

DPFG Management & Consulting LLC
15310 Amberly Drive Suite 175
Tampa, Florida
813-374-9105

www.dpfg.com

***EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
April 3, 2018***

9:00 a.m.

***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

Residence Inn
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 Babbar	Straley, Robin & Vericker
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 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.

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, April 3, 2018
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida 33558

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- A. Approval of Minutes from March 6, 2018 Meeting Exhibit 1
- B. Acceptance of February 2018 Unaudited Financial Statement Exhibit 2
- C. O & M Open PO 12-31-2017 Exhibit 3

IV. Business Matters

- A. Other Business Matters

V. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

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, March 6, 2018 at 9:00 a.m. at the Residence Inn, 2101
7 Northpointe Parkway, Lutz, Florida 33558.

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 Mark Straley	District Attorney (via phone)

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

19 There being none, the next item followed.

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

21 **A. Approval of Minutes from February 6, 2018 Meeting**

22 **B. Acceptance of the January 2018 Unaudited Financial Statements**

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

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

27 **A. LLS Tax Solutions – Arbitrage Report**

28
29 Mr. Cusmano presented the Arbitrage Report and asked for comments or questions.
30

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted,
32 for the Epperson Ranch Community Development District.

33
34 **B. DPFG Special Authorization – Amortization Table Services**

35
36 Mr. Cusmano presented the DPFG Special Authorization – Amortization Table Services and asked for
37 comments or questions.
38

39 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
40 adopted, for the Epperson Ranch Community Development District.
41
42
43
44

45 **C. Endurance Assurance – Agreement of Indemnity**

46
47 Mr. Cusmano presented Endurance Assurance – Agreement of Indemnity and asked for comments or
48 questions.
49

50 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted,
51 for the Epperson Ranch Community Development District.

52
53 **FIFTH ORDER OF BUSINESS - Staff Reports**

54 **A. District Manager**

55 1. Aquatic Systems Report

56 Mr. Cusmano mentioned a revised contract from Grandview and needs authorization from the chairman.

57 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board agreed
58 to allow the Chair to review the change in contract, and if found satisfactory will ratify in future meeting
59 for the Epperson Ranch Community Development District.

60
61 **B. District Counsel**

62 There being none, next item followed.

63 **C. District Engineer**

64 There being none, next item followed.

65 **SIXTH ORDER OF BUSINESS –Supervisors Requests**

66 There being none, next item followed.

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

68 There being none, next item followed.

69 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

72
73 **Each person who decides to appeal any decision made by the Board with respect to any matter*
74 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
75 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
76

77
78
79 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
80 **meeting held on _____.**

81
82 _____
83 **Signature**

82 _____
83 **Signature**

84
85 _____
86 **Printed Name**
87 **Title:** Secretary Assistant Secretary

84
85 _____
86 **Printed Name**
87 **Title:** Chairman Vice Chairman

88

EXHIBIT 2.

Epperson Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2018

Epperson Ranch CDD
Balance Sheet
February 28, 2018

	GENERAL FUND		DEBT SERVICE FUND				CONSTRUCTION FUND		TOTAL
	2015 A1	2015 A2	2015 A3	2017 A1	2017 A2	2015 A	2017 A1		
ASSETS:									
CASH	\$ 64,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,362
TRUST INVESTMENTS:									
REVENUE A-1	-	273,784	-	-	-	-	-	-	273,784
RESERVE A-1	-	436,495	-	-	-	-	-	-	436,495
PREPAYMENT A-1	-	1,145	-	-	-	-	-	-	1,145
CAPITAL INTEREST A-1	-	-	-	-	-	-	-	-	-
REVENUE A-2	-	-	33,288	-	-	-	-	-	33,288
RESERVE A-2	-	-	297,188	-	-	-	-	-	297,188
CAPITAL INTEREST A-2	-	-	-	-	-	-	-	-	-
PREPAYMENT A-2	-	-	1,016,366	-	-	-	-	-	1,016,366
INTEREST A-2	-	-	-	-	-	-	-	-	-
REVENUE 2017	-	-	-	56	69	-	-	-	125
COST OF ISSUANCE 2017	-	-	-	21	25	-	-	-	46
RESERVE 2017	-	-	-	624,681	475,287	-	-	-	1,099,968
CAPITAL INTEREST 2017	-	-	-	492,100	596,327	-	-	-	1,088,427
CONSTRUCTION 2017 A-1	-	-	-	-	-	-	5,719,369	-	5,719,369
CAPITAL PROJECTS	-	-	-	-	-	-	27	-	27
PREPAID ITEMS	646	-	-	-	-	-	-	-	646
UTILITY DEPOSITS	2,500	-	-	-	-	-	-	-	2,500
ACCOUNTS RECEIVABLE	38,892	-	-	-	-	-	6,161	-	45,053
ASSESSMENTS ON ROLL RECEIVABLE	26,289	51,439	-	-	-	-	-	-	77,728
ASSESSMENTS OFF ROLL RECEIVABLE	233,972	-	-	-	-	-	-	-	233,972
DUE FROM GENERAL FUND	-	19,717	-	-	-	-	-	-	19,717
TOTAL ASSETS	\$ 366,661	\$ 782,580	\$ 1,346,842	\$ -	\$ 1,116,858	\$ 1,071,708	\$ 27	\$ 5,725,530	\$ 10,410,206
LIABILITIES:									
ACCOUNTS PAYABLE	\$ 66,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697,920	\$ 764,635
RETAINAGE PAYABLE	-	-	-	-	-	-	96,152	86,682	182,834
ASSESSMENT ON ROLL DEFERRED	26,289	51,439	-	-	-	-	-	-	77,728
ASSESSMENT OFF ROLL DEFERRED	233,972	-	-	-	-	-	-	-	233,972
DUE TO DEBT SERVICE	19,717	-	-	-	-	-	-	-	19,717
FUND BALANCE:									
NONSPENDABLE:	3,146	-	-	-	-	-	-	-	3,146
RESTRICTED FOR: DS & CAP PROJ	-	731,141	1,346,842	-	1,116,858	1,071,708	(96,125)	4,940,928	9,111,352
UNASSIGNED:	16,822	-	-	-	-	-	-	-	16,822
TOTAL LIABILITIES & FUND BALANCE	\$ 366,661	\$ 782,580	\$ 1,346,842	\$ -	\$ 1,116,858	\$ 1,071,708	\$ 27	\$ 5,725,530	\$ 10,410,206

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2017 through February 28, 2018

	ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
ON ROLL ASSESSMENT	\$ 105,464	\$ 84,371	\$ 79,174	\$ (5,197)
OFF ROLL ASSESSMENT	417,973	339,498	39,604	(299,894)
ASSESSMENTS VIA LOT CLOSINGS	-	-	65,922	65,922
MISCELLANEOUS REVENUE	-	-	180	180
NON-BUDGETED DEVELOPER FUNDING	-	-	38,760	38,760
INTEREST REVENUE	-	-	-	-
TOTAL O&M REVENUES	523,437	423,869	223,640	(200,229)
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS	12,000	5,000	1,800	3,200
PAYROLL TAXES	916	382	138	244
PAYROLL SERVICES FEE	600	250	121	129
DISTRICT MANAGER	21,000	8,750	8,750	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	15,000	15,000	-
TRAVEL PER DIEM	100	42	8	34
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	-
MEETING ROOM RENTAL	2,160	900	-	900
BANK FEES	200	83	104	(21)
AUDITING SERVICES	4,000	-	-	-
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISING	1,500	625	456	169
DUES, LICENSES & FEES	-	-	-	-
ENGINEERING SERVICES	10,000	4,167	6,726	(2,559)
LEGAL SERVICES	10,000	4,167	4,429	(262)
WEBSITE DEVELOPMENT & HOSTING	720	300	320	(20)
ASSESSMENT COLLECTION FEE	-	-	-	-
MISCELLANEOUS	1,000	417	360	57
TOTAL ADMINISTRATIVE	109,371	49,257	47,387	1,870
INSURANCE:				
INSURANCE (PO, Liability, Property & Casualty)	2,651	2,651	5,300	(2,649)
TOTAL INSURANCE	2,651	2,651	5,300	(2,649)
BOND SERVICE ADMINISTRATION				
BOND DISSEMINATION FEES	5,000	5,000	5,000	-
TRUSTEE FEES	8,081	5,388	5,388	-
ARBITRAGE REPORTING	500	500	1,300	(800)
TOTAL BOND SERVICE ADMINISTRATION	13,581	10,888	11,688	(800)
FIELD OPERATIONS				
FIELD MANAGER	8,781	3,659	2,083	1,576
AMENITY MANAGER	3,000	1,250	1,250	-
FIELD SERVICE MANAGEMENT	5,000	2,083	336	1,747
FIELD TRAVEL	1,400	583	259	324
UTILITY-ELECTRICITY	15,000	6,250	4,135	2,115
UTILITY-STREETLIGHTS	-	-	-	-
UTILITY- WATER	15,000	6,250	1,609	4,641
PET WASTE REMOVAL	2,000	833	-	833
LAKE/POND MAINTENANCE	20,000	8,333	4,605	3,728
LANDSCAPE MAINTENANCE - PHASE 1	78,600	32,750	31,000	1,750
LANDSCAPE REPLACEMENT - PHASE 1	6,000	2,500	12,307	(9,807)
LANDSCAPE MISCELLANEOUS - PHASE 1	3,500	1,458	3,195	(1,737)
BUSH HOG MOWING	36,000	15,000	7,850	7,150
IRRIGATION & REPAIR - PHASE 1	3,500	1,458	-	1,458
LANDSCAPE MAINTENANCE - PHASE 2	87,747	36,561	-	36,561
LANDSCAPE REPLACEMENT - PHASE 2	43,740	18,225	-	18,225
LANDSCAPE MISCELLANEOUS - PHASE 2	9,579	3,991	-	3,991
POND MOWINGS	40,002	16,668	16,668	-
IRRIGATION & REPAIR - PHASE 2	3,500	1,458	-	1,458
FIELD MISCELLANEOUS	10,485	4,369	-	4,369
CONTINGENCY	5,000	2,083	2,195	(112)
NON-BUDGETED FUNDED EXPENDITURES	-	-	61,723	(61,723)
CAPITAL OUTLAY	-	-	-	-
SECURITY MONITORING	-	-	225	(225)
TOTAL FIELD OPERATIONS	397,834	165,764	149,440	16,324
TOTAL EXPENDITURES	523,437	228,560	213,815	14,745
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	195,309	9,825	(185,484)
NET CHANGE IN FUND BALANCE	-	195,309	9,825	(185,484)
FUND BALANCE - BEGINNING	-	-	10,141	10,141
FUND BALANCE - ENDING	\$ -	\$ 195,309	\$ 19,966	\$ (175,343)

Epperson Ranch CDD
Debt Service - Series 2015 A1
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through February 28, 2018

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS	\$ 206,356	\$ 165,085	\$ 154,917 (a)	\$ (10,168)
SPECIAL ASSESSMENT - OFF ROLL - other	230,139	8,094	10,792	2,698
SPECIAL ASSESSMENTS - OFF ROLL via lot Closing	-	-	126,142	126,142
INTEREST--INVESTMENT	-	-	1,651	1,651
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>436,495</u>	<u>173,179</u>	<u>293,502</u>	<u>120,323</u>
EXPENDITURES				
INTEREST EXPENSE (MAY & NOV 2018)	360,990	-	-	-
PRINCIPAL PAYMENT	70,000	-	-	-
TOTAL EXPENDITURES	<u>430,990</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	5,505	173,179	293,502	120,323
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	5,505	173,179	293,502	120,323
FUND BALANCE - BEGINNING	-	-	437,640	437,640
FUND BALANCE - ENDING	<u>\$ 5,505</u>	<u>\$ 173,179</u>	<u>\$ 731,142</u>	<u>\$ 557,963</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, 2017 through February 28, 2018

	<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)	\$ 358,438	\$ -	\$ -	\$ -
PREPAYMENTS	-	-	2,338,888	2,338,888
INTEREST--INVESTMENT	-	-	4,694	4,694
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>358,438</u>	<u>-</u>	<u>2,343,582</u>	<u>2,343,582</u>
EXPENDITURES				
INTEREST EXPENSE (MAY & NOV 2018)	358,438	-	-	-
PRINCIPAL PAYMENT -NOV 1, 2017	-	-	-	-
PRINCIPAL PREPAYMENT	-	-	1,325,391	(1,325,391)
TOTAL EXPENDITURES	<u>358,438</u>	<u>-</u>	<u>1,325,391</u>	<u>(1,325,391)</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	1,018,191	1,018,191
NET CHANGE IN FUND BALANCE	-	-	1,018,191	1,018,191
FUND BALANCE - BEGINNING	-	-	328,650	328,650
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,346,841</u>	<u>\$ 1,346,841</u>

Epperson Ranch CDD
Debt Service - Series 2015 A3
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through February 28, 2018

	<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	\$ -	\$ -	\$ -
INTEREST--INVESTMENT	-	-	246	246
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>159,375</u>	<u>-</u>	<u>246</u>	<u>246</u>
EXPENDITURES				
INTEREST EXPENSE (MAY & NOV 2018)	159,376	-	-	-
PRINCIPAL PAYMENT	-	-	-	-
FULL OPTIONAL REDEMPTION	-	-	2,531,641	(2,531,641)
TOTAL EXPENDITURES	<u>159,376</u>	<u>-</u>	<u>2,531,641</u>	<u>(2,531,641)</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	(2,531,395)	(2,531,395)
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS	-	-	2,369,643	2,369,643
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	(125)	(125)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>2,369,518</u>	<u>2,369,518</u>
NET CHANGE IN FUND BALANCE	-	-	(161,877)	(161,877)
FUND BALANCE - BEGINNING	-	-	161,875	161,875
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2)</u>	<u>\$ (2)</u>

Epperson Ranch CDD
Debt Service - Series 2017 A1
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through February 28, 2018

	ACTUAL YEAR-TO-DATE
REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ -
INTEREST--INVESTMENT	2,313
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	2,313
EXPENDITURES	
INTEREST EXPENSE (MAY & NOV 2018)	-
PRINCIPAL PAYMENT	-
COST OF ISSUANCE	264,469
TOTAL EXPENDITURES	264,469
EXCESS OF REVENUE OVER (UNDER) EXPEND.	(262,156)
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	1,453,183
TRANSFER IN	16,854
TRANSFER OUT (USES)	-
DISCOUNT ON BONDS	(91,024)
TOTAL OTHER FINANCING SOURCES (USES)	1,379,013
NET CHANGE IN FUND BALANCE	1,116,857
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 1,116,857

Epperson Ranch CDD
Debt Service - Series 2017 A2
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through February 28, 2018

	ACTUAL YEAR-TO-DATE
REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ -
INTEREST--INVESTMENT	2,220
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	2,220
 EXPENDITURES	
INTEREST EXPENSE (MAY & NOV 2018)	-
PRINCIPAL PAYMENT	-
COST OF ISSUANCE	286,838
TOTAL EXPENDITURES	286,838
 EXCESS OF REVENUE OVER (UNDER) EXPEND.	 (284,618)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	1,587,469
TRANSFER IN	69
TRANSFER OUT (USES)	(16,798)
DISCOUNT ON BONDS	(214,415)
TOTAL OTHER FINANCING SOURCES (USES)	1,356,325
 NET CHANGE IN FUND BALANCE	 1,071,707
 FUND BALANCE - BEGINNING	 -
FUND BALANCE - ENDING	\$ 1,071,707

EPPERSON RANCH CDD
Construction Projects
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2017 through February 28, 2018

	2015 A ACTUAL YEAR-TO-DATE	2017 A1 ACTUAL YEAR-TO-DATE
REVENUE		
DEVELOPER FUNDING	\$ 446,145	\$ 24,619
INTEREST REVENUE	27	14,371
DISCOUNT (ASSESSMENTS)	-	-
MISCELLANEOUS REVENUE	-	-
TOTAL REVENUE	446,172	38,990
EXPENDITURES		
CONSTRUCTION IN PROGRESS - (Paid from GF)	172,867	57,708
CONSTRUCTION IN PROGRESS - (Paid fm Trust Fund)	-	6,590,725
TOTAL EXPENDITURES	172,867	6,648,433
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	273,305	(6,609,443)
OTHER FINANCING SOURCES (USES)		
BOND PROCEEDS	-	15,079,704
TRANSFER-IN	-	-
TRANSFER-OUT	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	15,079,704
NET CHANGE IN FUND BALANCE	273,305	8,470,261
FUND BALANCE - BEGINNING	(369,431)	(3,529,333)
FUND BALANCE - ENDING	\$ (96,126)	\$ 4,940,928

EPPERSON RANCH CDD
Bank Reconciliation -General Fund
February 28, 2018

	New BU Acct
Balance Per Bank Statement - BU	\$ 67,721.47
Less: Outstanding Checks	(3,359.31)
<i>Adjusted Bank Balance</i>	<u><u>\$ 64,362.16</u></u>
Beginning Balance - BU	\$ 51,749.75
Cash Receipts	53,840.41
Cash Disbursements	(41,228.00)
<i>Balance Per Books</i>	<u><u>\$ 64,362.16</u></u>

EPPEPERSON RANCH CDD
Check Register
FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
EOY Balance						8,306.92
10/02/2017	2330	Egis Insurance & Risk Advisors	Insurance FY 2018		5,300.00	3,006.92
10/03/2017		Epperson Ranch, LLC	GF 2017-29	5,000.00		8,006.92
10/04/2017	2331	Grandview Botanicals Landscape Co	Landscape Maint - September		5,000.00	3,006.92
10/13/2017	2336	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - October		921.00	2,085.92
10/13/2017	2337	PASCO COUNTY UTILITIES	7/19-8/18 - 7851 Curley Road		25.50	2,060.42
10/13/2017	2338	Venturesin.com, Inc.	Web Site Hosting - October		60.00	2,000.42
10/18/2017		Epperson Ranch, LLC	GF 2018-01	19,416.66		21,417.08
10/19/2017	2339	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - October & Dissemination/Construction Accounting Svcs		19,416.66	2,000.42
10/19/2017			DS 2015 A1 & A2	288,327.93		290,328.35
10/19/2017	2342	Epperson Ranch CDD c/o US Bank	DS 2015 A1 & A2		288,327.93	2,000.42
10/20/2017	2343	Withlacoochee River Electric	9/5-10/3 - Utility		718.06	1,282.36
10/24/2017		Shutts & Bowen	O & M (Shutts & Bowen)	4,601.07		5,883.43
10/24/2017		Shutts & Bowen	O & M (Shutts & Bowen)	4,596.50		10,479.93
10/26/2017	20171026	PAYCHEX	Qtr Fee		10.00	10,469.93
10/27/2017	2345	PASCO COUNTY UTILITIES	9/16-10/18 - Water		19.05	10,450.88
10/27/2017	2346	Straley Robin Vericker	Legal Svcs thru 10/15/17		1,400.10	9,050.78
EOM Balance				321,942.16	321,198.30	9,050.78
11/02/2017	2347	Steve Faison	Severence		336.00	8,714.78
11/02/2017		Epperson Ranch, LLC	GF 2017-30, 2017-31	9,083.50		17,798.28
11/03/2017	2349	Brightview Landscape Development	Landscape - PH 2 - September		3,333.50	14,464.78
11/03/2017	2350	Grandview Botanicals Landscape Co	Bush Hog Overpass Road & Fertilize - Overpass Rd - September		5,750.00	8,714.78
11/03/2017	2351	PASCO COUNTY UTILITIES	8/18-9/20 - 7851 Curley Road		19.05	8,695.73
11/03/2017	2352	Grandview Botanicals Landscape Co	Bush Hog-Overpass - October & Palm Tree Trimming-Overpass Road		5,945.00	2,750.73
11/03/2017	2353	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	2,575.73
11/10/2017		Shutts & Bowen	O & M (Shutts & Bowen)	2,556.15		5,131.88
11/13/2017	2360	DOORKING, INC.	Gate Access - Activation & November		94.95	5,036.93
11/13/2017	2361	Venturesin.com, Inc.	Web Site Hosting - November		60.00	4,976.93
11/14/2017		Shutts & Bowen	O & M (Shutts & Bowen)	7,865.06		12,841.99
11/14/2017		Shutts & Bowen	O & M (Shutts & Bowen)	3,217.55		16,059.54
11/14/2017		Shutts & Bowen	O & M (Shutts & Bowen)	5,311.52		21,371.06
11/17/2017	2362	Withlacoochee River Electric Company	10/3-11/3 - Electricity		930.94	20,440.12
11/17/2017	ACH11172017	PAYCHEX	P/R Fees		55.50	20,384.62
11/17/2017	5047	IRA DRAPER	BOS Mtgs - 10/3 & 11/7/17		372.86	20,011.76
11/17/2017	5049DD	LORI PRICE	BOS Mtgs - 10/3 & 11/7/17		348.57	19,663.19
11/17/2017	5048	MICHAEL LAWSON	BOS Mtgs - 10/3 & 11/7/17		369.40	19,293.79
11/17/2017	ACH11172017	PAYCHEX	BOS Mtgs - 10/3 & 11/7/17		204.99	19,088.80
11/21/2017		Epperson Ranch, LLC	GF 2017-32- 2018-02,03	21,337.16		40,425.96
11/22/2017	2365	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - November		921.00	39,504.96
11/22/2017	2366	Brightview Landscape Development	Pond Mowing PH 2 & P - Jul, Aug, Oct		9,999.50	29,505.46
11/22/2017	2367	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		5,416.66	24,088.80
11/22/2017	2368	Grandview Botanicals Landscape Co	Landscape Maint - November		5,000.00	19,088.80
11/22/2017	2369	TIMES PUBLISHING COMPANY	Legal Ad		172.00	18,916.80
11/22/2017	2370	USA Services	Power Sweep - October		375.00	18,541.80
11/28/2017	2371	Grandview Botanicals Landscape Co	Bush Hog, Herbicide, String trim - November		3,000.00	15,541.80
11/28/2017	2373	PASCO COUNTY UTILITIES	10/18-11/17 - Overpass Amenity Ctr Road		19.05	15,522.75
11/28/2017	2374	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 12/5/17		180.00	15,342.75
11/28/2017	2375	USA Services	Power Sweep - November		250.00	15,092.75
11/29/2017		Mike Fasano Tax Collector Pasco County	Tax Collections	13,361.57		28,454.32
11/30/2017		Mike Fasano Tax Collector Pasco County	Tax Collection Distribution	2,764.46		31,218.78
EOM Balance				65,496.97	43,328.97	31,218.78
12/01/2017	2376	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - December		5,416.66	25,802.12
12/01/2017	2377	Stantec Consulting Services, Inc	Engineering Svcs thru 11/10/17		800.00	25,002.12
12/07/2017		Shutts & Bowen	O & M (Shutts & Bowen)	7,865.06		32,867.18
12/12/2017		Mike Fasano Tax Collector Pasco County	11/21-11/27/17 - Tax Collections	11,747.24		44,614.42
12/14/2017	2380	DOORKING, INC.	11/2-12/1 - Gate Access		39.95	45,574.47
12/14/2017	2381	PASCO COUNTY UTILITIES	9/20-11/16 - Water		1,323.67	44,250.80
12/14/2017	2382	USA Services	Power Sweep - November		250.00	44,000.80
12/14/2017	2383	Venturesin.com, Inc.	Web Site Hosting - December		60.00	43,940.80
12/14/2017	2384	Withlacoochee River Electric Company	11/3-12/5 - Electricity		942.09	42,998.71
12/14/2017	2385	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - December		921.00	42,077.71
12/14/2017	2386	Straley Robin Vericker	Legal Svcs thru 11/15/17		1,012.31	41,065.40
12/18/2017		Shutts & Bowen	O & M (Shutts & Bowen)	2,556.15		43,621.55
12/19/2017	2387	USA Services	Power Sweep - December		250.00	43,371.55
12/20/2017		Mike Fasano Tax Collector Pasco County	12/1-12/14/17 Tax Collections	71,108.10		114,479.65
12/20/2017		Mike Fasano Tax Collector Pasco County	VOID 12/1-12/6/17 Tax Collections	0.00		114,479.65
12/28/2017	12282017	DELUXE BUS SYS.	Checks		104.06	114,375.59
12/29/2017		Mike Fasano Tax Collector Pasco County	VOID 12/4-12/17/17 - Tax Collections	0.00		114,375.59
EOM Balance				94,276.55	11,119.74	114,375.59
01/01/2018	2388	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - January		5,416.66	108,958.93
01/04/2018	2389	Epperson Ranch CDD c/o US Bank	Tax Collection Distribution c/o US Bank		19,107.74	89,851.19
01/04/2018	2390	PASCO COUNTY UTILITIES	10/27-11/29 - Water		83.56	89,767.63
01/04/2018	2391	Stantec Consulting Services, Inc	Engineering Svcs thru 12/8/17		1,974.55	87,793.08
01/04/2018	2392	Straley Robin Vericker	Legal Svcs thru 12/15/17		75.50	87,717.58
01/04/2018	2393	US Bank	Trustee Fees - Series 2015A-1,2,3		5,387.50	82,330.08
01/04/2018	2394	USA Services	Power Sweep - December		750.00	81,580.08
01/05/2018	2395	Brightview Landscape Development	Landscape Maint - Pond Mowing - November		3,333.50	78,246.58
01/05/2018	2396	Grandview Botanicals Landscape Co	Fertilization - November & Landscape Maint - Overpass Road - December		8,000.00	70,246.58
01/05/2018	2397	Grandview Botanicals Landscape Co	Pine Straw		3,900.00	66,346.58
01/05/2018		Mike Fasano Tax Collector Pasco County	12/28/17 - Tax Collections	79,003.13		145,349.71
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,319.70		148,669.41
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,975.46		154,644.87
01/11/2018		Shutts & Bowen	O & M (Shutts & Bowen)	4,136.85		158,781.72
01/16/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,370.74		162,152.46
01/17/2018	2399	Grandview Botanicals Landscape Co	Landscape Maint - Overpass Road - October		5,000.00	157,152.46
01/17/2018	2400	USA Services	Power Sweep - November- January		1,375.00	155,777.46
01/17/2018	2401	Venturesin.com, Inc.	Web Site Hosting - January		60.00	155,717.46

EPPELSON RANCH CDD
Check Register
FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
01/17/2018	2402	Withlacoochee River Electric Company	12/5-1/4-Electricity		1,051.96	154,665.50
01/17/2018	2403	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - January		921.00	153,744.50
01/17/2018	2404	Brightview Landscape Development	Landscape Maint - December		3,333.50	150,411.00
01/19/2018	2405	BUSINESS OBSERVER	Legal Ad		170.00	150,241.00
01/19/2018	2406	Epperson Ranch CDD c/o US Bank	Tax Collection Distribution c/o US Bank		126,884.17	23,356.83
01/19/2018		Mike Fasano Tax Collector Pasco County	Tax Collections	22,501.29		45,858.12
01/19/2018		Epperson Ranch	Key Fobs	180.00		46,038.12
01/22/2018	2407	PATRICK LARRABEE	Travel - November		30.50	46,007.62
01/25/2018	2410	Stantec Consulting Services, Inc	Engineering Svcs thru 10/13/17		876.00	45,131.62
01/29/2018	2411	USA Services	Power Sweep - January		437.50	44,694.12
01/30/2018	2412	Brightview Landscape Development	Landscape Maint - January		3,333.50	41,360.62
01/30/2018	2413	TIMES PUBLISHING COMPANY	Legal Ad		114.40	41,246.22
01/31/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,623.53		46,869.75
01/31/2018		Epperson Ranch LLC	CF 2017-03	4,880.00		51,749.75
EOM Balance				128,990.70	191,616.54	51,749.75
02/01/2018	2412	Heidt Design	CF 2017-03		4,880.00	46,869.75
02/01/2018	2415	PASCO COUNTY UTILITIES	11/29-1/8 - Water		109.94	46,759.81
02/06/2018	2416	IRA DRAPER	BOS Mtg 2/5/18 - Mileage		4.36	46,755.45
02/07/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,808.95		49,564.40
02/09/2018	2417	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - February		921.00	48,643.40
02/09/2018	2418	DOORKING, INC.	12/2-1/1 - Gate Access Control		39.95	48,603.45
02/09/2018	2419	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - February		5,416.66	43,186.79
02/09/2018	2420	Gate Pros	Gate Repairs		2,014.73	41,172.06
02/09/2018	2421	Grandview Botanicals Landscape Co	Landscape Maint - Overpass Rd - January		5,000.00	36,172.06
02/09/2018	2422	Straley Robin Vericker	Legal Svcs thru 1/15/18		456.50	35,715.56
02/09/2018	2423	USA Services	Power Sweep - January		312.50	35,403.06
02/09/2018	2424	Venturesin.com, Inc.	Web Site Hosting - February		60.00	35,343.06
02/12/2018	2425	USA Services	Power Sweep - Jan - Feb		1,312.50	34,030.56
02/14/2018	2426	PATRICK LARRABEE	Travel - December		112.00	33,918.48
02/15/2018	20180102	PAYCHEX	P/R Fees		132.00	33,786.48
02/20/2018	2427	Gate Pros	Key Fobs		700.00	33,086.48
02/20/2018	2428	Grandview Botanicals Landscape Co	Bedding Plants		906.50	32,179.98
02/20/2018	2429	USA Services	Power Sweep - February		500.00	31,679.98
02/20/2018	2430	Withlacoochee River Electric Company	1/4-2/5 - Electricity		1,133.42	30,546.56
02/20/2018		Mike Fasano Tax Collector Pasco County	1/1-1/31 - Tax Collection	32,605.53		63,152.09
02/21/2018	2431	H2 Pool Services	Water Feature - July-Feb		12,000.00	51,152.09
02/23/2018	2432	PASCO COUNTY UTILITIES	12/27-1/26 - 7851 Curley Road		53.55	51,098.54
02/23/2018		Shutts & Bowen	O & M (Shutts & Bowen)	663.94		51,762.48
02/27/2018	2433	DOORKING, INC.	1/2-2/1 - Gate Access		49.95	51,712.53
02/27/2018	2434	Grandview Botanicals Landscape Co	Bush Hog Around Lagoon (received inv 2/20/18)		2,100.00	49,612.53
02/27/2018	2435	PASCO COUNTY UTILITIES	1/18-2/15 - Overpass Amenity Ctr Road		20.96	49,591.57
02/27/2018	2436	Straley Robin Vericker	Legal Svcs thru 2/15/18		2,290.00	47,301.57
02/27/2018		Shutts & Bowen	O & M (Shutts & Bowen)	1,453.75		48,755.32
02/28/2018		DR Horton	O & M & DS - (DR Horton)	16,308.24		65,063.56
02/28/2018	ACH02282018	PAYCHEX	P/R Fees		55.50	65,008.06
02/28/2018	5050	IRA DRAPER	BOS Mtg - 2/6/18		184.70	64,823.36
02/28/2018	5052DD	LORI PRICE	BOS Mtg - 2/6/18		184.70	64,638.66
02/28/2018	5051	MICHAEL LAWSON	BOS Mtg - 2/6/18		184.70	64,453.96
02/28/2018	ACH02282018	PAYCHEX	BOS Mtg - 2/6/18		91.80	64,362.16
EOM Balance				53,840.41	41,228.00	64,362.16

EXHIBIT 3.

2:19 PM

01/29/18

Epperson Ranch CDD
Open Purchase Orders
As of December 31, 2017

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Num</u>	<u>Amount</u>	<u>Open Balance</u>
02/07/2017	Grandview Botanicals Landscape Co	Annual Landscape Contract	OM-EP-013	85,095.00	85,095.00
02/07/2017	Grandview Botanicals Landscape Co	Bush Hog 2017 (Overpass Rd)	OM-EP-015	24,000.00	24,000.00
02/09/2017	AQUATIC SYSTEMS, INC.	Lake/Pond Maintenance	OM-EP-016	11,052.00	11,052.00
06/01/2017	Grandview Botanicals Landscape Co	Bushhog Mowing (Common Area & Southern Border)	OM-EP-022	18,000.00	18,000.00
07/15/2017	H2 Pool Services	Water Feature Contract	OM-EP-030	18,000.00	18,000.00
08/01/2017	Brightview Landscape Development	Annual Landscape Contract (PH 2)	OM-EP-027	181,068.00	181,068.00
08/03/2017	USA Services	Street Sweeping Contract (NTE \$10,000)	OM-EP-025	10,000.00	10,000.00
10/09/2017	Gate Pros	Key Fobs	OM-EP-029	700.00	700.00
12/07/2017	Brightview Landscape Development	Annuals & Soil	OM-EP-028	4,137.69	4,137.69
Total				<u>352,052.69</u>	<u>207,121.69</u>



DEVELOPMENT PIANNING & FINANCING GROUP, INC.

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
COD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpf.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
250 International Parkway
Suite 280
Lake Mary FL 32746
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