

***EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
February 6, 2018***

9:00 a.m.

***Residence Inn
2101 Northpointe Parkway
Lutz, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA

Residence Inn
2101 Northpointe Parkway
Lutz, Florida

District Board of Supervisors	Mike Lawson	Chairman
	Doug Draper	Vice Chairman
	Lori Price	Assistant Secretary
	Ted Sanders	Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Babbar	Straley, Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.
The District Agenda is comprised of seven different sections:

The meeting will begin promptly with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

EXHIBIT 1.

**MINUTES OF MEETING
EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District was held on Tuesday, November 7, 2017 at 9 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558.

FIRST ORDER OF BUSINESS - Roll Call

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager
John Vericker	District Attorney
Tonja Stewart	District Engineer (<i>via phone</i>)

SECOND ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS-Consent Agenda

A. Approval of Minutes from October 3, 2017 Meeting

B. Acceptance of the September 2017 Unaudited Financial Statements

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Items A & B** for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. Consideration of the Resolution 2018-02 Supplemental Assessment Resolution for the 2017 Bonds

Mr. Cusmano presented the Resolution 2018-02 Supplemental Assessment Resolution for the 2017 Bonds to be approved, and asked for any comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution **2018-02** Supplemental Assessment for 2017 Bonds for the Epperson Ranch Community Development District.

1. Review and Discussion of Engineer's Report

Mr. Cusmano reviewed the Engineer's Report.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the Engineer's Report for the Epperson Ranch Community Development District.

2. Review and Discussion of Methodology Report

Mr. Cusmano presented Discussion of Methodology Report and asked for comments or questions.

FIFTH ORDER OF BUSINESS - Staff Reports

A. Manager

1. Aquatic Systems Report

Mr. Cusmano reviewed the Aquatic Systems Report.

2. Overpass Road Field Report

Mr. Cusmano reviewed the Overpass Road Field Report.

B. Attorney

There being none, next item followed.

C. Engineer

There being none, next item followed.

SIXTH ORDER OF BUSINESS –Supervisors Requests

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Audience Questions & Comments on Other Items

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Epperson Ranch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2.

Epperson Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2017

Epperson Ranch CDD
Balance Sheet
December 31, 2017

	GENERAL FUND	2015 A1	2015 A2	DEBT SERVICE FUND 2015 A3	2017 A1	2017 A2	CONSTRUCTION FUND 2015 A	2017 A1	TOTAL
<u>ASSETS:</u>									
CASH	\$ 206,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,126
TRUST INVESTMENTS:									
REVENUE A-1	-	76,330	-	-	-	-	-	-	76,330
RESERVE A-1	-	436,495	-	-	-	-	-	-	436,495
PREPAYMENT A-1	-	1,145	-	-	-	-	-	-	1,145
CAPITAL INTEREST A-1	-	-	-	-	-	-	-	-	-
REVENUE A-2	-	-	30,525	-	-	-	-	-	30,525
RESERVE A-2	-	-	297,188	-	-	-	-	-	297,188
CAPITAL INTEREST A-2	-	-	-	-	-	-	-	-	-
PREPAYMENT A-2	-	-	1,412,836	-	-	-	-	-	1,412,836
INTEREST A-2	-	-	15	-	-	-	-	-	15
REVENUE 2017	-	-	-	-	56	69	-	-	125
COST OF ISSUANCE 2017	-	-	-	-	581	713	-	-	1,294
RESERVE 2017	-	-	-	-	624,681	475,287	-	-	1,099,968
CAPITAL INTEREST 2017	-	-	-	-	490,441	594,735	-	-	1,085,176
CONSTRUCTION 2017 A-1	-	-	-	-	-	-	-	9,720,542	9,720,542
CAPITAL PROJECTS	-	-	-	-	-	-	27	-	27
PREPAID ITEMS	646	-	-	-	-	-	-	-	646
UTILITY DEPOSITS	2,500	-	-	-	-	-	-	-	2,500
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	436,133	-	436,133
ASSESSMENTS ON ROLL RECEIVABLE	40,616	79,472	-	-	-	-	-	-	120,088
ASSESSMENTS OFF ROLL RECEIVABLE	139,088	-	-	-	-	-	-	-	139,088
DUE FROM GF	-	126,884	-	-	-	-	-	-	126,884
TOTAL ASSETS	\$ 388,976	\$ 720,326	\$ 1,740,564	\$ -	\$ 1,115,759	\$ 1,070,804	\$ 436,160	\$ 9,720,542	\$ 15,193,131
<u>LIABILITIES:</u>									
ACCOUNTS PAYABLE	\$ 33,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,133	\$ 469,135	\$ 938,682
RETAINAGE PAYABLE	-	-	-	-	-	-	96,152	109,682	205,834
ASSESSMENT ON ROLL DEFERRED	40,616	79,472	-	-	-	-	-	-	120,088
ASSESSMENT OFF ROLL DEFERRED	139,088	-	-	-	-	-	-	-	139,088
DUE TO 2015 A-1	126,884	-	-	-	-	-	-	-	126,884
<u>FUND BALANCE:</u>									
NONSPENDABLE:	3,146	-	-	-	-	-	-	-	3,146
RESTRICTED FOR: DS & CAP PROJ	-	640,854	1,740,564	-	1,115,759	1,070,804	(96,125)	9,141,725	13,613,581
UNASSIGNED:	45,828	-	-	-	-	-	-	-	45,828
TOTAL LIABILITIES & FUND BALANCE	\$ 388,976	\$ 720,326	\$ 1,740,564	\$ -	\$ 1,115,759	\$ 1,070,804	\$ 436,160	\$ 9,720,542	\$ 15,193,131

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2017 through December 31, 2017

	ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
ON ROLL ASSESSMENT	\$ 105,464	\$ 63,278	\$ 64,848	\$ 1,570
OFF ROLL ASSESSMENT	417,973	211,745	34,088	(177,657)
ASSESSMENTS VIA LOT CLOSINGS	-	-	38,569	38,569
MISCELLANEOUS REVENUE	-	-	-	-
INTEREST REVENUE	-	-	-	-
TOTAL O&M REVENUES	523,437	275,023	137,505	(137,518)
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS	12,000	3,000	1,200	1,800
PAYROLL TAXES	916	229	92	137
PAYROLL SERVICES FEE	600	150	66	84
DISTRICT MANAGER	21,000	5,250	5,250	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	9,000	9,000	-
TRAVEL PER DIEM	100	25	4	21
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	9,000	-
MEETING ROOM RENTAL	2,160	540	-	540
BANK FEES	200	50	104	(54)
AUDITING SERVICES	4,000	1,000	-	1,000
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISING	1,500	375	342	33
DUES, LICENSES & FEES	-	-	-	-
ENGINEERING SERVICES	10,000	2,500	3,651	(1,151)
LEGAL SERVICES	10,000	2,500	1,683	817
WEBSITE DEVELOPMENT & HOSTING	720	180	200	(20)
ASSESMENT COLLECTION FEE	-	-	-	-
MISCELLANEOUS	1,000	250	360	(110)
TOTAL ADMINISTRATIVE	109,371	34,224	31,127	3,097
INSURANCE:				
INSURANCE (PO, Liability, Property & Casualty)	2,651	2,651	5,300	(2,649)
TOTAL INSURANCE	2,651	2,651	5,300	(2,649)
BOND SERVICE ADMINISTRATION				
BOND DISSEMINATION FEES	5,000	5,000	5,000	-
TRUSTEE FEES	8,081	5,388	5,388	-
ARBITRAGE REPORTING	500	-	-	-
TOTAL BOND SERVICE ADMINISTRATION	13,581	10,388	10,388	-
FIELD OPERATIONS				
FIELD MANAGER	8,781	2,195	336	1,859
AMENITY MANAGER	3,000	750	750	-
FIELD SERVICE MANAGEMENT	5,000	1,250	1,250	-
FIELD TRAVEL	1,400	350	31	319
UTILITY-ELECTRICITY	15,000	3,750	1,950	1,800
UTILITY-STREETLIGHTS	-	-	-	-
UTILITY- WATER	15,000	3,750	1,424	2,326
PET WASTE REMOVAL	2,000	500	-	500
LAKE/POND MAINTENANCE	20,000	5,000	2,763	2,237
LANDSCAPE MAINTENANCE - PHASE 1	78,600	19,650	18,000	1,650
LANDSCAPE REPLACEMENT - PHASE 1	6,000	1,500	3,900	(2,400)
LANDSCAPE MISCELLANEOUS - PHASE 1	3,500	875	3,195	(2,320)
BUSH HOG MOWING	36,000	9,000	5,750	3,250
IRRIGATION & REPAIR - PHASE 1	3,500	875	-	875
LANDSCAPE MAINTENANCE - PHASE 2	87,747	21,937	-	21,937
LANDSCAPE REPLACEMENT - PHASE 2	43,740	10,935	-	10,935
LANDSCAPE MISCELLANEOUS - PHASE 2	9,579	2,395	-	2,395
POND MOWINGS	40,002	10,001	10,001	-
IRRIGATION & REPAIR - PHASE 2	3,500	875	-	875
FIELD MISCELLANEOUS	10,485	2,621	-	2,621
CONTINGENCY	5,000	1,250	-	1,250
STREET SWEEPING	-	-	2,375	-
CAPITAL OUTLAY	-	-	-	-
SECURITY MONITORING	-	-	135	(135)
TOTAL FIELD OPERATIONS	397,834	99,459	51,860	49,974
TOTAL EXPENDITURES	523,437	146,722	98,675	50,422
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	128,301	38,830	(87,096)
NET CHANGE IN FUND BALANCE	-	128,301	38,830	(87,096)
FUND BALANCE - BEGINNING	-	-	10,141	10,141
FUND BALANCE - ENDING	\$ -	\$ 128,301	\$ 48,971	\$ (76,955)

Epperson Ranch CDD
Debt Service - Series 2015 A1
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through December 31, 2017

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS	\$ 436,495	\$ 261,897	\$ 126,884 (a)	\$ (135,013)
SPECIAL ASSESSMENTS - OFF ROLL via lot Closing	-	-	75,466	75,466
INTEREST--INVESTMENT	-	-	864	864
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>436,495</u>	<u>261,897</u>	<u>203,214</u>	<u>(58,683)</u>
EXPENDITURES				
INTEREST EXPENSE (MAY & NOV 2018)	360,990	-	-	-
PRINCIPAL PAYMENT	70,000	-	-	-
TOTAL EXPENDITURES	<u>430,990</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	5,505	261,897	203,214	(58,683)
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	5,505	261,897	203,214	(58,683)
FUND BALANCE - BEGINNING	-	-	437,640	437,640
FUND BALANCE - ENDING	<u>\$ 5,505</u>	<u>\$ 261,897</u>	<u>\$ 640,854</u>	<u>\$ 378,957</u>

a) Budgeted assessments reported at gross and budget year to date and actuals reported net of collection fees and discount.

Epperson Ranch CDD
Debt Service - Series 2015 A2
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through December 31, 2017

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL (GROSS)	\$ 358,438	\$ -	\$ -	\$ -
PREPAYMENTS	-	-	1,409,967	1,409,967
INTEREST--INVESTMENT	-	-	1,947	1,947
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>358,438</u>	<u>-</u>	<u>1,411,914</u>	<u>1,411,914</u>
EXPENDITURES				
INTEREST EXPENSE (MAY & NOV 2018)	358,438	-	-	-
PRINCIPAL PAYMENT -NOV 1, 2017	-	-	-	-
PRINCIPAL PREPAYMENT	-	-	-	-
TOTAL EXPENDITURES	<u>358,438</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	1,411,914	1,411,914
NET CHANGE IN FUND BALANCE	-	-	1,411,914	1,411,914
FUND BALANCE - BEGINNING	-	-	328,650	328,650
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,740,564</u>	<u>\$ 1,740,564</u>

Epperson Ranch CDD
Debt Service - Series 2015 A3
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through December 31, 2017

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ 159,375	\$ -	\$ -	\$ -
INTEREST--INVESTMENT	-	-	246	246
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>159,375</u>	<u>-</u>	<u>246</u>	<u>246</u>
EXPENDITURES				
INTEREST EXPENSE (MAY & NOV 2018)	159,376	-	-	-
PRINCIPAL PAYMENT	-	-	-	-
FULL OPTIONAL REDEMPTION	-	-	2,531,641	(2,531,641)
TOTAL EXPENDITURES	<u>159,376</u>	<u>-</u>	<u>2,531,641</u>	<u>(2,531,641)</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	(2,531,395)	(2,531,395)
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS	-	-	2,369,643	2,369,643
TRANSFER IN	-	-	(125)	(125)
TRANSFER OUT (USES)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>2,369,518</u>	<u>2,369,518</u>
NET CHANGE IN FUND BALANCE	-	-	(161,877)	(161,877)
FUND BALANCE - BEGINNING	-	-	161,875	161,875
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2)</u>	<u>\$ (2)</u>

Epperson Ranch CDD
Debt Service - Series 2017 A1
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through December 31, 2017

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ -
INTEREST--INVESTMENT	653
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u><u>653</u></u>
 EXPENDITURES	
INTEREST EXPENSE (MAY & NOV 2018)	-
PRINCIPAL PAYMENT	-
COST OF ISSUANCE	263,908
TOTAL EXPENDITURES	<u><u>263,908</u></u>
 EXCESS OF REVENUE OVER (UNDER) EXPEND.	 (263,255)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	1,453,183
TRANSFER IN	16,854
TRANSFER OUT (USES)	-
DISCOUNT ON BONDS	(91,024)
TOTAL OTHER FINANCING SOURCES (USES)	<u><u>1,379,013</u></u>
 NET CHANGE IN FUND BALANCE	 1,115,758
 FUND BALANCE - BEGINNING	 -
 FUND BALANCE - ENDING	 <u><u>\$ 1,115,758</u></u>

Epperson Ranch CDD
Debt Service - Series 2017 A2
Statement of Revenue, Expenditures and Changes In Fund Balance
For The Period From October 1, 2017 through December 31, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ -
INTEREST--INVESTMENT	627
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	627
EXPENDITURES	
INTEREST EXPENSE (MAY & NOV 2018)	-
PRINCIPAL PAYMENT	-
COST OF ISSUANCE	286,149
TOTAL EXPENDITURES	286,149
EXCESS OF REVENUE OVER (UNDER) EXPEND.	(285,522)
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	1,587,469
TRANSFER IN	69
TRANSFER OUT (USES)	(16,798)
DISCOUNT ON BONDS	(214,415)
TOTAL OTHER FINANCING SOURCES (USES)	1,356,325
NET CHANGE IN FUND BALANCE	1,070,803
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 1,070,803

EPPERSON RANCH CDD
Construction Projects
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2017 through December 31, 2017

	2015 A ACTUAL YEAR-TO-DATE	2017 A1 ACTUAL YEAR-TO-DATE
REVENUE		
DEVELOPER FUNDING	\$ 446,145	\$ -
INTEREST REVENUE	27	270
DISCOUNT (ASSESSMENTS)	-	-
MISCELLANEOUS REVENUE	-	-
TOTAL REVENUE	446,172	270
EXPENDITURES		
CONSTRUCTION IN PROGRESS - (Paid from GF)	172,867	24,619
CONSTRUCTION IN PROGRESS - (Paid fm Trust Fund)	-	2,384,297
TOTAL EXPENDITURES	172,867	2,408,916
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	273,305	(2,408,646)
OTHER FINANCING SOURCES (USES)		
BOND PROCEEDS	-	15,079,704
TRANSFER-IN	-	-
TRANSFER-OUT	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	15,079,704
NET CHANGE IN FUND BALANCE	273,305	12,671,058
FUND BALANCE - BEGINNING	(369,431)	(3,529,333)
FUND BALANCE - ENDING	\$ (96,126)	\$ 9,141,725

EPPERSON RANCH CDD
Bank Reconciliation -General Fund
December 31, 2017

	New BU Acct
Balance Per Bank Statement - BU	\$ 126,302.40
Less: Outstanding Checks	79,823.56
<i>Adjusted Bank Balance</i>	<u><u>\$ 206,125.96</u></u>
Beginning Balance - BU	\$ 31,218.78
Cash Receipts	186,026.92
Cash Disbursements	(11,119.74)
<i>Balance Per Books</i>	<u><u>\$ 206,125.96</u></u>

EPPEPERSON RANCH CDD
Check Register
FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
EOY Balance						8,306.92
10/02/2017	2330	Egis Insurance & Risk Advisors	Insurance FY 2018		5,300.00	3,006.92
10/03/2017		Epperson Ranch, LLC	GF 2017-29	5,000.00		8,006.92
10/04/2017	2331	Grandview Botanicals Landscape Co	Landscape Maint - September		5,000.00	3,006.92
10/13/2017	2336	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - October		921.00	2,085.92
10/13/2017	2337	PASCO COUNTY UTILITIES	7/19-8/18 - 7851 Curley Road		25.50	2,060.42
10/13/2017	2338	Venturesin.com, Inc.	Web Site Hosting - October		60.00	2,000.42
10/18/2017		Epperson Ranch, LLC	GF 2018-01	19,416.66		21,417.08
10/19/2017	2339	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - October & Dissemination/Construction Accounting Svcs		19,416.66	2,000.42
10/19/2017			DS 2015 A1 & A2	288,327.93		290,328.35
10/19/2017	2342	Epperson Ranch CDD c/o US Bank	DS 2015 A1 & A2		288,327.93	2,000.42
10/20/2017	2343	Withlacoochee River Electric	9/5-10/3 - Utility		718.06	1,282.36
10/24/2017		Shutts & Bowen	O & M (Shutts & Bowen)	4,601.07		5,883.43
10/24/2017		Shutts & Bowen	O & M (Shutts & Bowen)	4,596.50		10,479.93
10/26/2017	20171026	PAYCHEX	Qtr Fee		10.00	10,469.93
10/27/2017	2345	PASCO COUNTY UTILITIES	9/16-10/18 - Water		19.05	10,450.88
10/27/2017	2346	Straley Robin Vericker	Legal Svcs thru 10/15/17		1,400.10	9,050.78
EOM Balance				321,942.16	321,198.30	9,050.78
11/02/2017	2347	Steve Faison	Severence		336.00	8,714.78
11/02/2017		Epperson Ranch, LLC	GF 2017-30, 2017-31	9,083.50		17,798.28
11/03/2017	2349	Brightview Landscape Development	Landscape - PH 2 - September		3,333.50	14,464.78
11/03/2017	2350	Grandview Botanicals Landscape Co	Bush Hog Overpass Road & Fertilize - Overpass Rd - September		5,750.00	8,714.78
11/03/2017	2351	PASCO COUNTY UTILITIES	8/18-9/20 - 7851 Curley Road		19.05	8,695.73
11/03/2017	2352	Grandview Botanicals Landscape Co	Bush Hog-Overpass - October & Palm Tree Trimming-Overpass Road		5,945.00	2,750.73
11/03/2017	2353	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	2,575.73
11/10/2017		Shutts & Bowen	O & M (Shutts & Bowen)	2,556.15		5,131.88
11/13/2017	2360	DOORKING, INC.	Gate Access - Activation & November		94.95	5,036.93
11/13/2017	2361	Venturesin.com, Inc.	Web Site Hosting - November		60.00	4,976.93
11/14/2017		Shutts & Bowen	O & M (Shutts & Bowen)	7,865.06		12,841.99
11/14/2017		Shutts & Bowen	O & M (Shutts & Bowen)	3,217.55		16,059.54
11/14/2017		Shutts & Bowen	O & M (Shutts & Bowen)	5,311.52		21,371.06
11/17/2017	2362	Withlacoochee River Electric Company	10/3-11/3 - Electricity		930.94	20,440.12
11/17/2017	ACH11172017	PAYCHEX	P/R Fees		55.50	20,384.62
11/17/2017	5047	IRA DRAPER	BOS Mtgs - 10/3 & 11/7/17		372.86	20,011.76
11/17/2017	5049DD	LORI PRICE	BOS Mtgs - 10/3 & 11/7/17		348.57	19,663.19
11/17/2017	5048	MICHAEL LAWSON	BOS Mtgs - 10/3 & 11/7/17		369.40	19,293.79
11/17/2017	ACH11172017	PAYCHEX	BOS Mtgs - 10/3 & 11/7/17		204.99	19,088.80
11/21/2017		Epperson Ranch, LLC	GF 2017-32- 2018-02.03	21,337.16		40,425.96
11/22/2017	2365	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - November		921.00	39,504.96
11/22/2017	2366	Brightview Landscape Development	Pond Mowing PH 2 & P - Jul, Aug, Oct		9,999.50	29,505.46
11/22/2017	2367	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		5,416.66	24,088.80
11/22/2017	2368	Grandview Botanicals Landscape Co	Landscape Maint - November		5,000.00	19,088.80
11/22/2017	2369	TIMES PUBLISHING COMPANY	Legal Ad		172.00	18,916.80
11/22/2017	2370	USA Services	Power Sweep - October		375.00	18,541.80
11/28/2017	2371	Grandview Botanicals Landscape Co	Bush Hog, Herbicide, String trim - November		3,000.00	15,541.80
11/28/2017	2373	PASCO COUNTY UTILITIES	10/18-11/17 - Overpass Amenity Ctr Road		19.05	15,522.75
11/28/2017	2374	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 12/5/17		180.00	15,342.75
11/28/2017	2375	USA Services	Power Sweep - November		250.00	15,092.75
11/29/2017		Mike Fasano Tax Collector Pasco County	Tax Collections	13,361.57		28,454.32
11/30/2017		Mike Fasano Tax Collector Pasco County	Tax Collection Distribution	2,764.46		31,218.78
EOM Balance				65,496.97	43,328.97	31,218.78
12/01/2017	2376	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - December		5,416.66	25,802.12
12/01/2017	2377	Stantec Consulting Services, Inc	Engineering Svcs thru 11/10/17		800.00	25,002.12
12/07/2017		Shutts & Bowen	O & M (Shutts & Bowen)	7,865.06		32,867.18
12/12/2017		Mike Fasano Tax Collector Pasco County	11/21-11/27/17 - Tax Collections	12,747.24		45,614.42
12/14/2017	2380	DOORKING, INC.	11/2-12/1 - Gate Access		39.95	45,574.47
12/14/2017	2381	PASCO COUNTY UTILITIES	9/20-11/16 - Water		1,323.67	44,250.80
12/14/2017	2382	USA Services	Power Sweep - November		250.00	44,000.80
12/14/2017	2383	Venturesin.com, Inc.	Web Site Hosting - December		60.00	43,940.80
12/14/2017	2384	Withlacoochee River Electric Company	11/3-12/5 - Electricity		942.09	42,998.71
12/14/2017	2385	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - December		921.00	42,077.71
12/14/2017	2386	Straley Robin Vericker	Legal Svcs thru 11/15/17		1,012.31	41,065.40
12/18/2017		Shutts & Bowen	O & M (Shutts & Bowen)	2,556.15		43,621.55
12/19/2017	2387	USA Services	Power Sweep - December		250.00	43,371.55
12/20/2017		Mike Fasano Tax Collector Pasco County	12/1-12/14/17 Tax Collections	71,108.10		114,479.65
12/20/2017		Mike Fasano Tax Collector Pasco County	12/1-12/16/17 Tax Collections	12,747.24		127,226.89
12/28/2017	12282017	DELUXE BUS SYS.	Checks		104.06	127,122.83
12/29/2017		Mike Fasano Tax Collector Pasco County	12/4-12/17/17 - Tax Collections	79,003.13		206,125.96
EOM Balance				186,026.92	11,119.74	206,125.96

EXHIBIT 3.

RESOLUTION 2018-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Epperson Ranch Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at c/o DPFM Management & Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746.

Section 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at c/o DPFM Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

Section 3. The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District’s custodian of public records in the agency’s primary administrative building

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th day of January, 2018.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Assistant Secretary

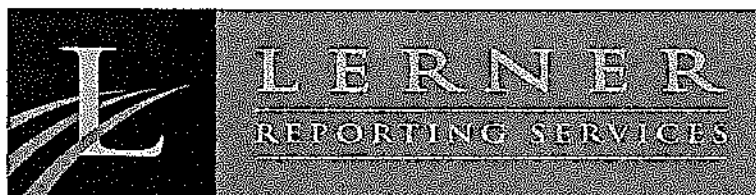
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By: _____

Name: _____

Title: _____

EXHIBIT 4.



November 9, 2017

Board of Supervisors
Epperson Ranch Community Development District

Dear Supervisors:

Lerner Reporting Services, Inc. ("LRS, Inc." or the "Dissemination Agent") hereby proposes to act as the Dissemination Agent for the Epperson Ranch Community Development District (the "District") Series 2015 and Series 2017 Capital Improvement Revenue Bonds. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement") and in that certain Continuing Disclosure Agreements dated October 27, 2015 and October 31, 2017 (the "Continuing Disclosure Agreements"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. LRS, Inc. is acting as an independent contractor for purposes of facilitating the District's Rules and obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreement.

1. Duties:

The Dissemination Agent's duties shall consist of the following:

- (a) To assist the District in developing information collection systems to be used in complying with the requirements of the Continuing Disclosure Agreement.
- (b) To collect, from District Management, the Developer, Landowner, or other parties, together and individually "Obligated Person(s)" as appropriate, financial data and other factual information required by the Continuing Disclosure Agreement information noted in the attached and to distribute such information supplied to us by the respective parties, including quarterly and annual development and financial data, the audited financial statements for the District (collectively, the "Annual Report"), to the Electronic Municipal Market Access system ("EMMA").
- (c) To work with the District and the Trustee and report any "Significant Events", disclosed to LRS, Inc. by the District, all in accordance with the Continuing Disclosure Agreement.
- (d) To file quarterly and annual reports through EMMA detailing development updates, financial performance, and all other relevant data.

- (e) To collect and disseminate directly to the Beneficial Owners through the use of EMMA the following Annual Financial information in an Annual Report, which is beyond the requirements of the Rule, and as is set forth in more detail in the Continuing Disclosure Agreement.
- (f) To work with the District and the Trustee to prepare reports no later than thirty (30) days after the end of each quarter of the calendar year and file these reports with EMMA and the Beneficial Owners. These quarterly reports may address the following information requirements of the Beneficial Owners, *if applicable*, as supplied to LRS, Inc. by the District, the Developer and/or Landowners and all as controlled by the Continuing Disclosure Agreement.
- (g) To collect and disseminate directly to the Beneficial Owners any additional information specifically requested by the Beneficial Owners at the time of closing or subsequent to the closing of the Bonds.
- (h) To comply with the terms of the Continuing Disclosure Agreement as Dissemination Agent for the duration of this Agreement.

2. Fees:

LRS, Inc. will be responsible for all out-of-pocket expenses. The annual fee for LRS, Inc.'s services under this Agreement is:

- (a) \$6,500 beginning with the January 31, 2018 initial filing requirement for Fiscal Year 2017/18 (per the Continuing Disclosure Agreement).
- (b) Subsequent bond issuances will not be charged any additional fee for disclosure services.

3. Termination:

Both the District and LRS, Inc. will have the right to terminate this Agreement upon 30 days prior written notice.

4. Representation of the District:

The District represents and warrants that it will not withhold any information necessary for LRS, Inc. to carry out its duties under this Agreement and that it will supply all information requested by LRS, Inc.

5. Indemnification:

To the extent permitted by law, the District will indemnify LRS, Inc. for any action or actions brought by Beneficial Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement.

6. Compliance With Florida's Public Record Laws: In connection with LRS's services to the District, LRS agrees to comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law including, without limitation, those requirements of a contractor pursuant to Section 119.0701(2)(a)-(d), Florida Statutes.

7. Responsibility for Information:

The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District, the Developer and/or Landowners. The Dissemination Agent's duties are those of the collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District and the Developer.

8. Waiver of Jury Trial:

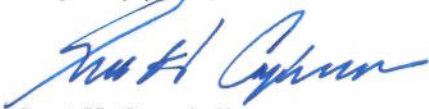
EACH OF THE DISTRICT AND LRS. INC. KNOWINGLY WAIVES ANY RIGHT TO TRIAL BY JURY. The venue of any legal proceedings shall be Pasco County.

9. Agreement Governed by Florida Law:

The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,



Scott H. Campbell
Vice President
Lerner Reporting Services, Inc.

Approved and Accepted:

Epperson Ranch Community Development District

By: _____

Title: _____

Date: _____

EXHIBIT 5.



November 15, 2017

Mr. Paul Cusmano, District Manager
Epperson Ranch
c/o DPFG
1060 North Maitland Avenue
Maitland, Florida 32751

VIA EMAIL: paul.cusmano@dpfg.com

Dear Paul:

As you have requested, we have prepared the attached agreement adding Sites #40 and #42 to your existing program.

Kindly sign the contract and return to us as soon as possible, so we may schedule your program.

If you have any questions, concerns, or if there is any way I can be of assistance, do not hesitate to call.

We thank you for your expanded patronage!

Sincerely,

Jimmy E. Taylor
Wesley Chapel Sales Manager
JET/cs

cc: Doug Agnew, Senior Consultant

Enclosure

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. Paul Cusmano, District Manager
Epperson Ranch
c/o DPFG
1060 North Maitland Avenue
Maitland, Florida 32751
(813) 418-7473 Ext. 104
paul.cusmano@dpfg.com

Aquatic Services Agreement

Addon To Master Agreement: #00072291
Master Agreement's Anniversary Date: 03/01/18

Date of proposal: June 9, 2017 JET-AO

Month Service is to Commence: _____

Date of Revision: November 15, 2017 Debris addon, site and price change.

hereinafter called "Customer". The parties hereto agree as follows:

1. ASI agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of Master Agreement until the Anniversary Date of Master Agreement in the following location:

One Pond, Site #40 & one Wetland, Site #42 (2,028 total linear foot perimeter) located at **Epperson Ranch** in Wesley Chapel, Florida.

2. Treatment Schedule Per Master Agreement.

3. CUSTOMER agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

Annual Maintenance Program:

Algae & Aquatic Weed Management <i>Site #40</i>	Included	
Shoreline Grass Management to the Water's Edge <i>Site #40</i>	Included	
Wetland Maintenance: (0.73 Acres) <i>Kill in place all Category I & II Nuisance & Exotic Species.</i> <i>No Disposal/No Removal.</i>	Included	Site(s): #42
Debris Removal ¹ <i>Site #40</i>	Included	
Management Reporting	Included	
Total Add-on Program Investment	\$ 137.00	Monthly

This Agreement shall have as its effective date the first day of the month in which services are first rendered to CUSTOMER. The contract price has been equally spread over a 12-month payment period and does not reflect the actual fluctuating seasonal costs of services.

DEBRIS TERMS: ¹ *Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.*

This Aquatic Services Agreement and its Terms & Conditions (as per your Master Agreement) are entered into in Broward County, Florida, which the parties agree is the place of payment and the situs jurisdiction in the event of dispute.

Customer or Authorized Agent Signature






Date

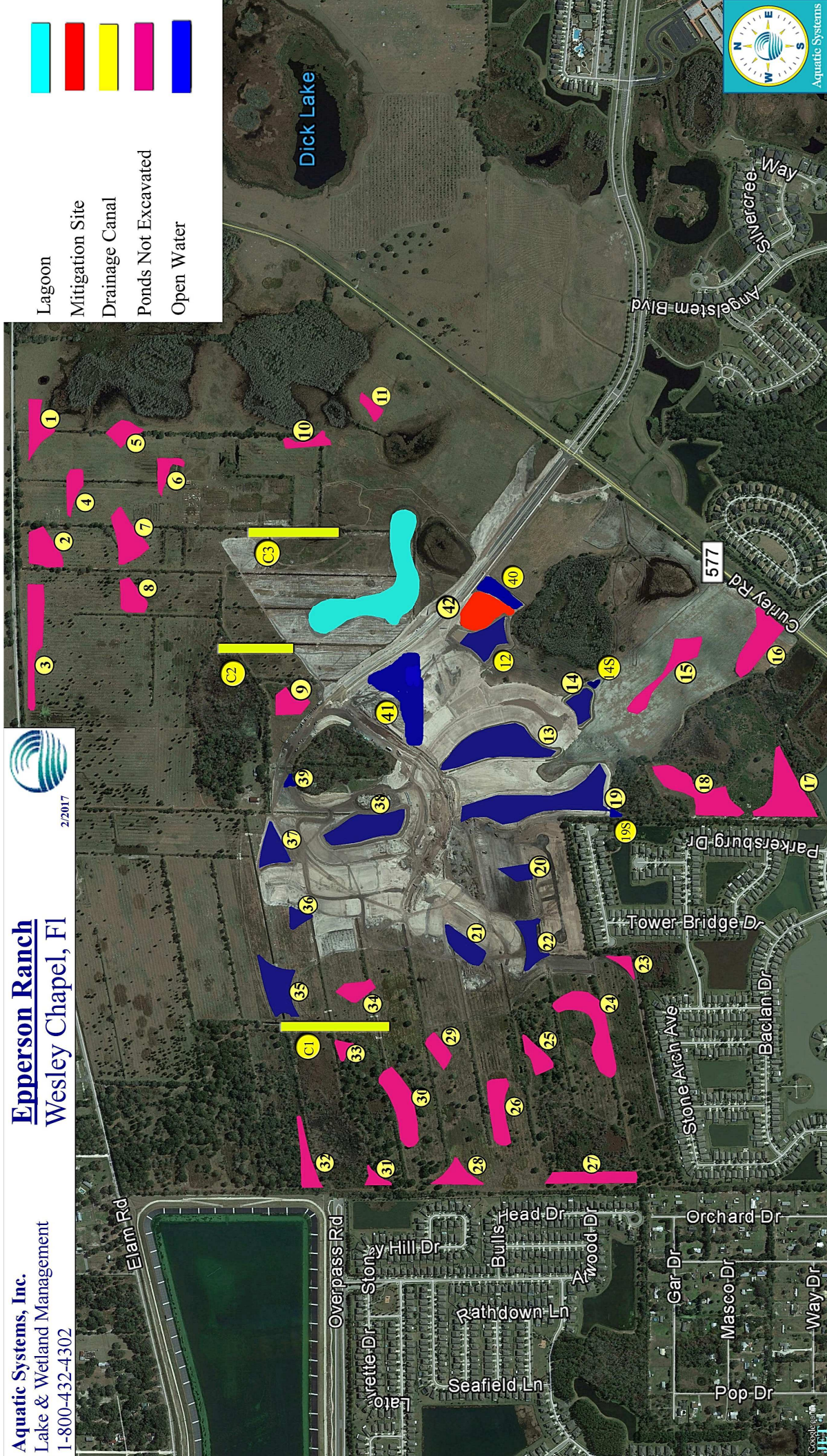
Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date

-  Lagoon
-  Mitigation Site
-  Drainage Canal
-  Ponds Not Excavated
-  Open Water





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Financing Other Public
Financing Compliance
Entitlement Analysis
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Asset Management Services
Portfolio Management Services
Economic Impact
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www.dpfg.com

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San Juan Capistrano CA 92675
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F: (949) 388-9272

Sacramento, CA
4380 Auburn Blvd.
Sacramento CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV
3277 E. Warm Springs Road,
Suite 100
Las Vegas NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID
950 West Bannock, 11th Floor
Boise ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ
3302 East Indian School Road
Phoenix AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX
8140 Exchange Drive
Austin TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL
250 International Parkway
Suite 280
Lake Mary FL 32746
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL
15310 Amberly Drive
Suite 175
Tampa FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC
1340 Environ Way, Suite 328
Chapel Hill NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC
4000 S. Faber Place Drive
Suite 300
N. Charleston SC 29405
P: (843) 277-0021
F: (919) 869-2508