

***EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Business Meeting***

***Tuesday
March 1, 2016***

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**

c/o Development Planning and Financing Group, Inc.
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

**Board of Supervisors
Epperson Ranch Community
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of Epperson Ranch Community Development District is scheduled for **Tuesday March 1, 2016 at 9:00 a.m.** at the Residence Inn 2101 Northpointe Parkway, Lutz Florida

The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forward to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Bruce St. Denis
District Manager

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday March 1, 2016
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpoint Pkwy.
Lutz, Florida
Conference Call No: 712.432.1500
Code: 434537#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
a. Approval of the Minutes of the February 2, 2016 Regular Meeting	1
b. Approval of the Minutes of the February 2, 2016 Audit Committee Meeting	2
c. Acceptance of the Financials	3
d. Appointment of a Supervisor for the Vacant Seat # 5 Expires 11/2016	
e. Oath of Office	
f. Resolution 2016-1- Officers	4
IV. Business Matters	
a. Development Acquisition Agreement and Promissory Note Under Separate Cover	
b. Budget Funding Agreement and Promissory Note Under Separate Cover	
V. Staff Reports	
a. Manager	
b. Attorney	
c. Engineer	

Exhibit(s)

- VI.** Public Comments
- VII.** Supervisor Requests
- 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, February 2, 2016 at 9:00 a.m. at the Residence Inn, 2101
7 Northpointe Parkway, Lutz, Florida.

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

9 Mr. St. Denis called the meeting to order.

10 Present and constituting a quorum were:

11 Doug Draper	Board Supervisor, Vice Chairman
12 Lori Price	Board Supervisor, Assistant Secretary
13 Ted Sanders	Board Supervisor, Assistant Secretary

14 Also present were:

15 Bruce St. Denis	District Manager
16 Mark Straley	District Counsel (via telephone)

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

19 There being none, the next item followed.

20 **THIRD ORDER OF BUSINESS – Administrative Matters**

21 **A. Approval of the Minutes of the December 1, 2015 Regular Meeting**

22 Mr. St. Denis presented the minutes of the December 1, 2015 Regular Meeting and asked for
23 comments, questions, or corrections.

24 Mr. Draper commented that the time posted for the meeting was incorrect.

25 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
26 December 1, 2015 minutes of the Board of Supervisors meeting, as amended, for the Epperson Ranch
27 Community Development District.

28
29 **B. Approval of the December 1, 2015 Audit Committee Meeting.**

30 Mr. St. Denis presented the December 1, 2015 Audit Committee Meeting and asked for
31 comments, questions, or corrections.

32 On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board
33 approved the minutes of the December 1, 2015 Audit Committee Meeting for the Epperson Ranch
34 Community Development District.

35
36 **C. Acceptance of the December 2015 Financial Statements**

37 Mr. St. Denis presented the December 2015 Financial Statements and asked for comments or
38 questions.

39 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
40 the December 2015 Financial Statements for the Epperson Ranch Community Development District.

41
42 **D. Appointment of a Supervisor for the Vacant Seat #5, Expires 11-2016**

43 This item was deferred.

1 **E. Oath of Office**
2 This item was deferred.

3 **F. Resolution 2016-01Officers**
4 This item was deferred.

5 **THE MEETING RECESSED AT 9:05 A.M. TO OPEN THE AUDIT COMMITTEE MEETING.**

6
7 **THE MEETING RECONVENED AT 9:20 A.M.**

8
9 **FIFTH ORDER OF BUSINESS-Business Matters**

10 **A. Approval of the Recommendation of the Audit Committee for Auditing Services for**
11 **FY 2015-2016 and 2017**

12 Mr. St. Denis asked for a motion to accept the recommendations of the Audit Committee as
13 follows: #1 Grau, #2 Di Bartolomeo, #3 Berger Toombs and #4 Sexton & Schnoll.

14 On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board
15 accepted the ranking of the Audit Committee’s recommendations, and initiating contract negotiations
16 with Grau for the Epperson Ranch Community Development District.

17
18 **SIXTH ORDER OF BUSINESS - Staff Reports**

19 **A. Manager**
20 There being none, the next item followed.

21 **B. Attorney**
22 There being none, the next item followed.

23 **C. Engineer**
24 There being none, the next item followed.

25 **SEVENTH ORDER OF BUSINESS - Public Comments**

26 There being none, the next item followed.

27 **EIGHTH ORDER OF BUSINESS - Supervisors Requests**

28 There being none, the next item followed.

29 **NINTH ORDER OF BUSINESS – Adjournment**

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

32
33 **Each person who decides to appeal any decision made by the Board with respect to any matter*
34 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
35 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
36

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

39
40 1

41 _____
42 **Signature**

43
44 _____
45 **Printed Name**

46 **Title:** Secretary Assistant Secretary

41 _____
42 **Signature**

43
44 _____
45 **Printed Name**

46 **Title:** Chairman Vice Chairman

EXHIBIT 2

1 **MINUTES OF MEETING**
2 **AUDIT COMMITTEE**
3 **EPPERSON RANCH**
4 **COMMUNITY DEVELOPMENT DISTRICT**
5
6

7 The Audit Committee Meeting for the Epperson Ranch Community Development District was
8 held on Tuesday, February 2, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz,
9 Florida.

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

11 Mr. St. Denis called the meeting to order.

12 Present and constituting a quorum were:

13 Doug Draper	Board Supervisor, Vice Chairman
14 Lori Price	Board Supervisor, Assistant Secretary
15 Ted Sanders	Board Supervisor, Assistant Secretary

16 Also present were:

17 Bruce St. Denis	District Manager
18 Mark Straley	District Counsel (via telephone)

19
20 **SECOND ORDER OF BUSINESS – Review of Auditor Proposals**

- 21 **A. Berger, Toombs, Elan, Gaines & Frank**
- 22 **B. Sexton & Schnoll**
- 23 **C. Di Bartolomeo, McBee, Hartley & Barnes**
- 24 **D. Grau & Associates**
- 25 **E. Evaluation Criteria**
- 26 **F. Screening Form**

27 **THIRD ORDER OF BUSINESS – Ranking of Proposals & Determination of Recommendation to**
28 **Board**

29 Mr. St. Dennis presented the ranking as follows:

- 30 #1 Grau & Associates
- 31 #2 Di Bartolomeo
- 32 #3 Berger Toombs
- 33 #4 Sexton & Schnoll

34 On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board
35 accepted the ranking of the Auditors and recommended as follows: #1 Grau, #2 Di Bartolomeo, #3
36 Berger Toombs, and #4 Sexton & Schnoll for the Epperson Ranch Community Development District.

37
38 **FOURTH ORDER OF BUSINESS - Adjournment**

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

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**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 3

Epperson Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2016

**Epperson Ranch CDD
Balance Sheet
January 31, 2016**

	<u>GENERAL FUND</u>	<u>DS2015 FUND</u>	<u>CAPITAL PROJECTS</u>	<u>TOTAL</u>
<u>ASSETS:</u>				
CASH	\$ 2,136			\$ 2,136
TRUST INVESTMENTS:				
RESERVE A-1	-	436,495		436,495
CAPITAL INTEREST A-1	-	369,469		369,469
COST OF ISSUANCE	-	100		100
RESERVE A-2	-	411,080		411,080
CAPITAL INTEREST A-2	-	411,089		411,089
RESERVE A-3	-	161,146		161,146
CAPITAL INTEREST A-3	-	320,526		320,526
CAPITAL PROJECTS	-	-	8,827,819	8,827,819
ACCOUNTS RECEIVABLE		-	541,362	541,362
TOTAL ASSETS	<u>\$ 2,136</u>	<u>\$ 2,109,904</u>	<u>\$ 9,369,180</u>	<u>\$ 11,481,220</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$ -		\$ 541,362	\$ 541,362
DUE TO DEVELOPER	1,250		-	1,250
<u>FUND BALANCE:</u>				
NONSPENDABLE:	-			-
RESTRICTED FOR: DS & CAP PROJ	-	2,109,904	8,827,819	10,937,723
UNASSIGNED:	886		-	886
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 2,136</u>	<u>\$ 2,109,904</u>	<u>\$ 9,369,180</u>	<u>\$ 11,481,220</u>

Epperson Ranch CDD

General Fund

Statement of Revenues, Expenses and Changes in Fund Balances

FY2016 - For The Period From October 1, 2015 through January 31, 2016

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUES				
DEVELOPER FUNDING	\$ 112,418	\$ 36,347	\$ 31,297	\$ (5,050)
MISCELLANEOUS REVENUE	-	-	131	131
INTEREST REVENUE	-	-	-	-
TOTAL O&M REVENUES	<u>112,418</u>	<u>36,347</u>	<u>31,428</u>	<u>(4,919)</u>
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS	12,000	4,000	2,000	2,000
PAYROLL TAXES	916	305	153	152
PAYROLL SERVICES FEE	600	200	310	(110)
TRAVEL PER DIEM	500	167	-	167
DISTRICT MANAGER	21,000	7,000	7,000	-
ACCOUNTING SERVICES	9,000	3,000	-	3,000
AUDITING SERVICES	3,200	1,067	-	1,067
LEGAL ADVERTISING	1,500	500	601	(101)
BANK FEES	300	100	-	100
DUES, LICENSES & FEES	175	175	175	-
ENGINEERING SERVICES	4,000	1,333	1,146	187
LEGAL SERVICES	7,500	2,500	5,292	(2,792)
WEBSITE DEVELOPMENT & HOSTING	2,500	833	498	335
MISCELLANEOUS	500	167	540	(373)
TOTAL ADMINISTRATIVE	<u>63,691</u>	<u>21,347</u>	<u>17,716</u>	<u>3,631</u>
INSURANCE:				
INSURANCE (PO, Liability, Property & Casualty)	3,000	3,000	2,363	637
TOTAL INSURANCE	<u>3,000</u>	<u>3,000</u>	<u>2,363</u>	<u>637</u>
BOND SERVICE ADMINISTRATION				
BOND DISSEMINATION FEES	5,000	-	-	-
TRUSTEE FEES	4,227	-	-	-
ARBITRAGE REPORTING	500	-	-	-
TOTAL BOND SERVICE ADMINISTRATION	<u>9,727</u>	<u>-</u>	<u>-</u>	<u>-</u>
FIELD OPERATIONS				
FIELD - PLANNING & COORDINATION SVC	36,000	12,000	12,000	-
FIELD MISCELLANEOUS	-	-	-	-
TOTAL FIELD OPERATIONS	<u>36,000</u>	<u>12,000</u>	<u>12,000</u>	<u>-</u>
TOTAL EXPENDITURES	<u>112,418</u>	<u>36,347</u>	<u>32,079</u>	<u>4,268</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	(651)	(651)
NET CHANGE IN FUND BALANCE	-	-	(651)	(651)
FUND BALANCE - BEGINNING	-	-	1,537	1,537
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 886</u>	<u>\$ 886</u>

Epperson Ranch CDD
Debt Service - Series 2015
Statement of Revenue, Expenditures and Changes In Fund Balance
FY2016 - For The Period From October 1, 2015 through December 31, 2015
Preliminary

	<u>ADOPTED BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE			
OFF ROLL ASSESSMENT - DEVELOPER	\$ -	\$ -	\$ -
INTEREST--INVESTMENT	-	23	23
TOTAL REVENUE	<u>-</u>	<u>23</u>	<u>23</u>
EXPENDITURES			
COI - LEGAL & OTHER EXPENSES	-	172,785	(172,785)
INTEREST EXPENSE	-	-	-
OTHER COI EXPENSES	-	-	-
TOTAL EXPENDITURES	<u>-</u>	<u>172,785</u>	<u>(172,785)</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	(172,762)	(172,762)
OTHER FINANCING SOURCES (USES)			
2015A BOND PROCEEDS	-	2,282,666	2,282,666
TRANSFER IN	-	-	-
TRANSFER OUT (USES)	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>2,282,666</u>	<u>2,282,666</u>
NET CHANGE IN FUND BALANCE	-	2,109,904	2,109,904
FUND BALANCE - BEGINNING	-	-	-
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 2,109,904</u>	<u>\$ 2,109,904</u>

EPPERSON RANCH CDD
Capital Projects
Statement of Revenues, Expenses and Changes in Fund Balances
FY2016 - For The Period From October 1, 2015 through January 31, 2016

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER FUNDING	\$ 488,531
INTEREST REVENUE	113
DISCOUNT (ASSESSMENTS)	
TOTAL REVENUE	488,643
 EXPENDITURES	
CONSTRUCTION IN PROGRESS - (Paid from GF)	488,531
CONSTRUCTION IN PROGRESS - (Paid fm Trust Fund)	2,916,388
TOTAL EXPENDITURES	3,404,919
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,916,275)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	11,744,094
TRANSFER-IN	-
TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	11,744,094
NET CHANGE IN FUND BALANCE	8,827,819
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 8,827,819

EPPERSON RANCH CDD
Bank Reconciliation -General Fund
January 31, 2016

	New BU Acct
Balance Per Bank Statement - BU	\$ 2,994.94
Less: Outstanding Checks	(859.40)
<i>Adjusted Bank Balance</i>	<u><u>\$ 2,135.54</u></u>
Beginning Balance - BU	\$ 651.05
Cash Receipts	8,833.10
Cash Disbursements	(7,348.61)
<i>Balance Per Books</i>	<u><u>\$ 2,135.54</u></u>

EPPERSON RANCH CDD
Check Register
FY 2016

Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
			BOY Balance			1,656.40
10/01/2015		Deposit	GF 2015-13 & 14	7,113.00		8,769.40
10/01/2015	2053	Egis Insurance & Risk Advisors	Insurance FY 2016		2,363.00	6,406.40
10/02/2015	2054	DPFG	CDD/Field Mgmt - Oct		4,750.00	1,656.40
10/02/2015	ACH10022015	ADP PAYROLL SERVICES	P/R Fee Mtg 9/22/15		72.00	1,584.40
10/09/2015		Deposit	Refund SUTA	130.53		1,714.93
10/09/2015	2055	ATLAS PROFESSIONAL SERVICES, INC	Web Site - Oct		60.00	1,654.93
10/09/2015	2056	TIMES PUBLISHING COMPANY	Legal Ad		119.66	1,535.27
10/19/2015	2062	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	Annual Filing Fee FY 2016		175.00	1,360.27
10/27/2015	2065	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room 11/3/15		180.00	1,180.27
EOM Balance				7,243.53	7,719.66	1,180.27
11/10/2015	ACH111015	PAYCHEX	EIB Paychex		10.00	1,170.27
11/13/2015	2068	RESIDENCE INN TAMPA NORTHPOINTE	Copies - Mtg 11/3/15		0.00	1,170.27
11/13/2015	2069	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - Nov		60.00	1,110.27
11/13/2015		Deposit	CF 2015-24, 26	176,115.00		177,225.27
11/13/2015	2066	Faulkner Engineering Services, Inc.	2015-26 CF		1,715.00	175,510.27
11/13/2015	2067	W.R.E.C.	2015-24 CF		174,400.00	1,110.27
11/19/2015	2070	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 12/1/15		180.00	930.27
11/25/2015		Deposit	CF 2015-25	13,942.50		14,872.77
11/25/2015	2071	Florida Design Consultants	2015-25 CF		13,942.50	930.27
EOM Balance				190,057.50	190,307.50	930.27
		VOID	Void Ck 2068		0.00	930.27
12/14/2015	2072	ATLAS PROFESSIONAL SERVICES, INC	Web Site Set Up/ Domain Name		258.17	672.10
12/17/2015		Deposit	GF 2016-01	18,752.78		19,424.88
12/22/2015	2073	DPFG	CDD Mgmt		9,500.00	9,924.88
12/22/2015	2074	IMAGE MASTER	Imaging		1,250.00	8,674.88
12/22/2015	2075	Stantec Consulting Services, Inc	Engineering Svcs thru 11/6/15		540.15	8,134.73
12/22/2015	2076	Straley & Robin	Legal Svcs		5,775.27	2,359.46
12/22/2015	2077	TIMES PUBLISHING COMPANY	Legal Ad		97.36	2,262.10
12/30/2015	ACH12302015	PAYCHEX	BOS Mtg - 10/6, 11/3 Fees		49.95	2,212.15
12/30/2015	5003DD	ANTHONY BRANNAN	BOS Mtg - 10/6/15		184.70	2,027.45
12/30/2015	5004	IRA DRAPER	BOS Mtg - 10/6, 11/3		369.40	1,658.05
12/30/2015	5006DD	LORI PRICE	BOS Mtg - 10/6, 11/3		348.57	1,309.48
12/30/2015	5005	MICHAEL LAWSON	BOS Mtg - 10/6, 11/3		369.40	940.08
12/30/2015	ACH12302015	PAYCHEX	BOS Mtg - 10/6, 11/3		235.03	705.05
	ACH12102015	PAYCHEX	Payroll services fee		54.00	651.05
EOM Balance				18,752.78	19,032.00	651.05
01/11/2016	ACH01112016	PAYCHEX	P/R Fee		54.00	597.05
01/21/2016			GF 2016-02, 03	7,583.10		8,180.15
01/22/2016	2078	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - Dec		60.00	8,120.15
01/22/2016	2079	DPFG	CDD Mgmt - Jan		4,750.00	3,370.15
01/22/2016	2080	Stantec Consulting Services, Inc	Engineering Svcs thru 12/4/15		356.00	3,014.15
01/22/2016	2081	Straley & Robin	Legal Svcs thru 12/15/15		267.20	2,746.95
01/22/2016	2082	TIMES PUBLISHING COMPANY	Legal Ads		439.90	2,307.05
01/25/2016	2083	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - Jan		60.00	2,247.05
01/25/2016	2084	RESIDENCE INN TAMPA NORTHPOINTE	Room Rental - 2/2/16		180.00	2,067.05
01/25/2016	2085	Stantec Consulting Services, Inc	Engineering Svcs thru 1/15/16		250.00	1,817.05
01/25/2016	2086	Straley & Robin	Legal Svcs thru 1/15/16		151.50	1,665.55
01/25/2016	2087	TIMES PUBLISHING COMPANY	Legal Ad		64.16	1,601.39
01/27/2016	ACH01272016	PAYCHEX	P/R Fees		69.95	1,531.44
01/27/2016	5007	IRA DRAPER	BOS Mtg - 12/1/2015		184.70	1,346.74
01/27/2016	5009DD	LORI PRICE	BOS Mtg - 12/1/2015		183.45	1,163.29
01/27/2016	5008	MICHAEL LAWSON	BOS Mtg - 12/1/2015		184.70	978.59
01/27/2016	ACH01272016	PAYCHEX	BOS Mtg - 12/1/2015		93.05	885.54
01/29/2016			Refund - Dupl. Payment	1,250.00		2,135.54
EOM Balance				8,833.10	7,348.61	2,135.54

EXHIBIT 4

RESOLUTION 2016-1

A RESOLUTION DESIGNATING OFFICERS OF THE
EPPERSON RANCH COMMUNITY DEVELOPMENT
DISTRICT

WHEREAS, the Board of Supervisors of the Epperson Ranch Community Development District during the business meeting held on March 1, 2016 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Bruce St.Denis</u>	Secretary
<u>Patricia Comings- Thibault</u>	Treasurer
<u>Bruce St. Denis & Maik Aagaard</u>	Assistant Treasurer
<u>Carolyn Stewart & Janet Johns</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Epperson Ranch Community Development District and are hereby declared null and void.

Adopted this 1st day of March, 2016.

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairperson
- Vice Chairperson



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

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