

STATEMENT 1
EPPERSON RANCH CDD
FY 2020 ADOPTED GENERAL FUND (O&M) BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED BUDGET	FY 2019 YTD- JULY	FY 2020 ADOPTED BUDGET	VARIANCE FY 2019-2020
REVENUE							
GENERAL FUND REVENUE /(1)	\$ 139,145	\$ 86,315	\$ 526,274	\$ 725,156	\$ 750,024	\$ 1,034,108	\$ 308,952
MISCELLANEOUS FUNDING - NON BUDGETED /(1)	131	209,268	14,181	-	-	-	-
DEVELOPER FUNDING				199,111	185,685	-	(199,111)
MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	-	-	470	-	246	-	-
TOTAL REVENUE	139,276	295,583	540,925	924,267	935,955	1,034,108	109,841
EXPENDITURES							
ADMINISTRATIVE							
SUPERVISORS COMPENSATION	5,600	5,000	5,400	12,000	3,800	12,000	-
PAYROLL TAXES	429	386	413	918	291	918	-
PAYROLL SERVICE FEES	481	384	550	673	378	673	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	17,500	21,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	30,000	36,000	-
TRAVEL PER DIEM	10	43	38	100	36	100	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	1,350	1,350	-	1,000	(350)
MEETING ROOM RENTAL	1,620	1,635	2,160	2,160	600	2,160	-
BANK FEES	101	30	248	200	130	200	-
AUDITING SERVICES	2,200	3,869	3,969	4,200	3,200	3,250	(950)
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,096	1,431	784	1,500	2,333	1,500	-
ENGINEERING SERVICES	7,140	5,361	9,985	10,000	3,584	10,000	-
LEGAL SERVICES	8,420	9,905	13,107	12,000	11,536	12,000	-
ASSESSMENT COLLECTION FEE	-	150	150	-	150	150	150
WEBISTE DEVELOPMENT & HOSTING	978	737	760	720	2,685	2,265	1,545
MISCELLANEOUS	-	-	1,151	1,000	1,425	1,000	-
TOTAL ADMINISTRATIVE	86,250	86,106	97,240	103,996	77,823	104,391	395
INSURANCE							
INSURANCE (PO, Liability, Property & Casualty)	2,363	2,410	5,300	22,198	17,132	17,136	(5,062)
TOTAL INSURANCE	2,363	2,410	5,300	22,198	17,132	17,136	(5,062)
DEBT SERVICE ADMINISTRATION							
BOND DISSIMINATION FEES	-	-	-	6,500	6,500	6,500	-
TRUSTEE FEES	-	8,081	5,388	11,798	11,799	11,799	1
ARBITRAGE REPORTING	-	-	1,300	500	1,300	1,300	800
TOTAL DEBT SERVICE ADMINISTRATION	-	8,081	6,688	18,798	19,599	19,599	801

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	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED BUDGET	FY 2019 YTD- JULY	FY 2020 ADOPTED BUDGET	VARIANCE FY 2019-2020
FIELD OPERATIONS							
COMPREHENSIVE FIELD TECH SERVICES	-	-	5,000	16,200	4,167	13,896	(2,304)
FIELD SERVICE TECH	-	-	364	-	5,790	-	-
FIELD TRAVEL	-	-	1,575	-	-	-	-
UTILITY - ELECTRICITY	-	2,644	14,418	15,000	8,329	16,800	1,800
UTILITY - STREETLIGHTS	-	-	-	268,800	55,310	283,200	14,400
UTILITY - WATER	3,431	291	1,274	5,500	5,685	10,200	4,700
PET WASTE REMOVAL	-	-	1,344	2,689	2,807	5,060	2,371
LAKE/POND MAINTENANCE	-	6,447	32,887	45,000	25,040	45,000	(0)
LANDSCAPE MAINTENANCE - PHASE 1 Overpass	-	67,295	78,000	129,200	119,078	129,200	-
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	-	5,860	4,807	12,000	-	12,000	-
LANDSCAPE MISC. - PHASE 1 Overpass (removal & inject)	20,031	7,750	5,005	3,150	-	3,150	-
BUSH HOG MOWING	-	43,145	40,400	-	-	-	-
IRRIGATION & REPAIR - PHASE 1 Overpass	-	2,000	-	3,000	4,571	4,000	1,000
LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	-	-	65,824	86,807	126,331	279,933	193,126
LANDSCAPE REPLACEMENT - PHASE 1, 2 & 3	-	-	4,887	9,540	-	9,540	-
LANDSCAPE MISC. - PHASE 1, 2 & 3 - Palm pruning	-	-	819	1,404	-	1,404	-
POND MOWINGS	-	10,000	16,668	50,800	76,385	-	(50,800)
IRRIGATION & REPAIR - PHASE 2	-	-	330	-	-	4,000	4,000
LANDSCAPE MAINTENANCE - PHASE 4	-	-	-	-	-	-	-
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J	-	-	-	77,600	-	-	(77,600)
MANUAL IRRIGATION	-	16,590	-	-	-	-	-
FIELD MISCELLANEOUS	-	420	10,900	10,485	10,505	10,000	(485)
HOLIDAY LIGHTING	-	-	-	-	-	5,000	5,000
WATER FEATURE CLEANING & MAINTENANCE	-	-	-	18,000	16,059	18,000	-
GATE MAINTENANCE & REPAIRS	-	-	605	3,000	4,950	10,000	7,000
POWER SWEEP	-	-	-	-	540	-	-
CONTINGENCY	-	-	5,474	4,000	4,303	-	(4,000)
NON-BUDGETED FUNDED EXPENDITURES	-	14,180	106,735	-	35,900	-	-
TOTAL FIELD OPERATIONS	23,462	176,622	397,316	762,175	505,750	860,382	98,207
AMENITY OPERATIONS							
AMENITY MANAGER	-	-	3,000	4,500	3,750	4,500	-
AMENITY CLEANING & MAINTENANCE	-	-	-	-	-	10,000	10,000
LANDSCAPE REPLACEMENT - INFILL	-	-	-	-	-	-	-
MISCELLANEOUS AMENITY REPAIRS & MAIN.	-	-	-	-	359	10,000	10,000
SECURITY MONITORING	-	-	-	600	732	600	-
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	-	-	-	12,000	12,000	7,500	(4,500)
TOTAL AMENITY CENTER OPERATIONS	-	-	3,000	17,100	16,841	32,600	15,500
CAPITAL IMPROVEMENTS							
OTHER (TEMPORARY LIGHTING IN FY 2018)	-	21,682	15,801	-	-	-	-
TOTAL CAPITAL IMPROVEMENTS	-	21,682	15,801	-	-	-	-
TOTAL EXPENDITURES	112,075	294,901	525,345	924,267	637,145	1,034,108	109,841
EXCESS OF REVENUE OVER (UNDER) EXPEND.	27,201	682	15,580	-	298,810	-	-
FUND BALANCE - BEGINNING	(27,882)	(681)	1	15,581	15,581	15,581	-
FUND BALANCE - ENDING	\$ (681)	\$ 1	\$ 15,581	\$ 15,581	\$ 314,391	\$ 15,581	\$ -

Footnotes:

(1) 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 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
<= 49'	249	0.82	204.18	20.86%
50' to 59'	430	1.00	430.00	43.94%
60' to 69'	232	1.18	273.76	27.97%
>= 70 '	52	1.36	70.72	7.23%
Total	963		978.66	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 1,034,108.44	
Plus: Early Payment Discount (4.0%)	44,004.61	
Plus: County Collection Charges (2.0%)	22,002.31	
Total Expenditures - GROSS	\$ 1,100,115.36	[a]
Total ERU:	978.66	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,124.10	[a] / [b]
Total AR / ERU - NET:	1,056.66	

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
<= 49'	249	0.82	\$866	\$922	\$229,519
50' to 59'	430	1.00	\$1,057	\$1,124	\$483,363
60' to 69'	232	1.18	\$1,247	\$1,326	\$307,734
>= 70 '	52	1.36	\$1,437	\$1,529	\$79,496
Total	963				\$1,100,112

4. Prior FY Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
<= 49'	211	0.82	\$850	\$926	\$195,482
50' to 59'	387	1.00	\$1,062	\$1,130	\$437,242
60' to 69'	203	1.18	\$1,275	\$1,333	\$270,638
>= 70 '	52	1.36	\$1,444	\$1,537	\$79,901
Total	853				\$983,263

5. Increase/(Decrease) Prior FY versus Current FY

Lot Width	Assigned ERU	Prior FY Gross Assmt/Unit	Current FY Gross Assmt/Unit	Gross Assmt Variance/Unit	% Variance
<= 49'	0.82	\$926	\$922	(\$4)	0%
50' to 59'	1.00	\$1,130	\$1,124	(\$6)	-1%
60' to 69'	1.18	\$1,333	\$1,326	(\$7)	0%
>= 70 '	1.36	\$1,537	\$1,529	(\$8)	-1%

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		12,000		Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		918		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES		673		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		1,000		It is estimated that about 10% of the construction funds will be requisitioned in FY 2019
MEETING ROOM RENTAL	RESIDENCE INN	2,160		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	GRAU	3,250		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		10,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	12,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
ASSESSMENT COLLECTION FEE		150		Fee to county appraiser and tax collector.
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,265		ADA Compliance for District website and remediation of 750 document pages supplied by Campus Suite for \$1,515. An additional \$250 for unknown, DPFG is \$500 for mitigation remediation
MISCELLANEOUS		1,000		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULITY)	EGIS INSURANCE	17,136		Annual, for general liability, property and officer and director insurance. Est 5% increase
DEBT SERVICE ADMINISTRATION:				
BOND DISSIMINATION FEES	LERNER SERVICES	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	US BANK	11,799		Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	LLS	1,300		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
FIELD OPERATIONS:				
COMPREHENSIVE FIELD TECH SERVICES	DPFG	13,896		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	WITHLACOOCHIEE	16,800		Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr. in FY 2019. Average monthly expenditure based on actual is \$1,400 for the three meters
UTILITY-STREETLIGHTS		283,200		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	10,200		Estimated based on current usage for four meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. Approximates \$850 per month
PET WASTE REMOVAL	POOP 911	5,060	OM-EP-034	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	45,000	OM-EP-041	Waterway inspection and maintenance for sites #s 9, 12 thru 38, 40, and 41. (total of thirty waterways, 40,379 linear foot perimeter). Add an additional \$15,000 for new ponds to be added
LANDSCAPE MAINTENANCE - PHASE 1 Overpass	GRANDVIEW	129,200	OM-EP-040	Includes basic services for \$84,000 and fert/chem of \$27,000 annually and bedding plants of \$18,200. (Phase 1 means Overpass Rd from Curley to Epperson Blvd south entrance)
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	GRANDVIEW	12,000		Estimated as needed for replacement (Epperson south entrance)
LANDSCAPE MISCELLANEOUS - PHASE 1 Overpass	GRANDVIEW	3,150		Estimated as needed for injection for the Oak trees to help establishment (on Overpass Rd)
IRRIGATION & REPAIR - PHASE 1 Overpass	GRANDVIEW	4,000		As needed repairs and maintenance
LANDSCAPE MAINTENANCE - PHASE 1, 2, and 3	BRIGHTVIEW	279,933	OM-EP-DPFG-029	Base Management Service of \$23,328 monthly, including irrigation and pond mowing (Epperson Blvd to Curley Rd thru Phase 3)
LANDSCAPE REPLACEMENT - PHASE 1, 2, and 3	BRIGHTVIEW	9,540	OM-EP-DPFG-029	Pine Straw - 400 bales - 1 application yearly & 250 Annuals Replaces 4x yearly
LANDSCAPE MISCELLANEOUS - PHASE 1, 2, and 3 - Palm Pruning	BRIGHTVIEW	1,404	OM-EP-DPFG-029	Palm Prunings
POND MOWINGS	BRIGHTVIEW	-	OM-EP-DPFG-029	Approx. 16 cuts per year for all pond banks, now part of overall landscaping costs.
IRRIGATION & REPAIR - PHASE 1, 2 and 3	BRIGHTVIEW	4,000		As needed repairs and maintenance
LANDSCAPE MAINTENANCE - PHASE 4	BRIGHTVIEW	-	OM-EP-DPFG-029	Base management Services, Irrigation Inspection, and 100 bales of pine straw, now part of overall landscaping costs.
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J		-		Included in OM-EP-DPFG-029 Complete landscape maintenance along Phase 2 section collector road (mowing, fertilizing, irrigation, etc.)
MANUAL IRRIGATION		-		
FIELD MISCELLANEOUS		10,000		Maintenance of general hardscape (benches, walls, other common areas) as may come up from time to time.
HOLIDAY LIGHTING		5,000		Holiday Lights
WATER FEATURE CLEANING & MAINTENANCE	H2 POOL SERVICES	18,000	OM-EP-030	Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road
GATE MAINTENANCE & REPAIRS	GATE PROS	10,000		As needed for damaged gates and repairs
POWER SWEEP	USA SERVICES	-		Sweep trackouts on designated roads and boulevards
CONTINGENCY		-		Miscellaneous
AMENITY MANAGER	DPFG	4,500		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CLEANING & MAINTENANCE		10,000		Upkeep of tot lot, dog park, equipment fence, benches, etc.
LANDSCAPE REPLACEMENT - INFILL		-		
MISCELLANEOUS AMENITY REPAIRS & MAIN.		10,000		Maintain all hardscape items including towers, walls, etc.
Gate Cell Service	DOOR KING	600	OM-EP-DPFG-003	Cell System
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE		7,500		Gate clickers for Overpass Entrance and Curley Road Gate 250 @ \$30.

STATEMENT 4
EPPERSON RANCH CDD
\$5,800,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 436,495
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	436,495
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2020	175,613
November 1, 2020	175,613
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2020	85,000
TOTAL EXPENDITURES	436,225
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	270
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 270

Lot Width	Units	ERU	Total ERU	% ERU	MADS	MADS/Unit
45	85	0.82	69.5	17.8%	77,531.82	912
50	86	0.91	78.3	20.0%	87,247.11	1,015
55	83	1.00	83.0	21.2%	92,531.43	1,115
65	76	1.18	89.8	22.9%	100,132.59	1,318
75	52	1.36	70.9	18.1%	79,052.05	1,520
Total	382		391.5	100.0%	436,495	

MADS Assmt. per ERU - net 1,114.84
MADS Assmt. per ERU - gross 1,186.00
Total revenue - gross 464,356.38

STATEMENT 5
EPPERSON RANCH CDD
\$5,800,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
7/30/2015						5,800,000
11/1/2015	-	6.300%	92,365	92,365	92,365	5,800,000
5/1/2016		6.300%	182,700	182,700		5,800,000
11/1/2016	-	6.300%	182,700	182,700	365,400	5,800,000
5/1/2017		6.300%	182,700	182,700		5,800,000
11/1/2017	70,000	6.300%	182,700	252,700	435,400	5,730,000
5/1/2018		6.300%	180,495	180,495		5,730,000
11/1/2018	75,000	6.300%	180,495	255,495	435,990	5,655,000
5/1/2019		6.300%	178,133	178,133		5,655,000
11/1/2019	80,000	6.300%	178,133	258,133	436,265	5,575,000
5/1/2020		6.300%	175,613	175,613		5,575,000
11/1/2020	85,000	6.300%	175,613	260,613	436,225	5,490,000
5/1/2021		6.300%	172,935	172,935		5,490,000
11/1/2021	90,000	6.300%	172,935	262,935	435,870	5,400,000
5/1/2022		6.300%	170,100	170,100		5,400,000
11/1/2022	95,000	6.300%	170,100	265,100	435,200	5,305,000
5/1/2023		6.300%	167,108	167,108		5,305,000
11/1/2023	100,000	6.300%	167,108	267,108	434,215	5,205,000
5/1/2024		6.300%	163,958	163,958		5,205,000
11/1/2024	105,000	6.300%	163,958	268,958	432,915	5,100,000
5/1/2025		6.300%	160,650	160,650		5,100,000
11/1/2025	115,000	6.300%	160,650	275,650	436,300	4,985,000
5/1/2026		6.300%	157,028	157,028		4,985,000
11/1/2026	120,000	6.300%	157,028	277,028	434,055	4,865,000
5/1/2027		6.300%	153,248	153,248		4,865,000
11/1/2027	130,000	6.300%	153,248	283,248	436,495	4,735,000
5/1/2028		6.300%	149,153	149,153		4,735,000
11/1/2028	135,000	6.300%	149,153	284,153	433,305	4,600,000
5/1/2029		6.300%	144,900	144,900		4,600,000
11/1/2029	145,000	6.300%	144,900	289,900	434,800	4,455,000
5/1/2030		6.300%	140,333	140,333		4,455,000
11/1/2030	155,000	6.300%	140,333	295,333	435,665	4,300,000
5/1/2031		6.300%	135,450	135,450		4,300,000
11/1/2031	165,000	6.300%	135,450	300,450	435,900	4,135,000
5/1/2032		6.300%	130,253	130,253		4,135,000
11/1/2032	175,000	6.300%	130,253	305,253	435,505	3,960,000
5/1/2033		6.300%	124,740	124,740		3,960,000
11/1/2033	185,000	6.300%	124,740	309,740	434,480	3,775,000
5/1/2034		6.300%	118,913	118,913		3,775,000
11/1/2034	195,000	6.300%	118,913	313,913	432,825	3,580,000
5/1/2035		6.300%	112,770	112,770		3,580,000
11/1/2035	210,000	6.300%	112,770	322,770	435,540	3,370,000
5/1/2036		6.300%	106,155	106,155		3,370,000
11/1/2036	220,000	6.300%	106,155	326,155	432,310	3,150,000
5/1/2037		6.300%	99,225	99,225		3,150,000
11/1/2037	235,000	6.300%	99,225	334,225	433,450	2,915,000
5/1/2038		6.300%	91,823	91,823		2,915,000
11/1/2038	250,000	6.300%	91,823	341,823	433,645	2,665,000

STATEMENT 5
EPPERSON RANCH CDD
\$5,800,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2039		6.300%	83,948	83,948		2,665,000
11/1/2039	265,000	6.300%	83,948	348,948	432,895	2,400,000
5/1/2040		6.300%	75,600	75,600		2,400,000
11/1/2040	285,000	6.300%	75,600	360,600	436,200	2,115,000
5/1/2041		6.300%	66,623	66,623		2,115,000
11/1/2041	300,000	6.300%	66,623	366,623	433,245	1,815,000
5/1/2042		6.300%	57,173	57,173		1,815,000
11/1/2042	320,000	6.300%	57,173	377,173	434,345	1,495,000
5/1/2043		6.300%	47,093	47,093		1,495,000
11/1/2043	340,000	6.300%	47,093	387,093	434,185	1,155,000
5/1/2044		6.300%	36,383	36,383		1,155,000
11/1/2044	360,000	6.300%	36,383	396,383	432,765	795,000
5/1/2045		6.300%	25,043	25,043		795,000
11/1/2045	385,000	6.300%	25,043	410,043	435,085	410,000
5/1/2046		6.300%	12,915	12,915		410,000
11/1/2046	410,000	6.300%	12,915	422,915	435,830	-
Total	\$ 5,800,000		\$ 7,698,670	\$ 13,498,670	\$ 13,498,670	

max. annual debt service (MADS) 436,495

STATEMENT 6
EPPERSON RANCH CDD
\$6,505,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015 A-2

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS - OFF ROLL (NET)	\$ 47,813
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	47,813
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
5/1/2020	23,906
11/01/20	23,906
PRINCIPAL RETIREMENT	
05/01/20	-
TOTAL EXPENDITURES	47,813
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ -

STATEMENT 7
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A-2 BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
5/1/2018	785,000	6.250%	72,969	857,969		765,000
11/1/2018		6.250%	23,906	23,906	881,875	765,000
5/1/2019		6.250%	23,906	23,906		765,000
11/1/2019		6.250%	23,906	23,906	47,813	765,000
5/1/2020		6.250%	23,906	23,906		765,000
11/1/2020		6.250%	23,906	23,906	47,813	765,000
5/1/2021		6.250%	23,906	23,906		765,000
11/1/2021		6.250%	23,906	23,906	47,813	765,000
5/1/2022		6.250%	23,906	23,906		765,000
11/1/2022		6.250%	23,906	23,906	47,813	765,000
5/1/2023		6.250%	23,906	23,906		765,000
11/1/2023		6.250%	23,906	23,906	47,813	765,000
5/1/2024		6.250%	23,906	23,906		765,000
11/1/2024		6.250%	23,906	23,906	47,813	765,000
5/1/2025		6.250%	23,906	23,906		765,000
11/1/2025		6.250%	23,906	23,906	47,813	765,000
5/1/2026		6.250%	23,906	23,906		765,000
11/1/2026		6.250%	23,906	23,906	47,813	765,000
5/1/2027		6.250%	23,906	23,906		765,000
11/1/2027		6.250%	23,906	23,906	47,813	765,000
5/1/2028		6.250%	23,906	23,906		765,000
11/1/2028		6.250%	23,906	23,906	47,813	765,000
5/1/2029		6.250%	23,906	23,906		765,000
11/1/2029		6.250%	23,906	23,906	47,813	765,000
5/1/2030		6.250%	23,906	23,906		765,000
11/1/2030		6.250%	23,906	23,906	47,813	765,000
5/1/2031		6.250%	23,906	23,906		765,000
11/1/2031		6.250%	23,906	23,906	47,813	765,000
5/1/2032		6.250%	23,906	23,906		765,000
11/1/2032		6.250%	23,906	23,906	47,813	765,000
5/1/2033		6.250%	23,906	23,906		765,000
11/1/2033		6.250%	23,906	23,906	47,813	765,000
5/1/2034		6.250%	23,906	23,906		765,000
11/1/2034		6.250%	23,906	23,906	47,813	765,000
5/1/2035		6.250%	23,906	23,906		765,000
11/1/2035	765,000	6.250%	23,906	788,906	812,813	-
Total	1,550,000		909,688	2,459,688	2,459,688	

Max Annual DS: (interest only) 47,813

Footnote:

For budgetary purposes only.

STATEMENT 8
EPPERSON RANCH CDD
\$9,205,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 624,681
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	624,681
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2020	240,841
November 1, 2020	240,841
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2020	140,000
TOTAL EXPENDITURES	621,681
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,000
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,000

Lot Width	Units	ERU	Total ERU	% ERU	MADS	MADS/Unit
40'-49'	164	0.82	134.5	23.2%	144,950	884
50'-59'	261	1.00	261.0	45.0%	281,320	1,078
60'-69'	156	1.18	184.1	31.8%	198,411	1,272
Total	581		579.6	100.0%	624,681	

MADS Assmt. per ERU - net	1,077.85
MADS Assmt. per ERU - gross	1,146.65
Total revenue - gross	664,554.52

STATEMENT 9
EPPERSON RANCH CDD
\$9,205,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
10/30/2017						9,205,000
5/1/2018		5.000%	245,572	245,572		9,205,000
11/1/2018		5.000%	244,216	244,216	489,788	9,205,000
5/1/2019		5.000%	244,216	244,216		9,205,000
11/1/2019	135,000	5.000%	244,216	379,216	623,431	9,070,000
5/1/2020		5.000%	240,841	240,841		9,070,000
11/1/2020	140,000	5.000%	240,841	380,841	621,681	8,930,000
5/1/2021		5.000%	237,341	237,341		8,930,000
11/1/2021	145,000	5.000%	237,341	382,341	619,681	8,785,000
5/1/2022		5.000%	233,716	233,716		8,785,000
11/1/2022	155,000	5.000%	233,716	388,716	622,431	8,630,000
5/1/2023		5.000%	229,841	229,841		8,630,000
11/1/2023	165,000	5.000%	229,841	394,841	624,681	8,465,000
5/1/2024		5.000%	225,716	225,716		8,465,000
11/1/2024	170,000	5.000%	225,716	395,716	621,431	8,295,000
5/1/2025		5.000%	221,466	221,466		8,295,000
11/1/2025	180,000	5.000%	221,466	401,466	622,931	8,115,000
5/1/2026		5.000%	216,966	216,966		8,115,000
11/1/2026	190,000	5.000%	216,966	406,966	623,931	7,925,000
5/1/2027		5.000%	212,216	212,216		7,925,000
11/1/2027	200,000	5.000%	212,216	412,216	624,431	7,725,000
5/1/2028		5.000%	207,216	207,216		7,725,000
11/1/2028	210,000	5.000%	207,216	417,216	624,431	7,515,000
5/1/2029		5.375%	201,966	201,966		7,515,000
11/1/2029	220,000	5.375%	201,966	421,966	623,931	7,295,000
5/1/2030		5.375%	196,053	196,053		7,295,000
11/1/2030	230,000	5.375%	196,053	426,053	622,106	7,065,000
5/1/2031		5.375%	189,872	189,872		7,065,000
11/1/2031	240,000	5.375%	189,872	429,872	619,744	6,825,000
5/1/2032		5.375%	183,422	183,422		6,825,000
11/1/2032	255,000	5.375%	183,422	438,422	621,844	6,570,000
5/1/2033		5.375%	176,569	176,569		6,570,000
11/1/2033	270,000	5.375%	176,569	446,569	623,137	6,300,000
5/1/2034		5.375%	169,313	169,313		6,300,000
11/1/2034	285,000	5.375%	169,313	454,313	623,625	6,015,000
5/1/2035		5.375%	161,653	161,653		6,015,000
11/1/2035	300,000	5.375%	161,653	461,653	623,306	5,715,000
5/1/2036		5.375%	153,591	153,591		5,715,000
11/1/2036	315,000	5.375%	153,591	468,591	622,181	5,400,000
5/1/2037		5.375%	145,125	145,125		5,400,000
11/1/2037	330,000	5.375%	145,125	475,125	620,250	5,070,000
5/1/2038		5.375%	136,256	136,256		5,070,000
11/1/2038	350,000	5.375%	136,256	486,256	622,513	4,720,000
5/1/2039		5.375%	126,850	126,850		4,720,000
11/1/2039	370,000	5.375%	126,850	496,850	623,700	4,350,000
5/1/2040		5.375%	116,906	116,906		4,350,000
11/1/2040	390,000	5.375%	116,906	506,906	623,813	3,960,000
5/1/2041		5.375%	106,425	106,425		3,960,000

STATEMENT 9
EPPERSON RANCH CDD
\$9,205,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2041	410,000	5.375%	106,425	516,425	622,850	3,550,000
5/1/2042		5.375%	95,406	95,406		3,550,000
11/1/2042	430,000	5.375%	95,406	525,406	620,813	3,120,000
5/1/2043		5.375%	83,850	83,850		3,120,000
11/1/2043	455,000	5.375%	83,850	538,850	622,700	2,665,000
5/1/2044		5.375%	71,622	71,622		2,665,000
11/1/2044	480,000	5.375%	71,622	551,622	623,244	2,185,000
5/1/2045		5.375%	58,722	58,722		2,185,000
11/1/2045	505,000	5.375%	58,722	563,722	622,444	1,680,000
5/1/2046		5.375%	45,150	45,150		1,680,000
11/1/2046	530,000	5.375%	45,150	575,150	620,300	1,150,000
5/1/2047		5.375%	30,906	30,906		1,150,000
11/1/2047	560,000	5.375%	30,906	590,906	621,813	590,000
5/1/2048		5.375%	15,856	15,856		590,000
11/1/2048	590,000	5.375%	15,856	605,856	621,713	-
Total	\$ 9,205,000		\$ 9,959,876	\$ 19,164,876	\$ 19,164,876	

max. annual debt service (MADS) 624,681

STATEMENT 10
EPPERSON RANCH CDD
\$11,285,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-2

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 529,463
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	529,463
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
May 1, 2020	264,731
November 1, 2020	264,731
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2020	-
TOTAL EXPENDITURES	529,463
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	0
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 0

STATEMENT 11
EPPERSON RANCH CDD
\$11,285,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-2
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
10/30/2017						11,285,000
5/1/2018	1,200,000	5.250%	297,877	297,877		10,085,000
11/1/2018		5.250%	264,731	264,731	562,608	10,085,000
5/1/2019		5.250%	264,731	264,731		10,085,000
11/1/2019		5.250%	264,731	264,731	529,463	10,085,000
5/1/2020		5.250%	264,731	264,731		10,085,000
11/1/2020		5.250%	264,731	264,731	529,463	10,085,000
5/1/2021		5.250%	264,731	264,731		10,085,000
11/1/2021		5.250%	264,731	264,731	529,463	10,085,000
5/1/2022		5.250%	264,731	264,731		10,085,000
11/1/2022		5.250%	264,731	264,731	529,463	10,085,000
5/1/2023		5.250%	264,731	264,731		10,085,000
11/1/2023		5.250%	264,731	264,731	529,463	10,085,000
5/1/2024		5.250%	264,731	264,731		10,085,000
11/1/2024		5.250%	264,731	264,731	529,463	10,085,000
5/1/2025		5.250%	264,731	264,731		10,085,000
11/1/2025		5.250%	264,731	264,731	529,463	10,085,000
5/1/2026		5.250%	264,731	264,731		10,085,000
11/1/2026		5.250%	264,731	264,731	529,463	10,085,000
5/1/2027		5.250%	264,731	264,731		10,085,000
11/1/2027		5.250%	264,731	264,731	529,463	10,085,000
5/1/2028		5.250%	264,731	264,731		10,085,000
11/1/2028		5.250%	264,731	264,731	529,463	10,085,000
5/1/2029		5.250%	264,731	264,731		10,085,000
11/1/2029	10,085,000	5.250%	264,731	10,349,731	10,614,463	-
Total	\$ 11,285,000		\$ 6,386,696	\$ 16,471,696	\$ 16,471,696	

max. annual debt service (MADS) 529,463