

**STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2019 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2019 ADOPTED
I. q REVENUE	
GENERAL FUND REVENUES /(a)	\$ 182,103
INTEREST	
TOTAL REVENUE	182,103
II. EXPENDITURES	
GENERAL ADMINISTRATIVE	
SUPERVISORS COMPENSATION	7,200
PAYROLL TAXES	551
PAYROLL SERVICE FEES	349
MANAGEMENT CONSULTING SERVICES	21,000
PLANNING & COORDINATION SERVICES	36,000
TRAVEL PER DIEM	100
CONSTRUCTION ACCOUNTING SERVICES	9,000
MEETING ROOM RENTAL	309
BANK FEES	200
AUDITING SERVICES	4,200
REGULATORY AND PERMIT FEES	175
LEGAL ADVERTISEMENTS	1,500
ENGINEERING SERVICES	6,500
LEGAL SERVICES	7,000
ASSESSMENT COLLECTION FEE	1,500
WEBISTE DEVELOPMENT & HOSTING	720
MISCELLANEOUS	-
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	4,500
TOTAL GENERAL ADMINISTRATIVE	100,803

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FY 2019 BUDGET GENERAL FUND (O&M)**

	FY 2019 ADOPTED
DEBT ADMINISTRATION:	
DISSEMINATION AGENT	6,500
TRUSTEE FEES	4,300
ARBITRAGE	500
TOTAL DEBT ADMINISTRATION	11,300
PHYSICAL ENVIRONMENT EXPENDITURES (5 months)	
COMPREHENSIVE FIELD TECH SERVICES	8,100
AMENITY MANAGER	-
UTILITY-ELECTRICITY	-
UTILITY-STREETLIGHTS	20,700
UTILITY-WATER	-
PET WASTE REMOVAL	-
LAKE/POND MAINTENANCE & INSPECTION	2,500
LANDSCAPE MAINTENANCE	30,000
LANDSCAPE REPLACEMENT	-
LANDSCAPE MISCELLANEOUS	-
POND MOWINGS	8,700
SECURITY MONITORING	-
CONTINGENCY	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	70,000
TOTAL EXPENDITURES	182,103
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ -

Footnote:

(a) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

STATEMENT 2
EPPERSON RANCH II CDD
FY 2019 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

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

Lot Width	Lots	ERU	Total ERU	% ERU
22' (Townhome) (a)	224	0.45	100.80	30.22%
35' (Villas)	144	0.70	100.80	30.22%
50'	132	1.00	132.00	39.57%
Total	500		333.60	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 182,103	
Plus: Early Payment Discount (4.0%)	\$ 7,749	
Plus: County Collection Charges (2.0%)	\$ 3,875	
Total Expenditures - GROSS	\$ 193,727	[a]
Total ERU:	333.60	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$580.72	[a] / [b]
Total AR / ERU - NET:	545.87	

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

Lot Width	Lots	ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
22' (Townhome) (a)	224	0.45	\$246	\$55,023	\$261	\$58,536
35' (Villas)	144	0.70	\$382	\$55,024	\$407	\$58,536
50'	132	1.00	\$546	\$72,055	\$581	\$76,655
TOTAL	500			\$182,102		\$193,727

Footnote:

- (a) Townhome Lot Size is based off approx average frontage of 22' per unit in Blocks of Townhomes
(b) Lot Mix provided by the Developer
(c) No O&M Assessments for non-platted lots will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only.

STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		7,200	Estimated 3 Supervisors to be in attendance for 6 meetings. Chapter 190 of the Florida Statute allow for \$200 per meeting
PAYROLL TAXES		551	Payroll taxes for Supervisor Compensation : 7.65% of Payroll
PAYROLL SERVICE FEES		349	Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	21,000	The District receives Management & Accounting services as part of the agreement
PLANNING & COORDINATION SERVICES	DPFG	36,000	Governmental agency coordination, construction & maintenance contract administration, technical & engineering support services associated with maintenance & construction of District infrastructure
TRAVEL PER DIEM		100	Reimbursement to board supervisors for travel to board meetings.
CONSTRUCTION ACCOUNTING SERVICES		9,000	Requisitions, pay apps, cash flow reporting and tracking
MEETING ROOM RENTAL	RESIDENCE INN	309	Room rental in Pasco County for Board of Supervisor meetings
BANK FEES	BANK UNITED	200	Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	Will need to go out for audit RFP for FY 2018	4,200	State law requires the District to undertake an annual independent audit. The budgeted amount for this fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	FLORIDA DEO	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES		6,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignment
LEGAL SERVICES	STRALBY, ROBIN, VERICKI	7,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
ASSESSMENT COLLECTION FEE		1,500	One time set up fee to county appraiser and tax collector.
WEBSITE DEVELOPMENT & HOSTING	ATLAS	720	\$60 Monthly, required by Florida Statute to maintain a District website
MISCELLANEOUS		-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in an other line item
INSURANCE (POLIABILITY, PROPERTY & CASUALTY)	EGIS INSURANCE	4,500	Annual, for general liability, property and officer and director insurance. Confirmed with EGIS for FY 2019
DEBT SERVICE ADMINISTRATION:			
DISSEMINATION AGENT	LEARNER SERVICES	6,500	Dissemination to facilitate District compliance with Securities & Exchange Commission continual disclosure
TRUSTEE FEES	US BANK	4,300	Estimated for bond issuance, for one bond closing
ARBITRAGE	LLS	500	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code
FIELD OPERATIONS:			
COMPREHENSIVE FIELD TECH SERVICES	DPFG	8,100	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGER	DPFG	-	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
UTILITY-ELECTRICITY		-	Estimated not need for current FY
UTILITY-STREETLIGHTS		20,700	Estimated for 5 months 83 lights
UTILITY-WATER	PASCO COUNTY	-	Estimated
PET WASTE REMOVAL		-	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District
LAKE/POND MAINTENANCE & INSPECTION		2,500	Waterway inspection and maintenance for sites #s
LANDSCAPE MAINTENANCE		30,000	Along Epperson Blvd North
LANDSCAPE REPLACEMENT		-	
LANDSCAPE MISCELLANEOUS		-	
POND MOWINGS		8,700	Mowing of 7 ponds
SECURITY MONITORING		-	Cell System