

STATEMENT 1
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2020 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2019 ADOPTED	FY 2019 YTD - MARCH	2020 ADOPTED	VARIANCE 2019 - 2020
I. REVENUE				
GENERAL FUND REVENUE /(a)	\$ 103,901	\$ 76,593	\$ 576,499	\$ 472,598
INTEREST		4		
TOTAL REVENUE	103,901	76,597	576,499	472,598
II. EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	7,200	1,708	4,800	(2,400)
PAYROLL TAXES	551	233	367	(184)
PAYROLL SERVICE FEES	330	347	349	19
MANAGEMENT CONSULTING SERVICES	21,000	10,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	2,250	(6,750)
PLANNING & COORDINATION SERVICES	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	875	437	875	-
TRAVEL PER DIEM	-	11	100	100
MEETING ROOM RENTAL	-	-	216	216
BANK FEES	300	37	200	(100)
AUDITING SERVICES	-	-	3,200	3,200
REGULATORY AND PERMIT FEES	175	200	175	-
LEGAL ADVERTISEMENTS	2,000	1,814	2,000	-
ENGINEERING SERVICES	4,000	-	4,000	-
LEGAL SERVICES	7,500	3,016	12,000	4,500
PERFORMANCE AND WARRANTY BOND PREMIUM	-	-	-	-
ASSESSMENT COLLECTION FEE	-	-	-	-
WEBISTE DEVELOPMENT & HOSTING	720	360	2,265	1,545
MISCELLANEOUS	-	-	1,000	1,000
ADMINISTRATIVE CONTINGENCY	-	-	-	-
TOTAL GENERAL ADMINISTRATIVE	89,651	45,664	90,797	1,146
INSURANCE:				
INSURANCE	4,500	5,000	18,000	13,500
TOTAL INSURANCE	4,500	5,000	18,000	13,500
DEBT ADMINISTRATION:				
BOND DISSIMINATION AGENT FEES	1,000	-	5,000	4,000
TRUSTEE FEES	8,000	-	7,004	(996)
ARBITRAGE REPORTING	750	-	750	-
TOTAL DEBT ADMINISTRATION	9,750	-	12,754	3,004

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PHYSICAL ENVIRONMENT EXPENDITURES				
COMPREHENSIVE FIELD TECH SERVICES	-	-	6,948	6,948
UTILITY-ELECTRICITY	-	-	7,000	7,000
UTILITY-STREETLIGHTS	-	-	144,600	144,600
UTILITY-WATER	-	-	5,000	5,000
IRRIGATION & REPAIR	-	-	10,000	10,000
LANDSCAPE MAINTENANCE	-	-	190,000	190,000
LANDSCAPE MISCELLANEOUS	-	-	-	-
LAKE/POND MAINTENANCE & INSPECTION	-	-	22,000	22,000
POND MOWINGS	-	-	33,000	33,000
GATE MAINTENANCE & REPAIRS	-	-	9,400	9,400
SECURITY CAMERAS	-	-	7,000	7,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	-	434,948	434,948
AMENITY CENTER OPERATIONS				
POOL & WATER FEATURE SERVICE CONTRACT	-	-	5,110	5,110
POOL MAINTENANCE & REPAIR	-	-	750	750
POOL PERMIT	-	-	275	275
AMENITY MANAGER	-	-	1,250	1,250
AMENITY CLEANING & MAINTENANCE	-	-	4,100	4,100
AMENITY CENTER INTERNET	-	-	525	525
AMENITY CENTER ELECTRICITY	-	-	2,500	2,500
AMENITY CENTER WATER	-	-	2,500	2,500
AMENITY CENTER PEST CONTROL	-	-	360	360
POWER WASH AMENITY	-	-	-	-
LANDSCAPE REPLACEMENT - INFILL	-	-	500	500
MISCELLANEOUS AMENITY REPAIRS & MAIN.	-	-	500	500
KEY FOBS TRANSMITTERS	-	-	1,500	1,500
KEY PAD MAINTENANCE	-	-	130	130
CONTINGENCY	-	-	-	-
TOTAL AMENITY CENTER OPERATIONS	-	-	20,000	20,000
TOTAL EXPENDITURES	103,901	45,664	576,499	472,598
EXCESS OF REVENUE OVER (UNDER)				
III. EXPENDITURES	-	30,933	-	-
FUND BALANCE - BEGINNING	2	2	2	-
FUND BALANCE - ENDING	\$ 2	\$ 30,935	\$ 2	\$ -

Footnote:

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

STATEMENT 2
EPPERSON NORTH CDD
FY 2020 ADOPTED GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

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

Lot Width	Units	ERU	Total ERU	% ERU
40'	455	0.80	364.00	21.29%
50'	939	1.00	939.00	54.93%
60'	162	1.20	194.40	11.37%
70'	64	1.40	89.60	5.24%
75'	68	1.50	102.00	5.97%
85'	12	1.70	20.40	1.19%
Total	1700		1709.40	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 576,499.20
Plus: Early Payment Discount (4.0%)	24,531.88
Plus: County Collection Charges (2.0%)	12,265.94
Total Expenditures - GROSS	\$ 613,297.02 [a]
Total ERU:	1709.40 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$358.78 [a] / [b]
Total AR / ERU - NET:	337.25

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

Lot Width	Units	Assigned ERU	Estimated Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
40'	455	0.80	\$270	\$287	\$130,596
50'	939	1.00	\$337	\$359	\$336,894
60'	162	1.20	\$405	\$431	\$69,747
70'	64	1.40	\$472	\$502	\$32,147
75'	68	1.50	\$506	\$538	\$36,595
85'	12	1.70	\$573	\$610	\$7,319
Total	1700				\$613,297

**SUPPLEMENT STATEMENT 3
EPPERSON NORTH CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		4,800	Estimated 4 Supervisors to be in attendance for 6 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		367	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
CONSTRUCTION ACCOUNTING SERVICES		2,250	It is estimated that about 25% of the construction funds will be requisitioned in FY 2020
PLANNING & COORDINATION SERVICES	DPFG	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	875	
TRAVEL PER DIEM		100	Reimbursement to board supervisors for travel to board meetings.
MEETING ROOM RENTAL	RESIDENCE INN	216	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		3,200	State law requires the District to undertake an annual independent audit. The budgeted amount for the 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	2,000	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES		4,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKE	12,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
PERFORMANCE AND WARRANTY BOND PREMIUM ASSESSMENT COLLECTION FEE		-	Fee to county appraiser and tax collector.
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,265	Campus Suite will provide ADA compliance for website platform and the remediation of 750 pages of documents. Additional \$250 for unknown and DPGF \$500 for mitigation remediation
MISCELLANEOUS		1,000	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
ADMINISTRATIVE CONTINGENCY			
INSURANCE (PO, LIABILITY, PROPERTY & CASULITY)	EGIS INSURANCE	18,000	Annual, for general liability, property and officer and director insurance.
DEBT SERVICE ADMINISTRATION:			
BOND DISSIMINATION AGENT FEES	LERNER SERVICES	5,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure for Series 2019
TRUSTEE FEES	US BANK	7,004	Trustee to maintain the District's bond funds that are on deposit
ARBITRAGE REPORTING	LLS	750	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	6,948	Directs day to day operations of 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 for mileage for Field Service Tech.
UTILITY-ELECTRICITY	WITHLACOOCHEE	7,000	
UTILITY-STREETLIGHTS		144,600	Expected 150 lights at \$600/light per year. Assumes 1 light every 150', Add an additional 65 lights at \$840 yearly.
UTILITY-WATER	PASCO COUNTY	5,000	
PET WASTE REMOVAL		-	
IRRIGATION & REPAIR		10,000	As needed repairs and maintenance. Re-claimed Water

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CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
LANDSCAPE MAINTENANCE		190,000	Maintenance of Overpass road, includes Phase F (100K) entrance (95k); entrances and buffers for Phases C(100K), D (100K), , E (100k) - (all estimates)Landscape, irrigation, pond mowing
LANDSCAPE REPLACEMENT		-	
LANDSCAPE MISCELLANEOUS	SOUTHERN LAND SRVCS	-	Southern Land Services common area mowing
LAKE/POND MAINTENANCE & INSPECTION	Aquatic Systems	22,000	Waterway inspection and maintenance for 22 ponds (ESTIMATE)
POND MOWINGS		33,000	22 ponds for Phases C, D, E, F (estimates)
GATE MAINTENANCE & REPAIRS		9,400	Adding 4 gates (1,000 service, 4,000 gates, 1,200 backup motherboard) - (estimates)
SECURITY CAMERAS		7,000	Cameras for gates
MANUAL IRRIGATION		-	
FIELD MISCELLANEOUS		-	
POWER SWEEP		-	
HOLIDAY DECORATIONS		-	
CONTINGENCY		-	
POOL & WATER FEATURE SERVICE CONTRACT		5,110	Amenity being added - using similar numbers to existing project (Union Park)
POOL MAINTENANCE & REPAIR		750	Amenity being added - using similar numbers to existing project (Union Park)
POOL PERMIT		275	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY MANAGER	DPPG	1,250	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CLEANING & MAINTENANCE		4,100	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER INTERNET		525	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER ELECTRICITY		2,500	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER WATER		2,500	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER PEST CONTROL		360	Amenity being added - using similar numbers to existing project (Union Park)
POWER WASH AMENITY		-	Amenity being added - using similar numbers to existing project (Union Park)
LANDSCAPE REPLACEMENT - INFILL		500	Amenity being added - using similar numbers to existing project (Union Park)
MISCELLANEOUS AMENITY REPAIRS & MAIN.		500	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER FURNITURE REPAIR & REPLACEMENT		-	Amenity being added - using similar numbers to existing project (Union Park)
KEY FOBS TRANSMITTERS		1,500	50 Units @ \$30
KEY PAD MAINTENANCE		130	\$6,500 1st year
CONTINGENCY		-	