

**STATEMENT 1
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
FY 2021 BUDGET GENERAL FUND (O&M)**

	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD - MARCH	FY 2021 ADOPTED	VARIANCE 2020 - 2021
I. REVENUE						
GENERAL FUND REVENUES /(a)	\$ 84,487	\$ 127,383	\$ 574,499	\$ 146,904	\$ 251,226	\$ (323,273)
DEVELOPER FUNDING					353,273	\$ 353,273
INTEREST	21	35		-		
TOTAL REVENUE	84,507	127,418	574,499	146,904	604,499	29,999
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	4,969	1,754	4,800	1,600	4,800	-
PAYROLL TAXES	845	300	367	122	367	-
PAYROLL SERVICE FEES	413	359	349	98	349	-
MANAGEMENT CONSULTING SERVICES	13,688	21,000	21,000	10,500	21,000	-
PLANNING & COORDINATION SERVICES	23,464	36,000	36,000	18,000	36,000	-
TRAVEL PER DIEM	22	27	100	-	100	-
CONSTRUCTION ACCOUNTING SERVICES	-	9,000	9,000	12,600	9,000	-
ADMINISTRATIVE SERVICES	-	6,000	-	3,000	6,000	6,000
MEETING ROOM RENTAL	-	253	216	26	360	144
BANK FEES	70	18	200	160	200	-
AUDITING SERVICES	-	2,950	4,200	-	3,200	(1,000)
REGULATORY AND PERMIT FEES	1,575	350	175	175	175	-
LEGAL ADVERTISEMENTS	6,366	4,233	1,500	531	2,000	500
ENGINEERING SERVICES	-	4,628	6,500	3,927	7,000	500
LEGAL SERVICES	12,126	10,296	7,000	4,759	7,500	500
ASSESSMENT COLLECTION FEE	-	-	1,500	-	1,500	-
WEBISTE DEVELOPMENT & HOSTING	657	740	2,265	1,750	1,650	(615)
MISCELLANEOUS	3,911	-	-	3	54	54
INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY	2,507	5,000	5,500	5,125	5,638	138
TOTAL GENERAL ADMINISTRATIVE	70,611	102,908	100,672	62,377	106,894	6,221
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	-	5,000	6,500	5,000	6,500	-
TRUSTEE FEES	-	-	7,004	7,004	7,004	-
ARBITRAGE	-	-	650	-	650	-
TOTAL DEBT ADMINISTRATION	-	5,000	14,154	12,004	14,154	-

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	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD - MARCH	FY 2021 ADOPTED	VARIANCE 2020 - 2021
PHYSICAL ENVIRONMENT EXPENDITURES						
COMPREHENSIVE FIELD TECH SERVICES	6,257	12,053	6,948	3,474	6,948	-
AMENITY MANAGER	-	-	-	-	-	-
UTILITY-ELECTRICITY	-	82	7,000	(114)	7,000	-
UTILITY-STREETLIGHTS	-	-	112,800	-	112,800	-
UTILITY-WATER	7,525	(7,525)	-	-	-	-
PET WASTE REMOVAL	-	-	-	-	-	-
LAKE/POND MAINTENANCE & INSPECTION	-	-	10,524	4,293	10,302	(222)
LANDSCAPE MAINTENANCE	-	10,662	282,000	73,967	282,000	-
LANDSCAPE REPLACEMENT	-	-	-	-	-	-
LANDSCAPE MISCELLANEOUS	-	2,500	25,000	-	25,000	-
POND MOWINGS	-	-	-	-	-	-
GATE MAINTENANCE & REPAIRS	-	-	9,400	-	12,000	2,600
KEY FOBS/TRANSMITTERS	-	-	6,000	-	6,000	-
SECURITY CAMERAS	-	-	-	-	-	-
SECURITY MONITORING	-	-	-	-	-	-
CONTINGENCY	-	370	-	4,700	21,400	21,400
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	13,782	18,142	459,672	86,320	483,451	23,778
TOTAL EXPENDITURES	84,393	126,050	574,499	160,700	604,499	30,000
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	114	1,368	1	(13,797)	-	(0)
FUND BALANCE - BEGINNING		\$ 114	\$ -	\$ 1	1	
FUND BALANCE - ENDING	\$ 114		\$ 1	\$ (13,796)	\$ 1	\$ (0)

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 2021 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

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

Lot Width	Lots	ERU	Total ERU	% ERU
22' (Townhome) (a)	456	0.45	205.20	38.14%
27' (Phase 7)	108	0.60	64.80	12.04%
50'	268	1.00	268.00	49.81%
Total	832		538.00	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 604,499
Plus: Early Payment Discount (4.0%)	\$ 25,723
Plus: County Collection Charges (2.0%)	\$ 12,862
Total Expenditures - GROSS	\$ 643,084 [a]
Total ERU:	538.00 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,195.32 [a] / [b]
Total AR / ERU - NET:	\$1,123.60

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)	456	0.45	\$506	\$230,564	\$537.90	\$245,280
27' (Phase 7)	108	0.60	\$674	\$72,809	\$717.19	\$77,457
50'	268	1.00	\$1,124	\$301,126	\$1,195.32	\$320,347
TOTAL	832			\$604,499		\$643,084

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
ADMINISTRATIVE SERVICES	DPFG	6,000	The District receives administrative services as part of the agreement
MEETING ROOM RENTAL	RESIDENCE INN	360	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	DIBARTOLOMEO	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 need to go out for RFP for FY21
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, RFPs and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES		7,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKE	7,500	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	1,650	Campus Suite will provide ADA website compliance document remediation of 750 pages for \$1,515. Additional \$135 for any unknown mitigation remediation.
MISCELLANEOUS		54	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & CASULITY)	EGIS INSURANCE	5,638	Annual, for general liability, property and officer and director insurance.

**STATEMENT 3
EPPERSON RANCH II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
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	Confirmed with Trustee 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
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	STEADFAST ENVIRONMENT	10,302	Waterway inspection and maintenance for sites #s 1-12
LANDSCAPE MAINTENANCE	GRANDVIEW BOTANICALS	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		12,000	Adding two gated entries (4,800 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		-	
CONTINGENCY		21,400	Miscellaneous

STATEMENT 4
EPPERSON RANCH II CDD
\$6,365,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 464,844
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(18,594)
TOTAL REVENUE	446,250
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	9,297
INTEREST EXPENSE	
May 1, 2021	170,125
November 1, 2021	168,106
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	-
TOTAL EXPENDITURES	347,528
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	98,722
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 98,722

STATEMENT 5
EPPERSON RANCH II CDD
\$6,365,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
10/9/2018						6,365,000
11/1/2018			21,027	21,027	21,027	6,365,000
5/1/2019		4.25%	172,038	172,038		6,365,000
11/1/2019		4.25%	172,038	172,038	344,075	6,365,000
5/1/2020	90,000	4.25%	172,038	262,038		6,275,000
11/1/2020	-	4.25%	170,125	170,125	432,163	6,275,000
5/1/2021	95,000	4.25%	170,125	265,125		6,180,000
11/1/2021	-	4.25%	168,106	168,106	433,231	6,180,000
5/1/2022	100,000	4.25%	168,106	268,106		6,080,000
11/1/2022	-	4.25%	165,981	165,981	434,088	6,080,000
5/1/2023	105,000	4.25%	165,981	270,981		5,975,000
11/1/2023	-	4.25%	163,750	163,750	434,731	5,975,000
5/1/2024	110,000	4.25%	163,750	273,750		5,865,000
11/1/2024	-	4.25%	161,413	161,413	435,163	5,865,000
5/1/2025	115,000	5.00%	161,413	276,413		5,750,000
11/1/2025	-	5.00%	158,538	158,538	434,950	5,750,000
5/1/2026	120,000	5.00%	158,538	278,538		5,630,000
11/1/2026	-	5.00%	155,538	155,538	434,075	5,630,000
5/1/2027	125,000	5.00%	155,538	280,538		5,505,000
11/1/2027	-	5.00%	152,413	152,413	432,950	5,505,000
5/1/2028	135,000	5.00%	152,413	287,413		5,370,000
11/1/2028	-	5.00%	149,038	149,038	436,450	5,370,000
5/1/2029	140,000	5.00%	149,038	289,038		5,230,000
11/1/2029	-	5.00%	145,538	145,538	434,575	5,230,000
5/1/2030	145,000	5.00%	145,538	290,538		5,085,000
11/1/2030	-	5.00%	141,913	141,913	432,450	5,085,000
5/1/2031	155,000	5.50%	141,913	296,913		4,930,000
11/1/2031	-	5.50%	137,650	137,650	434,563	4,930,000
5/1/2032	165,000	5.50%	137,650	302,650		4,765,000
11/1/2032	-	5.50%	133,113	133,113	435,763	4,765,000
5/1/2033	175,000	5.50%	133,113	308,113		4,590,000
11/1/2033	-	5.50%	128,300	128,300	436,413	4,590,000
5/1/2034	185,000	5.50%	128,300	313,300		4,405,000
11/1/2034	-	5.50%	123,213	123,213	436,513	4,405,000
5/1/2035	195,000	5.50%	123,213	318,213		4,210,000
11/1/2035	-	5.50%	117,850	117,850	436,063	4,210,000
5/1/2036	205,000	5.50%	117,850	322,850		4,005,000
11/1/2036	-	5.50%	112,213	112,213	435,063	4,005,000

STATEMENT 5
EPPERSON RANCH II CDD
\$6,365,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2037	215,000	5.50%	112,213	327,213		3,790,000
11/1/2037	-	5.50%	106,300	106,300	433,513	3,790,000
5/1/2038	230,000	5.50%	106,300	336,300		3,560,000
11/1/2038	-	5.50%	99,975	99,975	436,275	3,560,000
5/1/2039	240,000	5.50%	99,975	339,975		3,320,000
11/1/2039	-	5.50%	93,375	93,375	433,350	3,320,000
5/1/2040	255,000	5.63%	93,375	348,375		3,065,000
11/1/2040	-	5.63%	86,203	86,203	434,578	3,065,000
5/1/2041	270,000	5.63%	86,203	356,203		2,795,000
11/1/2041	-	5.63%	78,609	78,609	434,813	2,795,000
5/1/2042	285,000	5.63%	78,609	363,609		2,510,000
11/1/2042	-	5.63%	70,594	70,594	434,203	2,510,000
5/1/2043	300,000	5.63%	70,594	370,594		2,210,000
11/1/2043	-	5.63%	62,156	62,156	432,750	2,210,000
5/1/2044	320,000	5.63%	62,156	382,156		1,890,000
11/1/2044	-	5.63%	53,156	53,156	435,313	1,890,000
5/1/2045	335,000	5.63%	53,156	388,156		1,555,000
11/1/2045	-	5.63%	43,734	43,734	431,891	1,555,000
5/1/2046	355,000	5.63%	43,734	398,734		1,200,000
11/1/2046	-	5.63%	33,750	33,750	432,484	1,200,000
5/1/2047	375,000	5.63%	33,750	408,750		825,000
11/1/2047	-	5.63%	23,203	23,203	431,953	825,000
5/1/2048	400,000	5.63%	23,203	423,203		425,000
11/1/2048	-	5.63%	11,953	11,953	435,156	425,000
5/1/2049	425,000	5.63%	11,953	436,953		-
11/1/2049					436,953	-
Total	\$ 6,365,000		\$ 7,032,533	\$ 13,397,533	\$ 13,397,533	

Footnote:

Max annual ds: 436,953

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
EPPERSON RANCH II CDD
\$7,300,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-2

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 453,230
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(18,129)
TOTAL REVENUE	435,101
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	9,065
INTEREST EXPENSE	
May 1, 2021	200,750
November 1, 2021	200,750
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	-
TOTAL EXPENDITURES	410,565
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	24,536
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 24,536

STATEMENT 7
EPPERSON RANCH II CDD
\$7,300,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
10/9/2018						7,300,000
5/1/2019		5.50%	225,286	225,286		7,300,000
11/1/2019		5.50%	200,750	200,750	426,036	7,300,000
5/1/2020		5.50%	200,750	200,750		7,300,000
11/1/2020		5.50%	200,750	200,750	401,500	7,300,000
5/1/2021		5.50%	200,750	200,750		7,300,000
11/1/2021		5.50%	200,750	200,750	401,500	7,300,000
5/1/2022		5.50%	200,750	200,750		7,300,000
11/1/2022		5.50%	200,750	200,750	401,500	7,300,000
5/1/2023		5.50%	200,750	200,750		7,300,000
11/1/2023		5.50%	200,750	200,750	401,500	7,300,000
5/1/2024		5.50%	200,750	200,750		7,300,000
11/1/2024		5.50%	200,750	200,750	401,500	7,300,000
5/1/2025		5.50%	200,750	200,750		7,300,000
11/1/2025		5.50%	200,750	200,750	401,500	7,300,000
5/1/2026		5.50%	200,750	200,750		7,300,000
11/1/2026		5.50%	200,750	200,750	401,500	7,300,000
5/1/2027		5.50%	200,750	200,750		7,300,000
11/1/2027		5.50%	200,750	200,750	401,500	7,300,000
5/1/2028		5.50%	200,750	200,750		7,300,000
11/1/2028		5.50%	200,750	200,750	401,500	7,300,000
5/1/2029		5.50%	200,750	200,750		7,300,000
11/1/2029	7,300,000	5.50%	200,750	7,500,750	7,701,500	-
Total	\$ 7,300,000		\$ 4,441,036	\$ 11,741,036	\$ 11,741,036	

Footnote:

Max annual ds: 426,036

(a) Data herein for the CDD's budgetary process purposes only.