

STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2020 BUDGET GENERAL FUND (O&M)

	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 YTD - MARCH	FY 2020 ADOPTED	VARIANCE 2019 - 2020
I. REVENUE					
GENERAL FUND REVENUES /(a)	\$ 84,487	\$ 182,104	\$ -	\$ 574,499	\$ 392,395
INTEREST	21		-		
TOTAL REVENUE	84,507	182,104	-	574,499	392,395
II. EXPENDITURES					
GENERAL ADMINISTRATIVE					
SUPERVISORS COMPENSATION	4,969	7,200	-	4,800	(2,400)
PAYROLL TAXES	845	551	-	367	(184)
PAYROLL SERVICE FEES	413	349	-	349	-
MANAGEMENT CONSULTING SERVICES	13,688	21,000	3,500	21,000	-
PLANNING & COORDINATION SERVICES	23,464	36,000	6,000	36,000	-
TRAVEL PER DIEM	22	100	-	100	-
CONSTRUCTION ACCOUNTING SERVICES	-	9,000	-	9,000	-
MEETING ROOM RENTAL	-	309	-	216	(93)
BANK FEES	70	200	-	200	-
AUDITING SERVICES	-	4,200	-	4,200	-
REGULATORY AND PERMIT FEES	1,575	175	-	175	-
LEGAL ADVERTISEMENTS	6,366	1,500	124	1,500	-
ENGINEERING SERVICES	-	6,500	-	6,500	-
LEGAL SERVICES	12,126	7,000	2,042	7,000	-
ASSESSMENT COLLECTION FEE	-	1,500	-	1,500	-
WEBISTE DEVELOPMENT & HOSTING	657	720	-	2,265	1,545
MISCELLANEOUS	3,911	-	10,000	-	-
INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY)	2,507	4,500	-	5,500	1,000
TOTAL GENERAL ADMINISTRATIVE	70,611	100,804	21,666	100,673	(132)
DEBT ADMINISTRATION:					
DISSEMINATION AGENT	-	6,500	-	6,500	-
TRUSTEE FEES	-	4,300	-	7,004	2,704
ARBITRAGE	-	500	-	650	150
TOTAL DEBT ADMINISTRATION	-	11,300	-	14,154	2,854

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PHYSICAL ENVIRONMENT EXPENDITURES					
COMPREHENSIVE FIELD TECH SERVICES	6,257	8,100	-	6,948	(1,152)
AMENITY MANAGER	-	-	-	-	-
UTILITY-ELECTRICITY	-	-	-	7,000	7,000
UTILITY-STREETLIGHTS	-	20,700	-	112,800	92,100
UTILITY-WATER	7,525	-	-	-	-
PET WASTE REMOVAL	-	-	-	-	-
LAKE/POND MAINTENANCE & INSPECTION	-	2,500	-	10,524	8,024
LANDSCAPE MAINTENANCE	-	30,000	-	282,000	252,000
LANDSCAPE REPLACEMENT	-	-	-	-	-
LANDSCAPE MISCELLANEOUS	-	-	-	25,000	25,000
POND MOWINGS	-	8,700	-	-	(8,700)
GATE MAINTENANCE & REPAIRS	-	-	-	9,400	9,400
KEY FOBS/TRANSMITTERS	-	-	-	6,000	6,000
SECURITY CAMERAS	-	-	-	-	-
SECURITY MONITORING	-	-	-	-	-
CONTINGENCY	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	13,782	70,000	-	459,672	389,672
TOTAL EXPENDITURES	84,393	182,104	21,666	574,499	392,395
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	114	-	(21,666)	-	1
FUND BALANCE - BEGINNING		\$ 114	\$ 114	114	
FUND BALANCE - ENDING	\$ 114	\$ 114	\$ (21,552)	\$ 114	\$ 1

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 2020 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:	\$ 574,499	
Plus: Early Payment Discount (4.0%)	\$ 24,447	
Plus: County Collection Charges (2.0%)	\$ 12,223	
Total Expenditures - GROSS	\$ 611,170	[a]
Total ERU:	333.60	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,832.04	[a] / [b]
Total AR / ERU - NET:	1,722.12	

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	\$775	\$173,589	\$824	\$184,670
35' (Villas)	144	0.70	\$1,205	\$173,589	\$1,282	\$184,670
50'	132	1.00	\$1,722	\$227,320	\$1,832	\$241,830
TOTAL	500			\$574,498		\$611,170

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 (VENDER)	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
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
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	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	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 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	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 assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKE	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.
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,265	Campus Suite will provide ADA website compliance document remediation of 750 pages for \$1,515. Additional \$250 for any unknown compliance issues. DPFG \$500 for mitigation remediation
MISCELLANEOUS		-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & CASULTY)	EGIS INSURANCE	5,500	Annual, for general liability, property and officer and director insurance.

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DEBT SERVICE ADMINISTRATION:			
DISSEMINATION AGENT	LERNER SERVICES	6,500	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	US BANK	7,004	Estimated for bond issuance, for the 2018-A1 and the 2018-A2
ARBITRAGE	LLS	650	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 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		7,000	Estimated not need for current FY
UTILITY-STREETLIGHTS		112,800	Estimated for 188 lights at \$600/yr
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	AQUATIC SYSTEMS	10,524	Waterway inspection and maintenance for sites #s 1-12
LANDSCAPE MAINTENANCE		282,000	Along Epperson Blvd North to Elam, roundabout/towers, Pond mowing in Phase 4,5,6 and 7 (partial year)
LANDSCAPE REPLACEMENT		-	
LANDSCAPE MISCELLANEOUS	SOUTHERN LAND SRVCS.	25,000	Common area mowing CDD-wide, as needed (estimate).
POND MOWINGS		-	Mowing of 7 ponds full year (approx.. 1500 per pond) Included above
GATE MAINTENANCE & REPAIRS		9,400	Adding two gated entries (2,200 service, 6,000 gates, 1,200 backup motherboard)
KEY FOBS/TRANSMITTERS		6,000	200 units @ \$30
SECURITY CAMERAS		-	Cameras for gates, install only
SECURITY MONITORING		-	