

***EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
October 2,
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.

SILVERADO COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Residence Inn, 2101 Northpointe Parkway, Lutz FL

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary 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 six different sections:

The first section which is called **Audience Questions and Comments**. 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 **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters 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 fourth 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 fifth 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.

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, October 2, 2018
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida 33558

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- | | | |
|----|---|------------------|
| A. | Approval of Minutes from August 23, 2018 Meeting | Exhibit 1 |
| B. | Acceptance of August 2018 Unaudited Financial Statement | Exhibit 2 |

IV. Business Matters

- | | | |
|----|--|------------------|
| A. | Consideration and Adoption of Resolution 2019-01
Designating a Date, Time, and Location for a Landowners
Meeting | Exhibit 3 |
|----|--|------------------|

V. Staff Reports

- | | | |
|----|--|------------------|
| A. | District Manager | |
| | 1. Consideration and Adoption on Brightview Addendum
for Additional Pond Maintenance. | Exhibit 4 |
| | 2. Aquatic Systems August 2018 Report | Exhibit 5 |
| B. | Attorney | |
| C. | District Engineer | |

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

Exhibit 1

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board closed the budget public hearing for the Epperson Ranch Community Development District.

A. **Exhibit 3:** Consideration and Adoption of Resolution 2018-07, Adopting the FY 2018/2019 Budget

➤ **Exhibit 4:** Budget Funding Agreement

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2018-07**, Adopting the FY 2018/2019 Budget and the Budget Funding Agreement for the Epperson Ranch Community Development District.

B. **Exhibit 5:** Consideration and Adoption of Resolution 2018-08, Imposing Special Assessments

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution **2018-08**, Imposing Special Assessments for the Epperson Ranch Community Development District.

C. **Exhibit 6:** Consideration and Adoption of Resolution 2018-09, Re-Designating Officers

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2018-09**, re-designating the Officers of the District as follows: **Mr. Lawson** to serve as Chairman, **Mr. Draper** to serve as Vice Chairman, and **Ms. Price** and **Mr. Sanders** to serve as Assistant Secretaries; District staffing as follows: **Mr. Cusmano** as Secretary, **Ms. Comings-Thibault** as Treasurer, **Mr. Aagaard** as Assistant Treasurer; and **Ms. Johns** as Assistant Secretary for the Epperson Ranch Community Development District.

D. **Exhibit 7:** Consideration and Adoption of Resolution 2018-10, Designating Dates, Time, and Location for Regular Meetings

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2018-10**, Designating Dates, Time, and Location for Regular Meetings to be held on the **1st Tuesday of every month at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558** for the Epperson Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

Mr. Cusmano opened the floor for the district manager, the attorney, and the district engineer to present their staff reports. Mr. Cusmano presented the Aquatics Systems July 2018 Report (**Exhibit 8**) and asked for questions, comments, or corrections. There being none, next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Mr. Cusmano opened the floor for the supervisors to present their requests. There being none, next item followed.

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

Mr. Cusmano opened the floor for the audience to ask questions or to comment on other items. Discussion ensued.

EIGHTH ORDER OF BUSINESS – Adjournment

Mr. Cusmano asked for final questions and comments before concluding the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, 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

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

Exhibit 2

Epperson Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2018

**Epperson Ranch CDD
Balance Sheet
August 31, 2018**

	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	\$ 94,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,812
TRUST INVESTMENTS:									
REVENUE A-1	-	201,009	-	-	-	-	-	-	201,009
RESERVE A-1	-	436,495	-	-	-	-	-	-	436,495
PREPAYMENT A-1	-	-	-	-	-	-	-	-	-
REVENUE A-2	-	-	29,543	-	-	-	-	-	29,543
RESERVE A-2	-	-	96,875	-	-	-	-	-	96,875
PREPAYMENT A-2	-	-	151,908	-	-	-	-	-	151,908
REVENUE 2017	-	-	-	-	138,841	4,771	-	-	143,612
COST OF ISSUANCE 2017	-	-	-	-	-	-	-	-	-
RESERVE 2017	-	-	-	-	624,681	475,287	-	-	1,099,968
CAPITAL INTEREST 2017	-	-	-	-	252,653	288,358	-	-	541,011
PREPAYMENT 2017	-	-	-	-	-	1,287,272	-	-	1,287,272
CONSTRUCTION 2017 A-1	-	-	-	-	-	-	-	678,856	678,856
CAPITAL PROJECTS	-	-	-	-	-	-	27	-	27
UTILITY DEPOSITS	2,500	-	-	-	-	-	-	-	2,500
ACCOUNTS RECEIVABLE	127	-	-	-	-	-	-	114,362	114,489
ASSESSMENTS OFF ROLL RECEIVABLE	74,943	-	16,367	-	-	-	-	-	91,310
DUE FROM GENERAL FUND	-	11,408	-	-	-	-	-	-	11,408
TOTAL ASSETS	\$ 172,382	\$ 648,912	\$ 294,693	\$ -	\$ 1,016,175	\$ 2,055,688	\$ 27	\$ 793,218	\$ 4,981,095
<u>LIABILITIES:</u>									
ACCOUNTS PAYABLE	\$ 36,502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 854,497	\$ 890,999
RETAINAGE PAYABLE	-	-	-	-	-	-	96,152	6,275	102,427
ASSESSMENT OFF ROLL DEFERRED	74,943	-	16,367	-	-	-	-	-	91,310
DUE TO DEBT SERVICE	11,408	-	-	-	-	-	-	-	11,408
<u>FUND BALANCE:</u>									
NONSPENDABLE:	2,500	-	-	-	-	-	-	-	2,500
RESTRICTED FOR: DS & CAP PROJ	-	648,912	278,326	-	1,016,175	2,055,688	(96,125)	(67,554)	3,835,422
UNASSIGNED:	47,029	-	-	-	-	-	-	-	47,029
TOTAL LIABILITIES & FUND BALANCE	\$ 172,382	\$ 648,912	\$ 294,693	\$ -	\$ 1,016,175	\$ 2,055,688	\$ 27	\$ 793,218	\$ 4,981,095

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2017 through August 31, 2018

	ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
ON ROLL ASSESSMENT	\$ 105,464	\$ 105,464	\$ 107,863	\$ 2,399
OFF ROLL ASSESSMENT	417,973	417,973	192,694	(225,279)
ASSESSMENTS VIA LOT CLOSINGS	-	-	150,336	150,336
MISCELLANEOUS REVENUE	-	-	470	470
NON-BUDGETED DEVELOPER FUNDING	-	-	38,760	38,760
INTEREST REVENUE	-	-	-	-
TOTAL O&M REVENUES	523,437	523,437	490,123	(33,314)
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS	12,000	11,000	4,800	6,200
PAYROLL TAXES	916	840	367	473
PAYROLL SERVICES FEE	600	550	382	168
DISTRICT MANAGER	21,000	19,250	19,250	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	33,000	33,000	-
TRAVEL PER DIEM	100	92	38	54
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	-	9,000
MEETING ROOM RENTAL	2,160	1,980	1,800	180
BANK FEES	200	200	248	(48)
AUDITING SERVICES	4,000	4,000	3,969	31
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISING	1,500	1,375	684	691
DUES, LICENSES & FEES	-	-	-	-
ENGINEERING SERVICES	10,000	9,167	9,985	(818)
LEGAL SERVICES	10,000	9,167	10,013	(846)
WEBSITE DEVELOPMENT & HOSTING	720	660	700	(40)
ASSESMENT COLLECTION FEE	-	-	-	-
MISCELLANEOUS	1,000	917	1,301	(384)
TOTAL ADMINISTRATIVE	109,371	101,371	86,712	14,659
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	-	-	-
TRUSTEE FEES	8,081	5,388	5,388	-
ARBITRAGE REPORTING	500	500	1,300	(800)
TOTAL BOND SERVICE ADMINISTRATION	13,581	5,888	6,688	(800)
FIELD OPERATIONS				
FIELD MANAGER	8,781	8,049	364	7,685
AMENITY MANAGER	3,000	2,750	2,750	-
FIELD SERVICE MANAGEMENT	5,000	4,583	4,583	-
FIELD TRAVEL	1,400	1,283	1,393	(110)
UTILITY-ELECTRICITY	15,000	13,750	11,007	2,743
UTILITY-STREETLIGHTS	-	-	-	-
UTILITY- WATER	15,000	13,750	573	13,177
PET WASTE REMOVAL	2,000	1,833	1,120	713
LAKE/POND MAINTENANCE	20,000	18,333	16,463	1,870
LANDSCAPE MAINTENANCE - PHASE 1	78,600	72,050	70,000	2,050
LANDSCAPE REPLACEMENT - PHASE 1	6,000	6,000	4,807	1,193
LANDSCAPE MISCELLANEOUS - PHASE 1	3,500	3,500	4,505	(1,005)
BUSH HOG MOWING	36,000	33,000	18,800	14,200
IRRIGATION & REPAIR - PHASE 1	3,500	3,208	-	3,208
LANDSCAPE MAINTENANCE - PHASE 2	87,747	80,435	55,475	24,960
LANDSCAPE REPLACEMENT - PHASE 2	43,740	40,095	4,096	35,999
LANDSCAPE MISCELLANEOUS - PHASE 2	9,579	8,781	702	8,079
POND MOWINGS	40,002	36,669	16,668	20,000
IRRIGATION & REPAIR - PHASE 2	3,500	3,208	220	2,988
FIELD MISCELLANEOUS	10,485	10,485	10,900	(415)
CONTINGENCY	5,000	4,107	4,107	-
NON-BUDGETED FUNDED EXPENDITURES	-	-	113,366	(113,366)
CAPITAL OUTLAY	-	-	-	-
TOTAL FIELD OPERATIONS	397,834	365,870	341,899	23,970
TOTAL EXPENDITURES	523,437	475,781	440,599	35,181
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	47,656	49,524	1,867
NET CHANGE IN FUND BALANCE	-	47,656	49,524	1,867
FUND BALANCE - BEGINNING	-	-	1	1
FUND BALANCE - ENDING	\$ -	\$ 47,656	\$ 49,525	\$ 1,868

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 August 31, 2018

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS	\$ 206,356	\$ 206,355.81	\$ 211,051 (a)	\$ 4,695
SPECIAL ASSESSMENT - OFF ROLL - other	230,139	10,792	10,792	-
SPECIAL ASSESSMENTS - OFF ROLL via lot Closing	-	-	164,946	164,946
INTEREST--INVESTMENT	-	-	4,978	4,978
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>436,495</u>	<u>217,148</u>	<u>391,767</u>	<u>174,619</u>
EXPENDITURES				
INTEREST EXPENSE (NOV 2017)	-	-	182,700	(182,700)
INTEREST EXPENSE (MAY & NOV 2018)	360,990	180,495	180,495	-
PRINCIPAL PAYMENT	70,000	-	70,000	(70,000)
TOTAL EXPENDITURES	<u>430,990</u>	<u>180,495</u>	<u>433,195</u>	<u>(252,700)</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	5,505	36,653	(41,428)	(78,081)
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	36,653	(41,428)	(78,081)
FUND BALANCE - BEGINNING	-	-	690,340	690,340
FUND BALANCE - ENDING	<u>\$ 5,505</u>	<u>\$ 36,653</u>	<u>\$ 648,912</u>	<u>\$ 612,259</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 August 31, 2018

	ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL (GROSS)	\$ 358,438	\$ 94,290	\$ 79,613	\$ (14,677)
PREPAYMENTS	-	-	3,045,197	3,045,197
INTEREST--INVESTMENT	-	-	11,741	11,741
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	358,438	94,290	3,136,551	3,042,261
EXPENDITURES				
INTEREST EXPENSE (NOV 2017)	-	-	148,594.00	(148,594)
INTEREST EXPENSE (MAY & NOV 2018)	358,438	179,219	79,219	100,000
INTEREST EXPENSE (FEB & AUG 2018)	-	-	32,657	(32,657)
PRINCIPAL PREPAYMENT	-	-	3,990,000	(3,990,000)
TOTAL EXPENDITURES	358,438	179,219	4,250,470	(4,071,251)
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	(84,929)	(1,113,919)	(1,028,990)
NET CHANGE IN FUND BALANCE	-	(84,929)	(1,113,919)	(1,028,990)
FUND BALANCE - BEGINNING	-	-	1,392,244	1,392,244
FUND BALANCE - ENDING	\$ -	\$ (84,929)	\$ 278,325	\$ 363,254

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 August 31, 2018

	<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 EPENSE (NOV 2017)	-	-	79,688	(79,688)
INTEREST EXPENSE (MAY & NOV 2018)	159,376	79,688	-	79,688
PRINCIPAL PAYMENT	-	-	-	-
FULL OPTIONAL REDEMPTION	-	-	2,531,641	(2,531,641)
TOTAL EXPENDITURES	<u>159,376</u>	<u>79,688</u>	<u>2,611,329</u>	<u>(2,531,641)</u>
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	(79,688)	(2,611,083)	(2,531,395)
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS	-	-	2,369,643	2,369,643
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	(125)	(125)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>2,369,518</u>	<u>2,369,518</u>
NET CHANGE IN FUND BALANCE	-	(79,688)	(241,565)	(161,877)
FUND BALANCE - BEGINNING	-	-	241,563	241,563
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ (79,688)</u>	<u>\$ (2)</u>	<u>\$ 79,686</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 August 31, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ 138,506
INTEREST--INVESTMENT	8,717
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>147,223</u>
 EXPENDITURES	
INTEREST EXPENSE (MAY & NOV 2018)	245,572
PRINCIPAL PAYMENT	-
COST OF ISSUANCE	264,469
TOTAL EXPENDITURES	<u>510,041</u>
 EXCESS OF REVENUE OVER (UNDER) EXPEND.	 (362,818)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	1,453,183
TRANSFER IN	16,854
TRANSFER OUT (USES)	(21)
DISCOUNT ON BONDS	(91,024)
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,378,992</u>
 NET CHANGE IN FUND BALANCE	 1,016,174
 FUND BALANCE - BEGINNING	 -
FUND BALANCE - ENDING	<u><u>\$ 1,016,174</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 August 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL (NET)	\$ -
INTEREST--INVESTMENT	12,580
PREPAYMENTS	2,487,272
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	2,499,852
EXPENDITURES	
INTEREST EXPENSE (MAY & AUG 2018)	313,627
PRINCIPAL PREPAYMENT	1,200,000
COST OF ISSUANCE	286,838
TOTAL EXPENDITURES	1,800,465
EXCESS OF REVENUE OVER (UNDER) EXPEND.	699,387
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	1,587,469
TRANSFER IN	69
TRANSFER OUT (USES)	(16,823)
DISCOUNT ON BONDS	(214,415)
TOTAL OTHER FINANCING SOURCES (USES)	1,356,300
NET CHANGE IN FUND BALANCE	2,055,687
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 2,055,687

EPPERSON RANCH CDD
Construction Projects
Statement of Revenues, Expenses and Changes in Fund Balances
For The Period From October 1, 2017 through August 31, 2018

	2015 A ACTUAL YEAR-TO-DATE	2017 A1 ACTUAL YEAR-TO-DATE
REVENUE		
DEVELOPER FUNDING	\$ 451,761	\$ 560,033
INTEREST REVENUE	27	43,076
DISCOUNT (ASSESSMENTS)	-	-
MISCELLANEOUS REVENUE	-	-
TOTAL REVENUE	451,788	603,109
EXPENDITURES		
CONSTRUCTION IN PROGRESS - (Paid from GF)	178,482	1,213,541
CONSTRUCTION IN PROGRESS - (Paid fm Trust Fund)	-	11,007,539
TOTAL EXPENDITURES	178,482	12,221,080
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	273,306	(11,617,971)
OTHER FINANCING SOURCES (USES)		
BOND PROCEEDS	-	15,079,704
TRANSFER-IN	-	46
TRANSFER-OUT	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	15,079,750
NET CHANGE IN FUND BALANCE	273,306	3,461,779
FUND BALANCE - BEGINNING	(369,431)	(3,529,333)
FUND BALANCE - ENDING	\$ (96,125)	\$ (67,554)

EPPERSON RANCH CDD
Bank Reconciliation -General Fund
August 31, 2018

	New BU Acct
Balance Per Bank Statement - BU	\$ 102,629.82
Less: Outstanding Checks	(7,817.72)
<i>Adjusted Bank Balance</i>	<u>\$ 94,812.10</u>
Beginning Balance - BU	\$ 100,686.77
Cash Receipts	15,225.59
Cash Disbursements	(21,100.26)
<i>Balance Per Books</i>	<u>\$ 94,812.10</u>

EPPESSION 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	Severance		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 Migs - 10/3 & 11/7/17		372.86	20,011.76
11/17/2017	5049DD	LORI PRICE	BOS Migs - 10/3 & 11/7/17		348.57	19,663.19
11/17/2017	5048	MICHAEL LAWSON	BOS Migs - 10/3 & 11/7/17		369.40	19,293.79
11/17/2017	ACH11172017	PAYCHEX	BOS Migs - 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	VOID 12/1-12/6/17 Tax Collections	0.00		114,479.65
12/28/2017	12282017	DELUXE BUS SYS.	Checks		104.06	114,375.59
12/29/2017		Mike Fasano Tax Collector Pasco County	VOID 12/4-12/17/17 - Tax Collections	0.00		114,375.59
EOM Balance				94,276.55	11,119.74	114,375.59
01/01/2018	2388	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - January		5,416.66	108,958.93
01/04/2018	2389	Epperson Ranch CDD c/o US Bank	Tax Collection Distribution c/o US Bank		19,107.74	89,851.19
01/04/2018	2390	PASCO COUNTY UTILITIES	10/27-11/29 - Water		83.56	89,767.63
01/04/2018	2391	Stantec Consulting Services, Inc	Engineering Svcs thru 12/8/17		1,974.55	87,793.08
01/04/2018	2392	Straley Robin Vericker	Legal Svcs thru 12/15/17		75.50	87,717.58
01/04/2018	2393	US Bank	Trustee Fees - Series 2015A-1,2,3		5,387.50	82,330.08
01/04/2018	2394	USA Services	Power Sweep - December		750.00	81,580.08
01/05/2018	2395	Brightview Landscape Development	Landscape Maint - Pond Mowing - November		3,333.50	78,246.58
01/05/2018	2396	Grandview Botanicals Landscape Co	Fertilization - November & Landscape Maint - Overpass Road - December		8,000.00	70,246.58
01/05/2018	2397	Grandview Botanicals Landscape Co	Pine Straw		3,900.00	66,346.58
01/05/2018		Mike Fasano Tax Collector Pasco County	12/28/17 - Tax Collections	79,003.13		145,349.71
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,319.70		148,669.41
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,975.46		154,644.87
01/11/2018		Shutts & Bowen	O & M (Shutts & Bowen)	4,136.85		158,781.72
01/16/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,370.74		162,152.46
01/17/2018	2399	Grandview Botanicals Landscape Co	Landscape Maint - Overpass Road - October		5,000.00	157,152.46
01/17/2018	2400	USA Services	Power Sweep - November- January		1,375.00	155,777.46
01/17/2018	2401	Venturesin.com, Inc.	Web Site Hosting - January		60.00	155,717.46
01/17/2018	2402	Withlacoochee River Electric Company	12/5-1/4-Electricity		1,051.96	154,665.50
01/17/2018	2403	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - January		921.00	153,744.50
01/17/2018	2404	Brightview Landscape Development	Landscape Maint - December		3,333.50	150,411.00
01/19/2018	2405	BUSINESS OBSERVER	Legal Ad		170.00	150,241.00
01/19/2018	2406	Epperson Ranch CDD c/o US Bank	Tax Collection Distribution c/o US Bank		126,884.17	23,356.83
01/19/2018		Mike Fasano Tax Collector Pasco County	Tax Collections	22,501.29		45,858.12
01/19/2018		Epperson Ranch	Key Fobs	180.00		46,038.12
01/22/2018	2407	PATRICK LARRABEE	Travel - November		30.50	46,007.62
01/25/2018	2410	Stantec Consulting Services, Inc	Engineering Svcs thru 10/13/17		876.00	45,131.62
01/29/2018	2411	USA Services	Power Sweep - January		437.50	44,694.12
01/30/2018	2412	Brightview Landscape Development	Landscape Maint - January		3,333.50	41,360.62
01/30/2018	2413	TIMES PUBLISHING COMPANY	VOID Legal Ad		0.00	41,360.62
01/31/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,623.53		46,984.15
01/31/2018		Epperson Ranch LLC	CF 2017-03		4,880.00	51,864.15
EOM Balance				128,990.70	191,502.14	51,864.15
02/01/2018	2412	Heidt Design	CF 2017-03		4,880.00	46,984.15
02/01/2018	2415	PASCO COUNTY UTILITIES	11/29-1/8 - Water		109.94	46,874.21
02/06/2018	2416	IRA DRAPER	BOS Mig 2/5/18 - Mileage		4.36	46,869.85
02/07/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,808.95		49,678.80
02/09/2018	2417	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - February		921.00	48,757.80
02/09/2018	2418	DOORKING, INC.	12/2-1/1 - Gate Access Control		39.95	48,717.85

EPPELSON RANCH CDD
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Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
02/09/2018	2419	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - February		5,416.66	43,301.19
02/09/2018	2420	Gate Pros	VOID Gate Repairs		0.00	43,301.19
02/09/2018	2421	Grandview Botanicals Landscape Co	Landscape Maint - Overpass Rd - January		5,000.00	38,301.19
02/09/2018	2422	Straley Robin Vericker	Legal Svcs thru 1/15/18		456.50	37,844.69
02/09/2018	2423	USA Services	Power Sweep - January		312.50	37,532.19
02/09/2018	2424	Venturesin.com, Inc.	Web Site Hosting - February		60.00	37,472.19
02/12/2018	2425	USA Services	Power Sweep - Jan - Feb		1,312.50	36,159.69
02/14/2018	2426	PATRICK LARRABEE	Travel - December		112.08	36,047.61
02/15/2018	20180102	PAYCHEX	P/R Fees		132.00	35,915.61
02/20/2018	2427	Gate Pros	Key Fobs		700.00	35,215.61
02/20/2018	2428	Grandview Botanicals Landscape Co	Bedding Plants		906.50	34,309.11
02/20/2018	2429	USA Services	Power Sweep - February		500.00	33,809.11
02/20/2018	2430	Withlacoochee River Electric Company	1/4-2/5 - Electricity		1,133.42	32,675.69
02/20/2018		Mike Fasano Tax Collector Pasco County	1/1-1/31 - Tax Collection	32,605.53		65,281.22
02/21/2018	2431	H2 Pool Services	Water Feature - July-Feb		12,000.00	53,281.22
02/23/2018	2432	PASCO COUNTY UTILITIES	12/27-1/26 - 7851 Curley Road		53.55	53,227.67
02/23/2018		Shutts & Bowen	O & M (Shutts & Bowen)	663.94		53,891.61
02/27/2018	2433	DOORKING, INC.	1/2-2/1 - Gate Access		49.95	53,841.66
02/27/2018	2434	Grandview Botanicals Landscape Co	Bush Hog Around Lagoon (received inv 2/20/18)		2,100.00	51,741.66
02/27/2018	2435	PASCO COUNTY UTILITIES	1/18-2/15 - Overpass Amenity Ctr Road		20.96	51,720.70
02/27/2018	2436	Straley Robin Vericker	Legal Svcs thru 2/15/18		2,290.00	49,430.70
02/27/2018		Shutts & Bowen	O & M (Shutts & Bowen)	1,453.75		50,884.45
02/28/2018		DR Horton	O & M & DS - (DR Horton)	16,308.24		67,192.69
02/28/2018	ACH02282018	PAYCHEX	P/R Fees		55.50	67,137.19
02/28/2018	5050	IRA DRAPER	BOS Mtg - 2/6/18		184.70	66,952.49
02/28/2018	5052DD	LORI PRICE	BOS Mtg - 2/6/18		184.70	66,767.79
02/28/2018	5051	MICHAEL LAWSON	BOS Mtg - 2/6/18		184.70	66,583.09
02/28/2018	ACH02282018	PAYCHEX	BOS Mtg - 2/6/18		91.80	66,491.29
EOM Balance				53,840.41	39,213.27	66,491.29
03/05/2018	2438	Withlacoochee River Electric Company	Temporary Lighting		15,800.60	50,690.69
03/06/2018	2439	Epperson Ranch CDD c/o US Bank	Assessments		10,792.46	39,898.23
03/06/2018	2440	Epperson Ranch CDD c/o US Bank	Tax Collection Distribution c/o US Bank		8,924.98	30,973.25
03/06/2018	2441	Grandview Botanicals Landscape Co	Clean Up Curly Road - 3 Days (received inv 2/20/18)		7,500.00	23,473.25
03/07/2018		Epperson Ranch, LLC	O & M Assessments	156,950.74		180,423.99
03/08/2018	2442	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - March		5,416.66	175,007.33
03/09/2018	2443	Grandview Botanicals Landscape Co	Landscape Maint - Overpass Road - February & Fertilize - January		8,000.00	167,007.33
03/09/2018	2444	USA Services	Power Sweep - January		1,000.00	166,007.33
03/12/2018	2445	Brightview Landscape Development	Landscape Maint - February		3,333.50	162,673.83
03/12/2018	2446	Grandview Botanicals Landscape Co	Landscape Maint - March		5,000.00	157,673.83
03/12/2018	2447	IRA DRAPER	Mileage - BOS Mtg 3/6/18		7.08	157,666.75
03/12/2018	2448	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 3/6/18		180.00	157,486.75
03/12/2018	2449	Stantec Consulting Services, Inc	Engineering Svcs thru 2/16/18		3,075.00	154,411.75
03/12/2018	2450	USA Services	Power Sweep - February 17, 23		750.00	153,661.75
03/12/2018	2451	Venturesin.com, Inc.	Web Site Hosting - March		60.00	153,601.75
03/12/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,578.61		157,180.36
03/15/2018	2452	LLS Tax Solutions Inc.	Arbitrage Series 2015A-1 - 2015A-2		1,300.00	155,880.36
03/15/2018	2453	USA Services	Power Sweep - March 2, 10		887.50	155,192.86
03/15/2018	2454	Withlacoochee River Electric Company	2/5-3/5 - Electricity		1,014.22	154,178.64
03/21/2018	2457	RESIDENCE INN TAMPA NORTHPOINTE	Room Rental - 4/3/18		180.00	153,998.64
03/21/2018	2458	Gate Pros	Gate Repairs		180.00	153,818.64
03/22/2018	2459	USA Services	Power Sweep - March 17		500.00	153,318.64
03/22/2018		Mike Fasano Tax Collector Pasco County	2/1-2/28 - Tax Collections	10,749.08		164,067.72
03/23/2018	2460	PASCO COUNTY UTILITIES	2/15-3/15 - Overpass Amenity Ctr Road		20.96	164,046.76
03/23/2018	2461	Straley Robin Vericker	Legal Svcs thru 3/15/18		292.00	163,754.76
03/26/2018	2462	PATRICK LARRABEE	Travel - January		116.74	163,638.02
03/26/2018		Epperson Ranch, LLC	Key Fobs	40.00		163,678.02
03/28/2018	2463	Epperson Ranch CDD c/o US Bank	Tax Collection Distribution c/o US Bank		7,113.52	156,564.50
03/28/2018		Shutts & Bowen	O & M (Shutts & Bowen)	1,991.82		158,556.32
EOM Balance				173,310.25	81,245.22	158,556.32
04/01/2018	2464	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - April		5,416.66	153,139.66
04/03/2018		Shutts & Bowen	O & M (Shutts & Bowen)	6,134.76		159,274.42
04/13/2018	2467	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - April		921.00	158,353.42
04/13/2018	2468	DOORKING, INC.	Gate Access - 2/2-4/1		89.90	158,263.52
04/13/2018	2469	Gate Pros	Transmitters & Access Cards		41,460.00	116,803.52
04/13/2018	2470	Grau and Associates	Audit FY 2017		3,000.00	113,803.52
04/13/2018	2471	IRA DRAPER	Mileage - BOS Mtg 4-3-18		3.27	113,800.25
04/13/2018	2472	PASCO COUNTY UTILITIES	1/26-2/26 - 7851 Curly Road		85.22	113,715.03
04/13/2018	2473	RESIDENCE INN TAMPA NORTHPOINTE	Room Rental - May 1, 2018		180.00	113,535.03
04/13/2018	2474	Stantec Consulting Services, Inc	Engineering Svcs thru 3/16/18		1,953.48	111,581.55
04/13/2018	2475	USA Services	Power Sweep - 12/9/17, 3/23 & 31		927.50	110,654.05
04/13/2018	2476	Withlacoochee River Electric Company	3/5-4/4 - 31650 Epperson Blvd, 7851 Curley Rd		1,241.39	109,412.66
04/13/2018	2477	Venturesin.com, Inc.	Web Site Hosting - April		60.00	109,352.66
04/16/2018	2478	Grau and Associates	Audit Confirmation		69.00	109,283.66
04/18/2018	2479	Earth Tech Property Solutions	Ant Treatment		185.00	109,098.66
04/18/2018	2480	USA Services	Power Sweep - 4/7/18		437.50	108,661.16
04/23/2018		Shutts & Bowen	O & M (Shutts & Bowen)	1,991.82		110,652.98
04/23/2018	2481	Straley Robin Vericker	Legal Svcs thru 4/15/18		1,980.90	108,672.08
04/26/2018		Mike Fasano Tax Collector Pasco County	3/1-3/31/18 - Tax Collections	27,710.72		136,382.80
04/26/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,578.61		139,961.41
EOM Balance				39,415.91	58,010.82	139,961.41
05/01/2018	2484	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - May		5,416.66	134,544.75
05/02/2018	2485	USA Services	Power Sweep - 4/14/18		250.00	134,294.75
05/02/2018	ACH05022018	PAYCHEX	P/R Fee		70.63	134,224.12
05/02/2018	5053	IRA DRAPER	BOS - 4/3/18		184.70	134,039.42
05/02/2018	5054	MICHAEL LAWSON	BOS - 4/3/18		184.70	133,854.72
05/02/2018	5055DD	LORI PRICE	BOS - 4/3/18		184.70	133,670.02
05/02/2018	ACH05022018	PAYCHEX	BOS - 4/3/18		91.80	133,578.22
05/04/2018	2486	Gate Pros	Gate Repairs		2,014.73	131,563.49
05/04/2018	2487	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - March & May		1,842.00	129,721.49
05/04/2018	2488	DOUG DRAPER	Mileage - BOS Mtg 5/1/18		3.27	129,718.22
05/04/2018	2489	PASCO COUNTY UTILITIES	2/26-4/13 - Water		134.86	129,583.36
05/04/2018	2490	PATRICK LARRABEE	Travel - February		50.96	129,532.40
05/04/2018	2491	POOP 911	Pet Waste Removal - April		224.03	129,308.37
05/04/2018	2492	Stantec Consulting Services, Inc	Engineering Svcs thru 4/13/18		728.14	128,580.23
05/04/2018	2493	USA Services	Power Sweep - 4/21 & 4/27		500.00	128,080.23
05/04/2018	2494	Venturesin.com, Inc.	Web Site Hosting - May		60.00	128,020.23
05/09/2018		Epperson Ranch	Key Fobs	120.00		128,140.23
05/09/2018	2495	Grau and Associates	Audit FY 2017		900.00	127,240.23
05/09/2018	2496	H2 Pool Services	Pool Maint - April & May		3,000.00	124,240.23
05/09/2018	2497	USA Services	Power Sweep 4/26/18		250.00	123,990.23
05/10/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,112.30		129,102.53
05/10/2018	ACH05102018	PAYCHEX	P/R Fees		10.00	129,092.53
05/11/2018	2498	Withlacoochee River Electric Company	4/4-5/3 - Electricity & Utility Deposit		1,659.77	127,432.76
05/14/2018		Shutts & Bowen	O & M (Shutts & Bowen)	4,494.38		131,927.14
05/15/2018		Shutts & Bowen	O & M (Shutts & Bowen)	10,116.90		142,044.04
05/17/2018	2499	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 6/12/18		180.00	141,864.04
05/17/2018	2500	USA Services	Power Sweep - 5/4/18		250.00	141,614.04
05/18/2018		Shutts & Bowen	O & M (Shutts & Bowen)	4,601.07		146,215.11

EPPEPERSON RANCH CDD
Check Register
FY 2018

Date	Num	Name	Memo	Deposits	Disbursements	New Acct Balance
05/18/2018		Epperson Ranch	GF 2018-04	38,760.00		184,975.11
05/21/2018	ACH05212018	PAYCHEX	P/R Fee		69.95	184,905.16
05/21/2018	5056	IRA DRAPER	BOS Mtg - 5/1/18		184.70	184,720.46
05/21/2018	5057	MICHAEL LAWSON	BOS Mtg - 5/1/18		184.70	184,535.76
05/21/2018	5058DD	LORI PRICE	BOS Mtg - 5/1/18		184.70	184,351.06
05/21/2018	ACH05212018	PAYCHEX	BOS Mtg - 5/1/18		91.80	184,259.26
05/31/2018	2501	Gate Pros	Gate Repairs		300.00	183,959.26
05/31/2018	2502	POOP 911	Pet Waste Removal - May		224.03	183,735.23
05/31/2018	2503	Straley Robin Vericker	Legal Svcs thru 5/15/18		542.90	183,192.33
05/31/2018	2504	USA Services	Power Sweep - 5/13/18		250.00	182,942.33
EOM Balance				63,204.65	20,223.73	182,942.33
06/01/2018	2505	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - June		5,416.66	177,525.67
06/01/2018		Mike Fasano Tax Collector Pasco County	4/1-4/30/18 - Tax Collections	29,124.44		206,650.11
06/01/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,056.11		211,706.22
06/05/2018	2506	H2 Pool Services	Water Feature Maint - June		1,500.00	210,206.22
06/05/2018	2507	TIMES PUBLISHING COMPANY	Legal Ad		88.00	210,118.22
06/05/2018	2508	USA Services	Power Sweep - 5/25/18, 5/18/18		500.00	209,618.22
06/11/2018	2509	Brightview Landscape Development	Landscape Maint - March-May	28,318.50		181,299.72
06/11/2018	2510	Egis Insurance & Risk Advisors	Insurance FY 2018 (Add Property #1-4)	6,149.00		175,150.72
06/11/2018	2511	Stantec Consulting Services, Inc	Engineering Svcs thru 5/25/18	577.50		174,573.22
06/12/2018	2512	PASCO COUNTY PROPERTY APPRAISER	Assessment Fee		150.00	174,423.22
06/12/2018	2513	PATRICK LARRABEE	Travel - March		143.83	174,279.39
06/12/2018	2514	PATRICK LARRABEE	Travel - April		135.71	174,143.68
06/12/2018	2515	PATRICK LARRABEE	Travel - May		203.83	173,939.85
06/12/2018	2516	DOORKING, INC.	Gate Access - 5/2-6/1		49.95	173,889.90
06/15/2018		Mike Fasano Tax Collector Pasco County	Tax Certificate Sale	17,238.41		191,128.31
06/19/2018	2517	DOORKING, INC.	Gate Access - 4/2-5/1		39.95	191,088.36
06/19/2018	2518	Epperson Ranch CDD c/o US Bank	Tax Collection Distribution c/o US Bank		37,612.35	153,476.01
06/21/2018		Epperson Ranch, LLC	Water Refund (Non CDD)	1,277.05		154,753.06
06/21/2018		Shutts & Bowen	O & M (Shutts & Bowen)	1,022.46		155,775.52
06/21/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,578.61		159,354.13
06/21/2018		Shutts & Bowen	O & M (Shutts & Bowen)	408.58		159,762.71
06/21/2018		Shutts & Bowen	O & M (Shutts & Bowen)	12,466.74		172,229.45
06/22/2018	ACH06222018	PAYCHEX	P/R Fee		70.29	172,159.16
06/22/2018	5060	MICHAEL LAWSON	BOS Mtg - 6/12/18		184.70	171,974.46
06/22/2018	5059	IRA DRAPER	BOS Mtg - 6/12/18		184.70	171,789.76
06/22/2018	5061DD	LORI PRICE	BOS Mtg - 6/12/18		184.70	171,605.06
06/22/2018	ACH06222018	PAYCHEX	BOS Mtg - 6/12/18		91.80	171,513.26
06/22/2018	2525	Grandview Botanicals Landscape Co	Landscape Maint - April/Fertilize - March		11,500.00	160,013.26
06/22/2018	2526	Grandview Botanicals Landscape Co	Landscape Maint Common Area - May & June		18,500.00	141,513.26
06/22/2018	2527	IRA DRAPER	Travel - BOS Mtg - 6/14/18		3.27	141,509.99
06/22/2018	2528	Reed Electric	Repair Fountain - Breakers		686.91	140,823.08
06/22/2018	2529	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 7/10/18		180.00	140,643.08
06/22/2018	2530	Venturesin.com, Inc.	Web Site Hosting - June		60.00	140,583.08
06/22/2018	2531	Withlacoochee River Electric Company	5/3-6/5 - Electricity		1,266.43	139,316.65
06/28/2018		PAYCHEX	Refund for Overpmt on Inv 2018062001 & 2018051701	29.24		139,345.89
06/29/2018		Epperson Ranch	Key Fobs	130.00		139,475.89
EOM Balance				70,331.64	113,798.08	139,475.89
07/01/2018	2536	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - July		5,416.66	134,059.23
07/02/2018	2537	PATRICK LARRABEE	Travel - June		207.10	133,852.13
07/02/2018	2538	POOP 911	Pet Waste Removal - June		224.03	133,628.10
07/02/2018	2539	Straley Robin Vericker	Legal Svcs thru 6/15/18		741.00	132,887.10
07/02/2018	2540	H2 Pool Services	Fountain Maint - July		1,500.00	131,387.10
07/03/2018	2541	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - May-June		4,087.00	127,300.10
07/03/2018	2542	DOORKING, INC.	6/2-7/1 - Gate Access		49.95	127,250.15
07/03/2018	2543	METRO DEVELOPMENT GROUP, LLC	Cell Phone - Field - April-June		27.68	127,222.47
07/03/2018	2544	TAMPA PRINT SERVICES, INC.	Mass Mailing		839.19	126,383.28
07/05/2018	2546	Venturesin.com, Inc.	Web Site Hosting - July		60.00	126,323.28
07/06/2018	2548	Brightview Landscape Development	Landscape Maint - June		9,439.50	116,883.78
07/10/2018		Withlacoochee River Electric Company	Refund Close Account	260.76		117,144.54
07/13/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,056.11		122,200.65
07/13/2018	2550	Grandview Botanicals Landscape Co	Landscape Maint - July		12,675.00	109,525.65
07/13/2018	2551	IRA DRAPER	Travel - BOS Mtg - 7/10/18		3.27	109,522.38
07/13/2018	2552	Withlacoochee River Electric Company	6/5-7/5 - Electricity		901.77	108,620.61
07/17/2018	2554	Grandview Botanicals Landscape Co	Fertilize - July		4,500.00	104,120.61
07/17/2018	2555	TAMPA PRINT SERVICES, INC.	Mass Mailing		311.39	103,809.22
07/18/2018	ACH07182018	PAYCHEX	P/R Fee		64.56	103,744.66
07/18/2018	5062	IRA DRAPER	BOS Mtg - 7/10/18		184.70	103,559.96
07/18/2018	5063	MICHAEL LAWSON	BOS Mtg - 7/10/18		184.70	103,375.26
07/18/2018	5064DD	LORI PRICE	BOS Mtg - 7/10/18		184.70	103,190.56
07/18/2018	ACH07182018	PAYCHEX	BOS Mtg - 7/10/18		91.80	103,098.76
07/23/2018	2557	Straley Robin Vericker	Legal Svcs thru 7/15/18		1,374.50	101,724.26
07/24/2018		PASCO COUNTY UTILITIES	Deposit Refund - 0987150	989.82		102,714.08
07/24/2018		PASCO COUNTY UTILITIES	Deposit Refund - 0987145	989.82		103,703.90
07/30/2018	2558	BUSINESS OBSERVER	Legal Ad		188.13	103,515.77
07/31/2018	2559	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - July		2,504.00	101,011.77
07/31/2018	2560	Grandview Botanicals Landscape Co	Clean Dirt from Road		300.00	100,711.77
07/31/2018		Bank United	Service Charge		25.00	100,686.77
EOM Balance				7,296.51	46,085.63	100,686.77
08/01/2018	2561	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - August		5,416.66	95,270.11
08/01/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,067.38		96,337.49
08/01/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,860.06		101,197.55
08/01/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,067.38		104,264.93
08/03/2018	2562	DOORKING, INC.	7/2-8/1 - Gate Access		49.95	104,214.98
08/03/2018	2563	Grandview Botanicals Landscape Co	Landscape Maint - August		7,000.00	97,214.98
08/03/2018	2564	PATRICK LARRABEE	Travel - July		144.26	97,070.72
08/03/2018	2565	RESIDENCE INN TAMPA NORTHPOINTE	Meeting Room - 7/26/18 & 8/7/18		360.00	96,710.72
08/03/2018	2566	Venturesin.com, Inc.	Web Site Hosting - August		60.00	96,650.72
08/06/2018	2569	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - August		2,504.00	94,146.72
08/08/2018	2570	BUSINESS OBSERVER	Legal Ad		65.63	94,081.09
08/09/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,617.90		99,698.99
08/09/2018		Shutts & Bowen	O & M (Shutts & Bowen)	612.87		100,311.86
08/13/2018	2574	Epperson Ranch LLC.	Refund Deposit		1,979.64	98,332.22
08/13/2018	2575	H2 Pool Services	Pool Maint - August		1,500.00	96,832.22
08/13/2018	2576	RESIDENCE INN TAMPA NORTHPOINTE	Room Rental - 8/23/18		180.00	96,652.22
08/13/2018	2577	Withlacoochee River Electric Company	7/6-8/3 - Electricity		1,049.03	95,603.19
08/17/2018	ACH08172018	DELUXE BUS SYS.	Checks		118.60	95,484.59
08/24/2018	2578	Straley Robin Vericker	Legal Svcs thru 8/15/18		652.50	94,832.09
08/24/2018	2579	Venturesin.com, Inc.	Domain Name Renewal		19.99	94,812.10
EOM Balance				15,225.59	21,100.26	94,812.10

Exhibit 3

RESOLUTION 2019- 01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE EPPERSON RANCH COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING A DATE, TIME AND
LOCATION FOR A LANDOWNERS' MEETING;
PROVIDING FOR PUBLICATION; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Epperson Ranch Community Development District ("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's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the effective date of Ordinance No. 14-13 creating the District was July 10, 2014; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 6, 2018, at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its October 2, 2018 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at offices of _____, Florida, or at the office of the District Manager, DPFG Management & Consulting, LLC, located at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF OCTOBER, 2018.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: Lore Yeira

Chair/ Vice Chair
Print Name: Mike Lawson

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Epperson Ranch Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 394 acres more or less, generally located west of Curley Road and south of Elam Road in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 6, 2018
TIME: 9:00 a.m.
PLACE: Residence Inn
2101 Northpointe Parkway
Lutz, Florida

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, DPFG Management & Consulting, LLC, located at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from DPFG Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 418-7473, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

District Manager

Run Date(s): October 12 and 19, 2018

(Last publication must run at least 14 days before the meeting and not more than 28 days before the meeting.)

EXHIBIT A

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: November 6, 2018

TIME: 9:00 a.m.

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

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners for a four year period and one (1) seat will be up for election by landowners for a two year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

**LANDOWNER PROXY
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 6, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Epperson Ranch Community Development District to be held at Residence Inn, 2101 Northpointe Parkway, Lutz, Florida, on November 6, 2018, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2018), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 6, 2018

For Election (3 Supervisors): The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Epperson Ranch Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE

NUMBER OF VOTES

1. _____
2. _____
3. _____
4. _____
5. _____

Date: _____

Signed: _____

Printed Name: _____

Exhibit 4



Prepared by: Terry McLane
Date: September 18, 2018

JOB NAME: Epperson Ranch CDD

BRANCH # 34220

**ADDENDUM TO AGREEMENT BETWEEN EPPERSON RANCH CDD AND BRIGHTVIEW
LANDSCAPE SERVICES, INC. ("Parties")
DATED August 1, 2017 ("Agreement")**

The Parties to the Agreement agree this Addendum amends or supplements the Agreement as noted herein and all provisions or portions of provisions in the Agreement, which are not expressly modified by this addendum, shall remain in full force and effect. The language in this addendum shall govern the subject matter hereunder, notwithstanding any contradictory language contained in the agreement to which this addendum applies.

The Agreement is modified as follows:

CHANGES:

1. Additional Pond Maintenance requested by the Epperson Ranch CDD to provide landscape maintenance services for additional Pond Mowing in Phase 2 in the amount of \$4,305.00 per month, or \$51,660.00 per year. Additional Ponds highlighted on attached map. This increase shall begin as of October 1, and continue through the termination of the original contract. With the addition of the additional pond Maintenance the monthly billing for Epperson Ranch CDD will increase to \$15,672.25 per month.

This Addendum has been agreed to and executed by each Party's duly authorized representative on the date set forth below. Upon completion and execution by the Parties, the Addendum is hereby incorporated by this reference into the Agreement and shall become an integral part of the agreement referenced above with the same force and effect as if these changes had been entered directly on the Agreement. The Addendum and the Agreement may be executed in counterparts but shall be executed on the same date by the same signatory for each respective Party.

Epperson Ranch CDD

BrightView Landscape Services, Inc.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Phase 2 Lakes

Write a description for your map



Exhibit 5



Epperson Ranch CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 8/24/2018

Prepared for:

Lore Yeira
District Manager
15310 Amberly Drive
Suite 175
Tampa, FL 33647

Prepared by:

Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 22

**Comments:** Treatment in progress

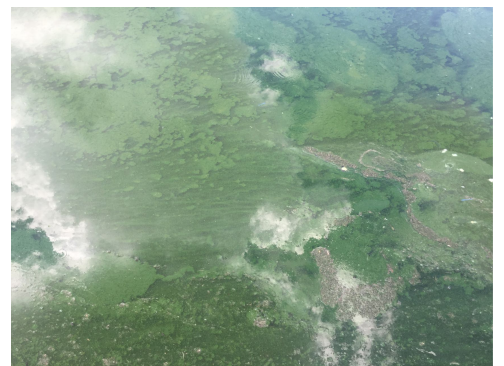
Site #22 received treatment for filamentous algae and shoreline grasses on 8/9/18. No shoreline vegetation was observed during the site visit but moderate amounts of surface filamentous algae were seen and may require additional treatment. Severe shoreline erosion was observed in site #22 (pictured top right).

Site: 3

**Comments:** Normal growth observed

A minor amount of new growth of surface filamentous algae and Alligator Weed was seen around the perimeter of site #3. This growth will be targeted at an upcoming maintenance visit and results can typically be seen 10-14 days following a treatment.

Site: 4



Comments: Normal growth observed

Site #4 was seen with a moderate amount of planktonic algae activity (pictured bottom right) throughout the open water. Planktonic algae growth will be targeted at an upcoming maintenance visit.

Site: 1



Comments: Treatment in progress

Site #1 received treatment on 8/22/18 for bottom and surface filamentous algae as well as shoreline grasses. Positive treatment results for grass and algae were seen. A minor amount of the floating plant, Salvinia will require treatment.

Epperson Ranch CDD Waterway Inspection Report 8/24/2018

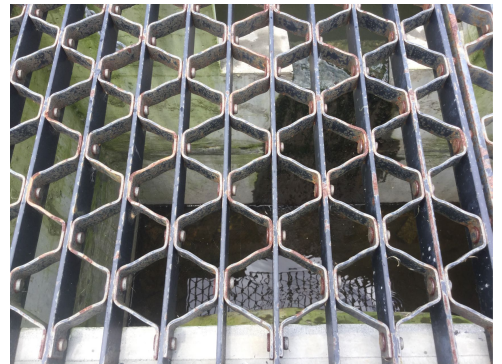
Site: 2 Mt



Comments: Site looks good

The mitigation area of site #2 is in good condition. Invasive and nuisance targets include Torpedograss, Alligator Weed, Sesbania, Primrose Willow and Cattails, with good control seen. Pickerelweed stands were healthy and will be promoted.

Site: 12



Comments: Normal growth observed

Site #12 was most recently treated for filamentous algae on 8/3/18, in addition to shoreline grasses. A minor amount of perimeter growth of filamentous algae was seen during the site inspection and will require treatment at an upcoming site visit.

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Site: 14



Comments: Requires attention

Site #14 was seen with surface filamentous algae and moderate shoreline erosion, especially around the concrete miters (pictured top right). Filamentous algae was last treated on 8/9/18 and a standard lake assessment is recommended.

Site: 26



Comments: Treatment in progress

Water Paspalum in site #26 (pictured bottom right) received treatment on 8/22/18. Treatment results can typically be seen 10-14 days after a treatment. Shoreline erosion was observed (top right), which may be contributing to the slight turbidity.

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Site: 19, 9



Comments: Normal growth observed

Site #19 (above) was treated for filamentous algae and shoreline vegetation on 8/9/18, with only a minor amount of filamentous algae seen during the site visit. Site #9 (top and bottom right) was seen with treated grasses and severe shoreline erosion.

Management Summary

The waterway inspection report for Epperson Ranch CDD was performed on August 24th, 2018 for ten sites in the community. The sites inspected were seen with good control of submersed, floating and shoreline vegetation as a result of monthly maintenance. Filamentous and planktonic algae growth was observed in many sites, with the majority experiencing normal growth of algae. Site #14 was seen with the quickest regrowth of filamentous algae, which may indicate an underlying water quality issue in the 5 acre pond. A potential long-term solution for the deep ponds of Epperson Ranch is an installation of aeration units at the bottom of a site. With many large, deep ponds bordering roads and homeowner properties, it is imperative that these sites are given the best chance to have a balanced environment. This health starts at the bottom, and aeration has many benefits including:

- Reduces nutrient build-up, which will decrease algae growth which prefer high pH, still-water habitats
- Reduces bottom muck due to increased oxidation of organic wastes
- Reduces rotten egg odors from toxic gasses (hydrogen sulfide)
- Provides an oxygenated environment for aquatic life.
- Reduces water stratification and pond turnover.

Recommendations/Action Items

- Monitor Erosion within Epperson Ranch CDD.
- Standard Lake Assessment Site #14.

Thank You For Choosing Aquatic Systems, Inc.!