTE REMOVAL	4,000	3,000	-	3,000
UTILITY-ELECTRICITY	15,000	11,250	241	11,009
UTILITY-STREETLIGHTS	-	-	-	-
UTILITY- WATER	60,000	45,000	165	44,835
LAKE/POND MAINTENANCE	20,000	15,000	3,684	11,316
AQUATIC PLANT REPLACEMENT	-	-	-	-
LANDSCAPE MAINTENANCE	200,000	150,000	46,295	103,705
LANDSCAPE REPLACEMENT	20,000	15,000	5,860	9,140
LANDSCAPE MISCELLANEOUS	-	-	7,750	(7,750)
BUSH HOG MOWING	-	-	22,700	(22,700)
IRRIGATION MAINTENANCE	25,000	18,750	2,000	16,750
MANUAL IRRIGATION	-	-	9,870	(9,870)
FIELD MISCELLANEOUS	25,000	18,750	-	18,750
CONTINGENCY	50,000	37,500	-	37,500
TOTAL FIELD OPERATIONS	<u>419,000</u>	<u>314,250</u>	<u>98,565</u>	<u>215,685</u>
TOTAL EXPENDITURES	<u>523,437</u>	<u>392,194</u>	<u>174,328</u>	<u>217,866</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	(7,044)	(7,044)
NET CHANGE IN FUND BALANCE	-	-	(7,044)	(7,044)
FUND BALANCE - BEGINNING	-	-	(681)	(681)
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (7,725)</u>	<u>\$ (7,725)</u>

Epperson Ranch CDD
Debt Service - Series 2015 A1
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2016 through June 30, 2017

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS	\$ 471,886	\$ 124,984	\$ 124,984 (a)	\$ 0
SPECIAL ASSESSMENTS - OFF ROLL via lot Closing	-	-	109,124	109,124
INTEREST--INVESTMENT	-	-	574	574
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>471,886</u>	<u>124,984</u>	<u>234,682</u>	<u>109,698</u>
EXPENDITURES				
INTEREST EXPENSE	365,400	365,400	365,400	-
PRINCIPAL PAYMENT	70,000	70,000	-	70,000
TOTAL EXPENDITURES	<u>435,400</u>	<u>435,400</u>	<u>365,400</u>	<u>70,000</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	36,486	(310,416)	(130,718)	179,698
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	36,486	(310,416)	(130,718)	179,698
FUND BALANCE - BEGINNING	-	-	619,232	619,232
FUND BALANCE - ENDING	<u>\$ 36,486</u>	<u>\$ (310,416)</u>	<u>\$ 488,514</u>	<u>\$ 798,930</u>

a) Budgeted assessments reported at gross and budget year to date and actuals reported net of collection fees and discount.

Epperson Ranch CDD
Debt Service - Series 2015 A2
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2016 through June 30, 2017

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL (GROSS)	\$ 439,527	\$ 203,012	\$ 203,012	\$ -
PREPAYMENTS	-	-	1,772,536	1,772,536
INTEREST--INVESTMENT	-	-	1,156	1,156
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>439,527</u>	<u>203,012</u>	<u>1,976,704</u>	<u>1,773,692</u>
EXPENDITURES				
INTEREST EXPENSE	406,562	406,562	406,563	(1)
PRINCIPAL PAYMENT -NOV 1, 2017	-	-	-	-
PRINCIPAL PREPAYMENT	-	-	770,000	(770,000)
TOTAL EXPENDITURES	<u>406,562</u>	<u>406,562</u>	<u>1,176,563</u>	<u>(770,001)</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	32,965	(203,550)	800,141	1,003,691
NET CHANGE IN FUND BALANCE	32,965	(203,550)	800,141	1,003,691
FUND BALANCE - BEGINNING	-	-	614,399	614,399
FUND BALANCE - ENDING	<u>\$ 32,965</u>	<u>\$ (203,550)</u>	<u>\$ 1,414,540</u>	<u>\$ 1,618,090</u>

Epperson Ranch CDD
Debt Service - Series 2015 A3
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2016 through June 30, 2017

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ 159,375	\$ 159,375	\$ -	\$ (159,375)
INTEREST--INVESTMENT	-	-	364	364
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>159,375</u>	<u>159,375</u>	<u>364</u>	<u>(159,011)</u>
EXPENDITURES				
INTEREST EXPENSE	159,375	159,375	159,375	-
PRINCIPAL PAYMENT -NOV 1, 2017	-	-	-	-
TOTAL EXPENDITURES	<u>159,375</u>	<u>159,375</u>	<u>159,375</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	(159,011)	(159,011)
NET CHANGE IN FUND BALANCE	-	-	(159,011)	(159,011)
FUND BALANCE - BEGINNING	-	-	400,231	400,231
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 241,220</u>	<u>\$ 241,220</u>

EPPERSON RANCH CDD
Capital Projects
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2016 through June 30, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER FUNDING	\$ 2,321,794
INTEREST REVENUE	2,189
DISCOUNT (ASSESSMENTS)	-
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	2,323,983
 EXPENDITURES	
CONSTRUCTION IN PROGRESS - (Paid from GF)	2,325,269
CONSTRUCTION IN PROGRESS - (Paid fm Trust Fund)	2,723,358
TOTAL EXPENDITURES	5,048,627
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (2,724,644)
 NET CHANGE IN FUND BALANCE	 (2,724,644)
 FUND BALANCE - BEGINNING	 2,794,401
 FUND BALANCE - ENDING	 \$ 69,757

EPPERSON RANCH CDD
Bank Reconciliation -General Fund
June 30, 2017

	New BU Acct
Balance Per Bank Statement - BU	\$ 185,924.00
Less: Outstanding Checks	(177,653.54)
<i>Adjusted Bank Balance</i>	<u>\$ 8,270.46</u>
Beginning Balance - BU	\$ 4,817.12
Cash Receipts	34,337.30
Cash Disbursements	(30,883.96)
<i>Balance Per Books</i>	<u>\$ 8,270.46</u>

EPPERSON RANCH CDD
Check Register
FY 2017

Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
			BOY Balance			2,397.49
10/14/2016		Deposit	GF 2017-01	7,176.99		9,574.48
10/14/2016	2147	DPFG	CDD/Field Mgmt - October		4,750.00	4,824.48
10/14/2016	2148	Egis Insurance & Risk Advisors	Insurance FY 2017		2,410.00	2,414.48
10/14/2016	2149	Venturesin.com, Inc.	Domain Name		16.99	2,397.49
10/31/2016	2150	Straley Robin Vericker	Legal Svcs thru 10/15/16		438.00	1,959.49
10/31/2016	2151	Venturesin.com, Inc.	Web Site Hosting - October		60.00	1,899.49
		EOM Balance		7,176.99	7,674.99	1,899.49
11/02/2016	ACH11022016	PAYCHEX	P/R Fees		67.91	1,831.58
11/02/2016	5025	IRA DRAPER	BOS Mtg - 9/6/16		188.28	1,643.30
11/02/2016	5027DD	LORI PRICE	BOS Mtg - 9/6/16		183.45	1,459.85
11/02/2016	5026	MICHAEL LAWSON	BOS Mtg - 9/6/16		184.70	1,275.15
11/02/2016	ACH11022016	PAYCHEX	BOS Mtg - 9/6/16		93.65	1,181.50
11/03/2016		Deposit	GF 2016-20	8,624.40		9,805.90
11/04/2016	2152	Grandview Botanicals Landscape Co	Landscaping		8,500.00	1,305.90
11/04/2016	2153	TIMES PUBLISHING COMPANY	Legal Ad		124.40	1,181.50
11/09/2016		Deposit	GF 2017-02	1,146.30		2,327.80
11/10/2016	2155	Stantec Consulting Services, Inc	Engineering Svcs thru 10/14/16		837.10	1,490.70
11/10/2016	2156	TIMES PUBLISHING COMPANY	Legal Ad		309.20	1,181.50
11/10/2016	ACH11102016	PAYCHEX	Orly Fee		10.00	1,171.50
11/28/2016		Deposit	GF 2017-03	9,065.00		10,236.50
11/29/2016	2165	DPFG	CDD/Field Mgmt - November		4,750.00	5,486.50
11/29/2016	2166	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee		175.00	5,311.50
11/29/2016	2167	Grandview Botanicals Landscape Co	Landscaping		3,900.00	1,411.50
11/29/2016	2169	Venturesin.com, Inc.	Web Site Hosting - November		60.00	1,351.50
		EOM Balance		18,835.70	19,383.69	1,351.50
12/12/2016		Epperson Ranch, LLC	GF 2017-04	1,469.60		2,821.10
12/12/2016		Withlacoochee River Electric Cooperative, Inc.	Deposit - Refund	300.00		3,121.10
12/13/2016	2170	Stantec Consulting Services, Inc	Engineering Svcs thru 11/11/16		304.00	2,817.10
12/13/2016	2171	Straley Robin Vericker	Legal Svcs thru 11/15/16		1,165.60	1,651.50
		EOM Balance		1,769.60	1,469.60	1,651.50
01/10/2017		Epperson Ranch, LLC	GF 2017-05,06,07	20,513.72		22,165.22
01/11/2017	2175	DPFG	CDD/Field Mgmt - December		4,750.00	17,415.22
01/11/2017	2176	Grandview Botanicals Landscape Co	Fertilize		5,045.00	12,370.22
01/11/2017	2177	Precision Power Systems Inc	Irrigation Repairs		825.00	11,545.22
01/11/2017	2178	US Bank	Trustee Fees		8,081.25	3,463.97
01/11/2017	2179	Venturesin.com, Inc.	Web Site Hosting - December		60.00	3,403.97
01/11/2017	2180	Withlacoochee River Electric	10/19-12/5 - 7851 Curley Rd Irr		34.32	3,369.65
01/11/2017	2181	TIMES PUBLISHING COMPANY	Legal Ad		932.00	2,437.65
01/16/2017		Shutts & Bowen	O & M (Shutts & Bowen)	5,515.80		7,953.45
01/16/2017	2182	DPFG	CDD/Field Mgmt - January		4,750.00	3,203.45
01/16/2017	2183	RESIDENCE INN TAMPA NORTHPOINTE	Room Rental - 1/3/17		180.00	3,023.45
01/16/2017	2184	Withlacoochee River Electric	12/5-1/6 - 7851 Curley Road Irr		33.22	2,990.23
01/16/2017	2185	Venturesin.com, Inc.	Web Site Hosting		60.00	2,930.23
01/19/2017	2187	Epperson Ranch, LLC	Ref. to Developer		1,982.20	948.03
01/31/2017		Shutts & Bowen	O & M (Shutts & Bowen)	1,838.60		2,786.63
		EOM Balance		27,868.12	26,732.99	2,786.63
02/06/2017		EPPERSON RANCH, LLC	GF 2017-09,10	1,470.50		4,257.13
02/07/2017	2188	Grandview Botanicals Landscape Co	Palm Tree Removal		350.00	3,907.13
02/07/2017	2189	Stantec Consulting Services, Inc	Engineering Svcs thru 1/13/17		802.00	3,105.13
02/07/2017	2190	Straley Robin Vericker	Legal Svcs thru 1/15/17		318.50	2,786.63
02/16/2017	2194	Precision Power Systems Inc	Irrigation Switch		125.00	2,661.63
02/16/2017	2195	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 2/7/17		180.00	2,481.63
02/16/2017	2196	Venturesin.com, Inc.	Web Site Hosting - February		60.00	2,421.63
02/16/2017	2197	Withlacoochee River Electric	1/6-2/3 - 7851 Curley Rd Irr		35.20	2,386.43
02/17/2017	5028	IRA DRAPER	BOS Mtg - 11/1/16		188.50	2,197.93
02/17/2017	5030DD	LORI PRICE	BOS Mtg - 11/1/16		183.87	2,014.06
02/17/2017	5029	MICHAEL LAWSON	BOS Mtg - 11/1/16		184.70	1,829.36
02/17/2017	ACH02172017	PAYCHEX	BOS Mtg - 11/1/16		93.25	1,736.11
02/17/2017	ACH02172017	PAYCHEX	P/R Fee		67.91	1,668.20
02/24/2017		EPPERSON RANCH, LLC	GF 2017-11	4,750.00		6,418.20
02/24/2017	2199	DPFG	CDD/Field Mgmt - February		4,750.00	1,668.20
02/27/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	5,056.11		6,724.31
02/27/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	3,677.20		10,401.51
02/27/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	6,741.48		17,142.99
		EOM Balance		21,695.29	7,338.93	17,142.99
03/01/2017	2200	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March		4,750.00	12,392.99
03/03/2017	5031	IRA DRAPER	BOS Mtgs - 1/6 & 2/7/17		386.39	12,006.60
03/03/2017	5033DD	LORI PRICE	BOS Mtgs - 1/6 & 2/7/17		348.57	11,658.03
03/03/2017	5032	MICHAEL LAWSON	BOS Mtgs - 1/6 & 2/7/17		369.40	11,288.63
03/03/2017	ACH03032017	PAYCHEX	BOS Mtgs - 1/6 & 2/7/17		237.86	11,050.77
03/03/2017	5034	THEODORE SANDERS	BOS Mtg - 1/6/17		184.70	10,866.07
03/03/2017	ACH03032017	PAYCHEX	BOS Mtgs - 1/6 & 2/7/17		67.91	10,798.16
03/16/2017		Epperson Ranch, LLC	GF 2017-12	15,450.00		26,248.16
03/17/2017	2201	Grandview Botanicals Landscape Co	Landscape Maint - Overpass Road		15,450.00	10,798.16
03/17/2017	2203	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - March		921.00	9,877.16
03/17/2017	2204	Grandview Botanicals Landscape Co	Landscape/Misc		2,960.00	6,917.16
03/17/2017	2205	Grau and Associates	Audit FY 2016		69.00	6,848.16
03/17/2017	2206	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 3/7/17		180.00	6,668.16

EPPERSON RANCH CDD
Check Register
FY 2017

Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
03/17/2017	2207	Stantec Consulting Services, Inc	Engineering Svcs thru 2/17/17		548.00	6,120.16
03/17/2017	2208	Straley Robin Vericker	Legal Svcs thru 2/15/17		959.50	5,160.66
03/17/2017	2209	Venturesin.com, Inc.	Web Site Hosting - March		60.00	5,100.66
03/17/2017	2210	Withlacoochee River Electric	2/3-3/3 - 7851 Curley Road		34.54	5,066.12
03/24/2017	2211	Grandview Botanicals Landscape Co	Bush Hog Mowing		2,600.00	2,466.12
03/28/2017	2212	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 4/4/17		180.00	2,286.12
03/28/2017	2213	Straley Robin Vericker	Legal Svcs Thru 3/15/17		740.00	1,546.12
03/29/2017		Epperson Ranch, LLC	GF 2017-13	5,000.00		6,546.12
03/30/2017	2214	Grandview Botanicals Landscape Co	Landscape Maint - Overpass Road - March		5,000.00	1,546.12
03/31/2017		BANK UNITED	Service Charge		15.00	1,531.12
03/31/2017		Epperson Ranch, LLC	CF 2016-34, 35	552,879.07		554,410.19
EOM Balance				573,329.07	36,061.87	554,410.19
04/03/2017	2216	RIPA & ASSOCIATES	2016-34, 35 CF		552,879.07	1,531.12
04/06/2017		Epperson Ranch, LLC	GF 2017-14, 15	9,250.00		10,781.12
04/07/2017	2217	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - April		4,750.00	6,031.12
04/07/2017	2218	Grandview Botanicals Landscape Co	Bush Hog Mowing Common Areas		4,500.00	1,531.12
04/15/2017		Shutts and Bowen	O & M Lot Closings (Shutts & Bowe	6,639.40		8,170.52
04/17/2017	2221	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - April		921.00	7,249.52
04/17/2017	2222	Grau and Associates	Audit FY 2016		500.00	6,749.52
04/17/2017	2223	RESIDENCE INN TAMPA NORTHPOINTE	Room Rental - 4/25/17		180.00	6,569.52
04/17/2017	2224	Stantec Consulting Services, Inc	Engineering Svcs thru 3/17/17		234.00	6,335.52
04/17/2017	2225	Venturesin.com, Inc.	Web Site Hosting - April		60.00	6,275.52
04/17/2017	2226	Withlacoochee River Electric	3/3-4/4 - 7851 Curley Road Irr		34.73	6,240.79
04/19/2017	5035	IRA DRAPER	BOS Mtgs - 3/7 & 4/4/17		379.66	5,861.13
04/19/2017	5037DD	LORI PRICE	BOS Mtgs - 3/7 & 4/4/17		348.57	5,512.56
04/19/2017	5036	MICHAEL LAWSON	BOS Mtgs - 3/7 & 4/4/17		369.40	5,143.16
04/19/2017	ACH04192017	PAYCHEX	BOS Mtgs - 3/7 & 4/4/17		206.13	4,937.03
04/19/2017	ACH04192017	PAYCHEX	P/R Fee & Qtrly Fee		62.22	4,874.81
04/25/2017	2228	PASCO COUNTY PROPERTY APPRAISER	Assessment Fee		150.00	4,724.81
EOM Balance				15,889.40	565,574.78	4,724.81
05/05/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	5,617.90		10,342.71
05/05/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	4,596.48		14,939.19
05/05/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	5,515.80		20,454.99
05/08/2017	2230	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - May		921.00	19,533.99
05/08/2017	2231	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - May		4,750.00	14,783.99
05/08/2017	2232	Grau and Associates	Audit FY 2016		3,000.00	11,783.99
05/08/2017	2233	RESIDENCE INN TAMPA NORTHPOINTE	Room Rental - 5/2/17		180.00	11,603.99
05/08/2017	2234	Stantec Consulting Services, Inc	Engineering Svcs thru 4/14/17		1,274.00	10,329.99
05/08/2017	2235	Straley Robin Vericker	Legal Svcs thru 4/15/17		2,027.50	8,302.49
05/08/2017	2236	Venturesin.com, Inc.	Web Site Hosting - May		60.00	8,242.49
05/08/2017	2237	Grandview Botanicals Landscape Co	Landscape Maint - May		5,000.00	3,242.49
05/11/2017	2238	Withlacoochee River Electric	4/4-5/3 - 7851 Curley Rd Irr		34.63	3,207.86
05/22/2017	2239	Grandview Botanicals Landscape Co	Irrigation Repairs/Tree Rising/General Clean up		2,600.00	607.86
05/22/2017	2241	PASCO COUNTY UTILITIES	3/6-5/2 - 31316 Epperson Ranch Blvd PS		145.47	462.39
05/22/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	5,056.11		5,518.50
05/25/2017	ACH05252017	PAYCHEX	P/R Fees		55.48	5,463.02
05/25/2017	5038	IRA DRAPER	BOS Mtg - 5/1/17		184.70	5,278.32
05/25/2017	5040DD	LORI PRICE	BOS Mtg - 5/1/17		183.87	5,094.45
05/25/2017	5039	MICHAEL LAWSON	BOS Mtg - 5/1/17		184.70	4,909.75
05/25/2017	ACH05252017	PAYCHEX	BOS Mtg - 5/1/17		92.63	4,817.12
EOM Balance				20,786.29	20,693.98	4,817.12
06/01/2017		Epperson Ranch, LLC	GF 2017-16	13,470.00		18,287.12
06/01/2017	2244	Grandview Botanicals Landscape Co	Landscape		13,470.00	4,817.12
06/01/2017	2245	RESIDENCE INN TAMPA NORTHPOINTE	Additional Charges		14.88	4,802.24
06/02/2017	2246	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - June		921.00	3,881.24
06/02/2017	2247	Straley Robin Vericker	Legal Svcs thru 5/15/17		606.35	3,274.89
06/02/2017	2248	Venturesin.com, Inc.	Web Site Hosting - June		60.00	3,214.89
06/05/2017		SHUTTS & BOWEN	O & M Lot Closings (Shutts & Bowen)	2,757.90		5,972.79
06/15/2017		Epperson Ranch, LLC	GF 2017-17, 18	10,350.00		16,322.79
06/16/2017	2251	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - June		4,750.00	11,572.79
06/16/2017	2252	Grandview Botanicals Landscape Co	Landscape		5,600.00	5,972.79
06/16/2017	2253	Grau and Associates	Audit FY 2016		300.00	5,672.79
06/16/2017	2254	Stantec Consulting Services, Inc	Engineering Svcs thru 5/19/17		112.00	5,560.79
06/16/2017	2255	Withlacoochee River Electric	5/3-6/5 - 7851 Curley Road		34.73	5,526.06
06/22/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	2,759.40		8,285.46
06/22/2017		Epperson Ranch, LLC	GF 2017-19	5,000.00		13,285.46
06/22/2017	2256	Grandview Botanicals Landscape Co	Landscape Maint - June		5,000.00	8,285.46
06/30/2017		Bank United	Incoming Wire fee		15.00	8,270.46
EOM Balance				34,337.30	30,883.96	8,270.46

EXHIBIT 3.

EXHIBIT 4.

RESOLUTION 2017-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018 APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 8, 2017, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s 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 in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 2016/2017 and/or revised projections for fiscal year 2017/2018.
- 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 Community Development District for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018,” as adopted by the Board of Supervisors on August 8, 2017.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUNDS	\$ _____
TOTAL ALL FUNDS	\$ _____*

*Not inclusive of any collection costs.

Section 3. Budget Amendments

Pursuant to Section 189.016, 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. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

Section 5. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit “B”** hereto, is hereby approved in order to fund the Developer’s portion of the budget for Fiscal Year 2017/2018.

Section 6. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Epperson Ranch Community Development District.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2017.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Exhibit A: 2017/2018 Budget
Exhibit B: Budget Funding Agreement

EXHIBIT 5.

RESOLUTION 2017-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2017/2018 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the

District are due in full on December 1, 2017; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2017, 25% due no later than February 1, 2018 and 25% due no later than May 1, 2018. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2017/2018, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and 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. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an 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 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. 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. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the County Property Appraiser after the date of this Resolution, and shall amend the District’s 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. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Epperson Ranch Community Development District.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2017.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

**Exhibit "A" – Fiscal Year 2017/2018 Budget
Exhibit "B" – District Assessment Lien Roll
Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)**

EXHIBIT 6.

Budget Funding Agreement
Fiscal Year 2017/2018

This Agreement is made and entered into this 8th day of August, 2017, by and between the **Epperson Ranch 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 Florida 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 2017/2018, which year commences on October 1, 2017 and concludes on September 30, 2018; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2017/2018 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 2017/2018, 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 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.

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 Community
Development District**

Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Witness

Epperson Ranch, LLC
a Florida limited liability company

Witness

By: _____
John Ryan
Managing Member

Exhibit "A" – Fiscal Year 2017/2018 General Fund Budget



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpfg.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508