

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
GENERAL FUND, OPERATINS & MAINTENANCE (O&M)

	FY 2022 ACTUAL THROUGH 3/31/2022	FY 2022 PROJECTED THROUGH 9/30/2022	FY 2022 ACTUAL & PROJECTED TOTAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
REVENUE						
GENERAL FUND REVENUE	\$ 1,058,239	\$ 9,838	\$ 1,068,077	\$ 1,068,077	\$ 1,604,617	\$ 536,540
MISCELLANEOUS FUNDING - NON BUDGETED	-	-	-	-	-	-
DEVELOPER FUNDING	7,742	-	7,742	-	-	-
MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	739	-	739	-	-	-
TOTAL REVENUE	1,066,720	9,838	1,076,558	1,068,077	1,604,617	536,540
EXPENDITURES						
ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,600	10,400	12,000	12,000	12,000	-
PAYROLL TAXES	122	796	918	918	918	-
PAYROLL SERVICE FEES	150	523	673	673	673	-
MANAGEMENT CONSULTING SERVICES	12,000	12,000	24,000	24,000	45,000	21,000
TRAVEL PER DIEM	-	100	100	100	100	-
CONSTRUCTION ACCOUNTING SERVICES				1,000	-	(1,000)
MEETING ROOM RENTAL	2,227	4,500	6,727	2,160	5,200	3,040
BANK FEES	175	25	200	200	200	-
AUDITING SERVICES	195	4,005	4,200	4,200	4,200	-
REGULATORY AND PERMIT FEES	175	-	175	175	175	-
LEGAL ADVERTISEMENTS	-	1,500	1,500	1,500	1,500	-
ENGINEERING SERVICES	5,132	7,369	12,500	12,500	12,500	-
LEGAL SERVICES	17,238	20,000	37,238	18,000	18,000	-
ASSESSMENT COLLECTION FEE	-	150	150	150	150	-
WEBISTE DEVELOPMENT & HOSTING	2,015	-	2,015	2,015	2,015	-
MISCELLANEOUS	6,290	-	6,290	1,000	1,000	-
TOTAL ADMINISTRATIVE	47,317	61,368	108,685	80,591	103,631	23,040
INSURANCE						
INSURANCE (PO, Liability, Property & Casualty)	12,217	9,263	21,479	21,479	21,479	-
TOTAL INSURANCE	12,217	9,263	21,479	21,479	21,479	-

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
GENERAL FUND, OPERATINS & MAINTENANCE (O&M)

	FY 2022 ACTUAL THROUGH 3/31/2022	FY 2022 PROJECTED THROUGH 9/30/2022	FY 2022 ACTUAL & PROJECTED TOTAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
31 DEBT SERVICE ADMINISTRATION						
32 BOND DISSIMINATION FEES	6,500	-	6,500	5,000	5,000	-
33 TRUSTEE FEES	9,105	-	9,105	9,105	9,105	-
34 ARBITRAGE REPORTING	1,300	-	1,300	1,300	1,300	-
35 TOTAL DEBT SERVICE ADMINISTRATION	16,905	-	16,905	15,405	15,405	-
36						
37 FIELD OPERATIONS						
38 DISTRICT FIELD TECH (PART-TIME)	11,500	11,500	23,000	23,000	27,000	4,000
39 UTILITY - ELECTRICITY	26,180	38,620	64,800	64,800	64,800	-
40 UTILITY - STREETLIGHTS	130,750	146,648	277,398	277,398	277,398	-
41 UTILITY - WATER	10,774	13,826	24,600	24,600	24,600	-
42 PET WASTE REMOVAL	2,088	4,972	7,060	7,060	7,060	-
43 LAKE/POND MAINTENANCE	16,129	17,671	33,800	33,800	83,800	50,000
44 MIDGE FLY ABATEMENT	9,980	122,020	132,000	132,000	132,000	-
45 LANDSCAPE MISCELLANEOUS - (REMOVAL & PALM INJECTION)	-	15,000	15,000	15,000	15,000	-
46 LANDSCAPE MISC. - PHASE 1 Overpass (removal & inject)	-	5,000	5,000	5,000	5,000	-
47 IRRIGATION & REPAIR	7,060	10,000	17,060	6,000	6,000	-
48 LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	93,648	94,352	188,000	188,000	250,000	62,000
49 LANDSCAPE REPLACEMENT - PHASE 1, 2 & 3	1,841	9,699	11,540	11,540	11,540	-
50 LANDSCAPE MISC. - PHASE 1, 2 & 3 - Palm pruning	-	1,404	1,404	1,404	1,404	-
51 PLAYGROUND MULCH - ADA COMPLIANT	-	2,400	2,400	2,400	2,400	-
52 BUTTERFLY GARDEN IMPROVEMENTS	-	3,500	3,500	3,500	3,500	-
53 IRRIGATION & REPAIR - PHASE 2	2,285	1,715	4,000	4,000	4,000	-
54 FIELD MISCELLANEOUS	-	11,000	11,000	11,000	11,000	-
55 HOLIDAY LIGHTING	24,873	127	25,000	25,000	26,000	1,000
56 WATER FEATURE CLEANING & MAINTENANCE	6,000	12,000	18,000	18,000	218,000	200,000
57 GATE MAINTENANCE & REPAIRS	9,079	14,000	23,079	14,700	29,900	15,200
58 SIDEWALK MAINTENANCE & PRESSURE WASHING	6,043	1,457	7,500	7,500	32,500	25,000
59 SPEED TABLES	9,400	1,800	11,200	11,200	25,000	13,800
60 ROUNDABOUT MAINTENANCE	-	-	-	-	25,000	25,000
61 PLAYGROUND PAVALION & PLAY EQUIPTMENT	-	-	-	-	70,000	70,000
62 TUNNEL MAINTENANCE	-	-	-	-	10,000	10,000

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
GENERAL FUND, OPERATINS & MAINTENANCE (O&M)

	FY 2022 ACTUAL THROUGH 3/31/2022	FY 2022 PROJECTED THROUGH 9/30/2022	FY 2022 ACTUAL & PROJECTED TOTAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
63 DRAINAGE STRUCTURE INSPECTION & REPAIRS	-	-		-	20,000	20,000
64 SECURITY PATROLS	-	-	-	-	4,500	4,500
65 CONTINGENCY	3,360	6,640	10,000	10,000	50,000	40,000
66 TOTAL FIELD OPERATIONS	370,988	545,352	916,340	896,902	1,437,402	540,500
67						
68 AMENITY OPERATIONS						
69 AMENITY MANAGER	-	9,000	9,000	9,000	9,000	-
70 AMENITY CLEANING & MAINTENANCE	1,680	6,808	8,488	8,488	8,488	-
71 REFUSE SERVICE	-	1,512	1,512	1,512	1,512	-
72 MISCELLANEOUS AMENITY REPAIRS & MAIN.	1,628	3,372	5,000	5,000	5,000	-
73 GATE CELL SERVICE	1,049	151	1,200	1,200	1,200	-
74 SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	7,426	-	7,426	1,500	1,500	-
75 TOTAL AMENITY CENTER OPERATIONS	11,782	20,844	32,626	26,700	26,700	-
76						
77 CAPITAL IMPROVEMENTS & INCREASE IN FUND BALANCE						
78 INCREASE IN FUND BALANCE	-	27,000	27,000	27,000	-	(27,000)
79 CONTINGENCY	-	-	-	-	-	-
80 TOTAL CAPITAL IMPROVEMENTS	-	27,000	27,000	27,000	-	(27,000)
81						
82 TOTAL EXPENDITURES	459,209	663,826	1,123,035	1,068,077	1,604,617	536,540
83						
84 EXCESS OF REVENUE OVER (UNDER) EXPEND.	607,511	(653,988)	(46,477)	-	-	-
85						
86 FUND BALANCE - BEGINNING	211,729	-	211,729	211,729	192,252	(19,477)
87 FUND BALANCE BUDGETED INCREASE	-	27,000	27,000	27,000	-	(27,000)
88 TRANSFER OUT OF GENERAL FUND TO CAPITAL RESERVE FUND					(192,252)	
89 FUND BALANCE - ENDING	\$ 819,240	\$ (626,988)	\$ 192,252	\$ 238,729	\$ -	\$ (46,477)

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2023 PROPOSED
1 REVENUES	
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 27,000
3 TOTAL REVENUES	27,000
4 EXPENDITURES	
6 INCREASE IN CAPITAL RESERVE FUND	27,000
7 FUND BALANCE FORWARD	
8 TOTAL EXPENDITURES	27,000
9 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-
12 OTHER FINANCING SOURCES & USES	
13 TRANSFER IN FROM GENERAL FUND	192,252
14 TOTAL OTHER FINANCING SOURCES & USES	192,252
16 NET CHANGE IN FUND BALANCE	219,252
18 FUND BALANCE	
19 FUND BALANCE - BEGINNING	-
20 NET CHANGE IN FUND BALANCE	219,252
21 FUND BALANCE - ENDING	\$ 219,252
23 ANALYSIS OF FUND BALANCE	
24 COMMITTED: FUTURE CAPITAL IMPROVEMENTS	
25 ASSIGNED: 3 MONTHS WORKING CAPITAL	219,252
26 FUND BALANCE - ENDING	\$ 219,252

**EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
1	ADMINISTRATIVE:		
2	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
3	PAYROLL TAXES	918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
4	PAYROLL SERVICE FEES	673	Approximately \$54 per payroll and 1x yearly fee of \$25
5	MANAGEMENT CONSULTING SERVICES	45,000	The District receives Management & Accounting services as part of the agreement
6	TRAVEL PER DIEM	100	Reimbursement to board supervisors for travel to board meetings.
7	MEETING ROOM RENTAL	5,200	Room rental in Pasco County for Board of Supervisor meetings
8	BANK FEES	200	Bank fees associated with maintaining the District's bank accounts
9	AUDITING SERVICES	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
10	REGULATORY AND PERMIT FEES	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
11	LEGAL ADVERTISEMENTS	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
12	ENGINEERING SERVICES	12,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
13	LEGAL SERVICES	18,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
14	ASSESSMENT COLLECTION FEE	150	Fee to county appraiser and tax collector.
15	WEBISTE DEVELOPMENT & HOSTING	2,015	ADA Compliance for District website and remediation of 750 document pages supplied by Campus Suite for \$1,515. An additional \$500 for DPFG to maintain content and the upload of documents
16	MISCELLANEOUS	1,000	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
17	INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY)	21,479	Annual, for general liability, property and officer and director insurance.
18	DEBT SERVICE ADMINISTRATION:		
19	BOND DISSIMINATION FEES	5,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
20	TRUSTEE FEES	9,105	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
21	ARBITRAGE REPORTING	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
22	FIELD OPERATIONS:		
23	DISTRICT FIELD TECH (PT)	27,000	PT tech direct hire by CDD for general maintenance of CDD owned facilities, Schedule vendors as needed and inspect their work, interact with homeowners, coordinate general security hardware, includes estimate for mileage.
24	UTILITY-ELECTRICITY	64,800	Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr.. 7meters average monthly expenditure based on actual is \$5,400. A meter was added in the FY 2021 year
25	UTILITY-STREETLIGHTS	277,398	Solar lights - 362 lights at \$600/light per year through Dec 2020. Assumes 2% CPI increase beginning Jan 2021. Withlacoochee - 65 lights @ \$876/yr.
26	UTILITY-WATER	24,600	Estimated based on current usage for six meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. Approximates \$2050 per month
27	PET WASTE REMOVAL	7,060	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District. Added an additional \$2,000 for waste bag replenishment
28	LAKE/POND MAINTENANCE & INSPECTION	83,800	Waterway inspection and maintenance for thirty-seven waterways, 48,580 linear foot perimeter). Added \$50,000

**EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
29	MIDGE FLY ABATEMENT	132,000	
30	LANDSCAPE REPLACEMENT	15,000	Estimated as needed for replacement (Epperson south entrance)
31	LANDSCAPE MISCELLANEOUS - (REMOVAL & PALM INJECTION)	5,000	Estimated as needed for injection for the Oak trees to help establishment (on Overpass Rd)
32	IRRIGATION & REPAIR	6,000	As needed repairs and maintenance
33	LANDSCAPE MAINTENANCE -	250,000	Base Management Service including irrigation and pond mowing.
34	LANDSCAPE REPLACEMENT	11,540	Pine Straw - 400 bales - 1 application yearly & 250 Annuals Replaces 4x yearly; playground mulch \$2000
35	LANDSCAPE MISCELLANEOUS	1,404	Palm Pruning
36	PLAYGROUND MULCH - ADA COMPLIANT	2,400	
37	BUTTERFLY GARDEN IMPROVEMENTS	3,500	
38	IRRIGATION & REPAIR - PHASE 1, 2 and 3	4,000	As needed repairs and maintenance
39	LANDSCAPE MAINTENANCE - PHASE 4	-	Base management Services, Irrigation Inspection, and 100 bales of pine straw, now part of overall landscaping costs.
40	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.)
41	MANUAL IRRIGATION	-	
42	FIELD MISCELLANEOUS	11,000	Maintenance of general hardscape (benches, walls, other common areas) as may come up from time to time. Back gate camera system \$7400 & monitoring \$3,600
43	HOLIDAY LIGHTING	26,000	Holiday Lights
44	WATER FEATURE CLEANING & MAINTENANCE	218,000	Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road
45	GATE MAINTENANCE, FENCE & REPAIRS	29,900	Added gate sticker reader and LED lights
46	POWER SWEEP	-	Sweep track outs on designated roads and boulevards
47	SIDEWALK MAINTENANCE & PRESSURE WASHING	32,500	Sidewalk maintenance added - repair and replacement of sidewalk slabs
48	SPEED TABLES	25,000	
49	ROUNDBABOUT MAINTENANCE	25,000	Epperson Blvd.
50	PLAYGROUND PAVILION & PLAY EQUIPMENT	70,000	shade structure, picnic tables, equipment
51	TUNNEL MAINTENANCE	10,000	Leak maintenance and lighting
52	DRAINAGE STRUCTURE INSPECTION & REPAIRS	20,000	inspection and repair of deteriorating drainage structures
53	SECURITY PATROLS	4,500	FL Highway Patrol Officers
54	CONTINGENCY	50,000	Miscellaneous (Pond treatments, Sidewalk repairs, Security patrols, wildlife removal, etc.) as needed;
55	AMENITY OPERATIONS		
56	AMENITY MANAGER	9,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity

**EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
57	AMENITY CLEANING & MAINTENANCE	8,488	Upkeep of tot lot, dog park, equipment fence, benches, etc.
58	REFUSE SERVICE	1,512	6 yard FEL 2x per week
59	LANDSCAPE REPLACEMENT - INFILL	-	
60	MISCELLANEOUS AMENITY REPAIRS & MAIN.	5,000	Maintain all hardscape items including towers, walls, etc.
61	GATE CELL SERVICE	1,200	Cell System
62	AMENITY - SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	1,500	Gate clickers for replacements for Overpass Entrance and Curley Road Gate 50 @ \$30.
63			
64	INCREASE IN FUND BALANCE	27,000	

**EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,604,616.56
COUNTY COLLECTION COSTS	\$34,140.78
EARLY PAYMENT DISCOUNT	\$68,281.56
GROSS O&M ASSESSMENT	\$1,707,038.89

NET CAPITAL RESERVE FUND (CRF)	\$27,000.00
COUNTY COLLECTION COSTS	\$574.47
EARLY PAYMENT DISCOUNT	\$1,148.94
GROSS CRF ASSESSMENT	\$28,723.40

UNIT SIZE & PHASE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CRF ASSESSMENT				
	O&M	SERIES 2015A-1 DEBT SERVICE ⁽¹⁾	SERIES 2017A-1 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CAPITAL RESERVE FUND	CAPITAL RESERVE PER LOT
Phase 1													
SINGLE FAMILY 45'	85	85		0.82	69.70	7.12%	\$121,575.02	\$1,430.29	0.82	69.70	7.12%	\$2,045.68	\$24.07
SINGLE FAMILY 50'	86	86		1.00	86.00	8.79%	\$150,006.48	\$1,744.26	1.00	86.00	8.79%	\$2,524.08	\$29.35
SINGLE FAMILY 55'	83	83		1.00	83.00	8.48%	\$144,773.70	\$1,744.26	1.00	83.00	8.48%	\$2,436.03	\$29.35
SINGLE FAMILY 65'	76	76		1.18	89.68	9.16%	\$156,425.37	\$2,058.23	1.18	89.68	9.16%	\$2,632.08	\$34.63
SINGLE FAMILY 75'	52	52		1.36	70.72	7.23%	\$123,354.17	\$2,372.20	1.36	70.72	7.23%	\$2,075.61	\$39.92
Phase 2 & 3													
SINGLE FAMILY 40-49'	164		164	0.82	134.48	13.74%	\$234,568.28	\$1,430.29	0.82	134.48	13.74%	\$3,946.95	\$24.07
SINGLE FAMILY 50-59'	261		261	1.00	261.00	26.67%	\$455,252.23	\$1,744.26	1.00	261.00	26.67%	\$7,660.28	\$29.35
SINGLE FAMILY 60-69'	156		156	1.18	184.08	18.81%	\$321,083.64	\$2,058.23	1.18	184.08	18.81%	\$5,402.70	\$34.63
	963	382	581	978.66	100.00%		\$1,707,038.89		978.66	100.00%		\$28,723.40	
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):							-\$102,422.33		-\$1,723.40				
Net Revenue to be Collected							\$1,604,616.56		\$27,000.00				

VARIANCE IN O&M BUDGET

FY 2021-2022	\$1,068,076.56
FY 2022-2023	\$1,604,616.56
VARIANCE	\$536,540.00

VARIANCE IN CRF BUDGET

FY 2021-2022	\$0.00
FY 2022-2023	\$27,000.00
VARIANCE	\$27,000.00

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾				FY 2022 PER LOT	VARIANCE FY22 VS FY23 PER LOT
	O&M & CRF PER LOT	SERIES 2015A-1 DEBT SERVICE	SERIES 2017A-1 DEBT SERVICE	FY 2023 ASSMT. PER UNIT ⁽³⁾		
Phase 1						
SINGLE FAMILY 45'	\$1,454.36	\$970.55		\$2,424.92	\$1,922.60	\$502.32
SINGLE FAMILY 50'	\$1,773.61	\$1,078.39		\$2,852.00	\$2,239.42	\$612.58
SINGLE FAMILY 55'	\$1,773.61	\$1,186.23		\$2,959.84	\$2,347.26	\$612.58
SINGLE FAMILY 65'	\$2,092.86	\$1,401.91		\$3,494.77	\$2,771.93	\$722.85
SINGLE FAMILY 75'	\$2,412.11	\$1,617.59		\$4,029.70	\$3,196.59	\$833.11
Phase 2 & 3						
SINGLE FAMILY 40-49'	\$1,454.36		\$940.26	\$2,394.62	\$1,892.30	\$502.32
SINGLE FAMILY 50-59'	\$1,773.61		\$1,146.65	\$2,920.26	\$2,307.68	\$612.58
SINGLE FAMILY 60-69'	\$2,092.86		\$1,353.05	\$3,445.91	\$2,723.06	\$722.85

⁽¹⁾ Reflects the total number of lots with Series 2015A-1 and 2017A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2015A-1 & 2017A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2022 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS

	Series 2015A-1	Series 2017A-1	Total FY 2022 Budget
REVENUE			
NET SPECIAL ASSESSMENTS - MADS	\$ 436,495	\$ 624,681	\$ 1,061,176
TOTAL REVENUE	436,495	624,681	1,061,176
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2023	167,108	229,841	396,948
November 1, 2023	167,108	229,841	396,948
PRINCIPAL RETIREMENT			-
November 1, 2023	100,000	165,000	265,000
TOTAL EXPENDITURES	434,215	624,681	1,058,896
			-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURE	\$ 2,280	\$ -	\$ 2,280

Net Debt Service Assessments
Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)
Gross Debt Service Assessments

\$ 1,061,176
6%
\$ 1,128,911

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	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

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
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
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

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
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	

MAXIMUM ANNUAL DEBT SERVICE (MADS):	436,495
-------------------------------------	---------

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	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

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
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
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

EPPERSON RANCH CDD
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
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	

MAXIMUM ANNUAL DEBT SERVICE (MADS):	624,681
-------------------------------------	---------