

**EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

**Board of Supervisors
Regular Meeting**

**Thursday
June 13, 2019**

6:15 p.m.

**Hilton Garden Inn
26640 Silver Maple Pkwy.
Wesley Chapel FL**

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

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Christie Ray	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	John Vericker	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: **Thursday, June13, 2019**

Time: 6:15 p.m.

Location: Hilton Garden Inn
26640 Silver Maple Pkwy.
Wesley Chapel FL

Conference Call No.: (563) 999-2090

Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- | | | |
|----|---|------------------|
| A. | Approval of April 2, 2019 Regular Meeting Minutes | Exhibit 1 |
| B. | Acceptance of the March & April 2019 Unaudited Financial Statements | Exhibit 2 |

IV. Business Matters

- | | | |
|----|---|------------------|
| A. | Discussion of the FY 2020 Proposed Budget | Exhibit 3 |
| B. | Consideration and Adoption of Resolution 2019-07 Approving the FY 2020 Proposed Budget and Setting the Public Hearing | Exhibit 4 |
| C. | Review of Audit Response Letter from Straley Robin Vericker Letter to Auditors DiBartolomeo, McBee, Harley & Barnes | Exhibit 5 |

V. Staff Reports

A. District Manager

- | | | |
|----|--|------------------|
| 1. | Consideration of H2 Pool Services Proposal #7001 for Water Feature Cleaning and Chemical Balancing | Exhibit 6 |
| 2. | Presentation of The Road to ADA Compliance | Exhibit 7 |

B. Attorney

C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

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, April 2, 2019 at 9:00 a.m. at Residence Inn, 2101 Northpoint Parkway, Lutz, Florida 33558.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Cusmano called the meeting to order and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

Paul Cusmano	District Manager, DPFG Management & Consulting LLC
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The following is a summary of the discussions and actions taken at the April 2, 2019 Epperson Ranch CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Consent Agenda

A. Exhibit 1: Approval of February 13, 2019 Regular Meeting Minutes

B. Exhibit 2: Acceptance of the March 2019 Unaudited Financial Statements

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the motion to approve Items A & B of the Consent Agenda for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. Exhibit 3: Consideration and Adoption of Resolution 2019-05 Re-Designating Officers

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the motion to adopt Resolution 2019-05 Re-Designating Officers; re-designating the Officers of the District is as follows: Mr. Mike Lawson to serve as Chairman, Mr. Doug Draper to serve as Vice Chairman, and Ms. Christie Ray & Ms. Lori Price to serve as Assistant Secretaries; District staffing is as follows: Mr. Paul Cusmano as Secretary, Ms. Patricia Comings-Thibault as Treasurer, Mr. Maik Aagaard as Assistant Treasurer; and Ms. Janet Johns as Assistant Secretary for the Epperson Ranch Community Development District.

B. Exhibit 4: Consideration and Adoption of Resolution 2019-06 Authorizing Chairman to Execute Permits, Plats, & Conveyances

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the motion to adopt Resolution 2019-06 Authorizing Chairman to Execute Permits, Plats, & Conveyances for the Epperson Ranch Community Development District.

C. Exhibit 5: Ratification of Payroll Service Agreement with Innovative Employer Solutions, Inc.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the motion to ratify the Payroll Service Agreement with Innovative Employer Solutions, Inc. for the Epperson Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

1. Exhibit 6: Consideration of BrightView Landscape Maintenance Proposal Addendum #4

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the motion to adopt BrightView Landscape Maintenance Proposal Addendum #4 for the Epperson Ranch Community Development District.

2. Exhibit 7: Aquatic Systems 2019 Report

Mr. Cusmano presented the Aquatic Systems 2019 Report, noting efforts to address erosion of the pond's shorelines.

3. Exhibit 8: January 2019 DPFPG Field Report

Mr. Cusmano presented the January 2019 DPFPG Field Report, noting the end of golf carts driving through construction areas and the litter left behind throughout Epperson Ranch. Mr. Cusmano suggested hiring a porter to address the litter, whereas the Board can later decide whether the cost of a porter will be funded by the CDD or the littering parties.

B. Attorney

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Mr. Cusmano asked for final questions, comments, or corrections before adjourning 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.*

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

81

Signature

Signature

82

Printed Name

Printed Name

83

84 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2.

Epperson Ranch CDD
Financial Report Summary - General Fund & Construction Fund
3/31/2019

For The Period Ending :	GENERAL FUND 3/31/2019	CONSTRUCTION 2017 A1 3/31/2019
CASH BALANCE	\$ 321,833	\$ 4,429
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	97,563	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	135,924	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	806,530
PLUS: SECURITY DEPOSITS	36,200	-
LESS: ACCOUNTS PAYABLE	(47,871)	(535,063)
NET CASH BALANCE	\$ 543,649	\$ 275,895

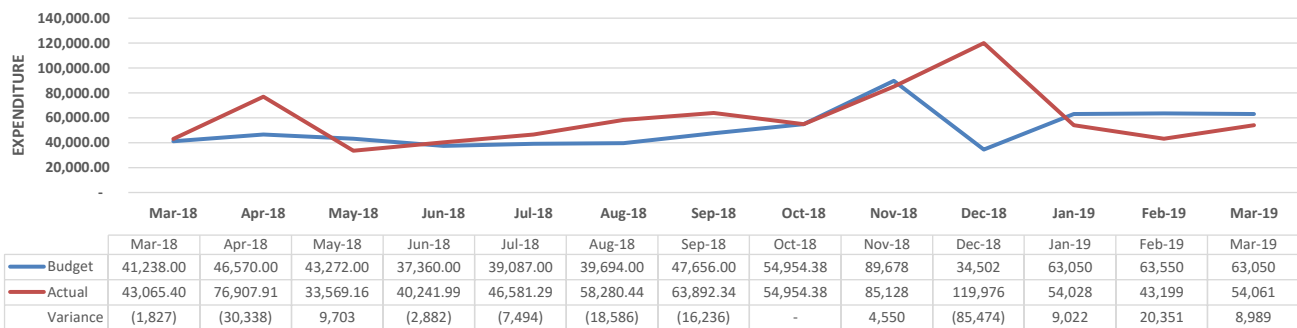
GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):

	3/31/2019 ACTUAL YEAR-TO-DATE	3/31/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 648,851	\$ 802,633	\$ (153,782)
EXPENDITURES (YTD)	(349,675)	(398,816)	49,141
NET OPERATING CHANGE	\$ 299,176	\$ 403,817	\$ (104,641)
AVERAGE MONTHLY EXPENDITURES	\$ 58,279	\$ 66,469	\$ 8,190
PROJECTED EOY BASED ON AVERAGE	\$ 699,350	\$ 924,267	\$ 224,917

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	3/31/2019 ACTUAL YEAR-TO-DATE	3/31/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 593,629	\$ 656,598	\$ (62,969)
ASSESSMENTS-OFF-ROLL (NET)	55,125	146,035	(90,910)
MISCELLANEOUS REVENUE	96	-	96
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	74,569	79,979	5,410
FIELD SERVICE EXPENDITURES - LANDSCAPE	187,398	250,350	62,953
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	15,024	22,500	7,476
FIELD SERVICE EXPENDITURES - SECURITY	12,310	6,300	(6,010)
FIELD SERVICE EXPENDITURES - OTHER	43,324.96	39,687.06	(3,638)
UNBUDGETED EXPENDITURES	17,050	-	(17,050)
TOTAL EXPENDITURES	\$ 349,675	\$ 398,816	\$ 49,141

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



New PO's

OM-EP-052 - Rogers Group - Demo/Replace Sidewalks \$7,650.00.

Epperson Ranch CDD
Financial Report Summary - General Fund & Construction Fund
4/30/2019

For The Period Ending :	GENERAL FUND 4/30/2019	CONSTRUCTION 2017 A1 4/30/2019
CASH BALANCE	\$ 469,669	\$ 4,437
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	93,314	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	15,547	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	905,923
PLUS: SECURITY DEPOSITS	36,200	-
LESS: ACCOUNTS PAYABLE	(123,187)	(634,457)
NET CASH BALANCE	\$ 491,544	\$ 275,903

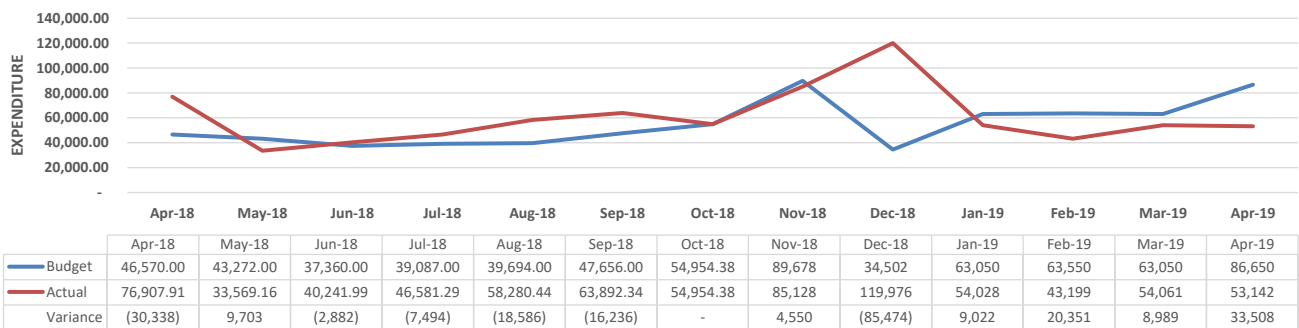
GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):

	4/30/2019 ACTUAL YEAR-TO-DATE	4/30/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 773,660	\$ 875,589	\$ (101,928)
EXPENDITURES (YTD)	(403,463)	(485,467)	82,003
NET OPERATING CHANGE	\$ 370,197	\$ 390,122	\$ (19,925)
AVERAGE MONTHLY EXPENDITURES	\$ 57,638	\$ 69,352	\$ 11,715
PROJECTED EOY BASED ON AVERAGE	\$ 691,651	\$ 924,267	\$ 232,616

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	4/30/2019 ACTUAL YEAR-TO-DATE	4/30/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 714,039	\$ 729,553	\$ (15,514)
ASSESSMENTS-OFF-ROLL (NET)	59,375	146,035	(86,660)
MISCELLANEOUS REVENUE	246	-	246
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	82,732	89,889	7,157
FIELD SERVICE EXPENDITURES - LANDSCAPE	223,526	292,076	68,550
FIELD SERVICE EXPENDITURES - POND MAINTENANCE	17,528	26,250	8,722
FIELD SERVICE EXPENDITURES - SECURITY	12,415	7,350	(5,065)
FIELD SERVICE EXPENDITURES - OTHER	50,212.37	69,901.55	19,689
UNBUDGETED EXPENDITURES	17,050	-	(17,050)
TOTAL EXPENDITURES	\$ 403,463	\$ 485,467	\$ 82,003

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



New PO's

OM-EP-052 - Rogers Group - Demo/Replace Sidewalks \$7,650.00.

EXHIBIT 3.

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

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED BUDGET	FY 2019 YTD- MARCH	FY 2020 PROPOSED BUDGET	VARIANCE FY 2019-2020
REVENUE							
GENERAL FUND REVENUE /(1)	\$ 139,145	\$ 86,315	\$ 526,274	\$ 924,267	\$ 648,778	\$ 1,034,108	\$ 109,841
MISCELLANEOUS FUNDING - NON BUDGETED /(1)	131	209,268	14,181	-	-	-	-
MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	-	-	470	-	72	-	-
TOTAL REVENUE	139,276	295,583	540,925	924,267	648,850	1,034,108	109,841
EXPENDITURES							
ADMINISTRATIVE							
SUPERVISORS COMPENSATION	5,600	5,000	5,400	12,000	1,800	12,000	-
PAYROLL TAXES	429	386	413	918	138	918	-
PAYROLL SERVICE FEES	481	384	550	673	221	673	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	10,500	21,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	18,000	36,000	-
TRAVEL PER DIEM	10	43	38	100	21	100	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	1,350	1,350	-	1,000	(350)
MEETING ROOM RENTAL	1,620	1,635	2,160	2,160	540	2,160	-
BANK FEES	101	30	248	200	-	200	-
AUDITING SERVICES	2,200	3,869	3,969	4,200	-	3,250	(950)
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,096	1,431	784	1,500	830	1,500	-
ENGINEERING SERVICES	7,140	5,361	9,985	10,000	3,493	10,000	-
LEGAL SERVICES	8,420	9,905	13,107	12,000	9,199	12,000	-
ASSESSMENT COLLECTION FEE	-	150	150	-	150	150	150
WEBSITE DEVELOPMENT & HOSTING	978	737	760	720	360	2,265	1,545
MISCELLANEOUS	-	-	1,151	1,000	100	1,000	-
TOTAL ADMINISTRATIVE	86,250	86,106	97,240	103,996	45,527	104,391	395
INSURANCE							
INSURANCE (PO, Liability, Property & Casualty)	2,363	2,410	5,300	22,198	11,552	17,136	(5,062)
TOTAL INSURANCE	2,363	2,410	5,300	22,198	11,552	17,136	(5,062)
DEBT SERVICE ADMINISTRATION							
BOND DISSIMINATION FEES	-	-	-	6,500	6,500	6,500	-
TRUSTEE FEES	-	8,081	5,388	11,798	11,798	11,799	1
ARBITRAGE REPORTING	-	-	1,300	500	1,300	1,300	800
TOTAL DEBT SERVICE ADMINISTRATION	-	8,081	6,688	18,798	19,598	19,599	801
FIELD OPERATIONS							
COMPREHENSIVE FIELD TECH SERVICES	-	-	5,000	16,200	2,500	13,896	(2,304)
FIELD SERVICE TECH	-	-	364	-	1,158	-	-
FIELD TRAVEL	-	-	1,575	-	-	-	-
UTILITY - ELECTRICITY	-	2,644	14,418	15,000	3,063	16,800	1,800
UTILITY - STREETLIGHTS	-	-	-	268,800	-	283,200	14,400
UTILITY - WATER	3,431	291	1,274	5,500	1,754	10,200	4,700
PET WASTE REMOVAL	-	-	1,344	2,689	1,542	5,060	2,371
LAKE/POND MAINTENANCE	-	6,447	32,887	45,000	15,024	45,000	(0)
LANDSCAPE MAINTENANCE - PHASE 1 Overpass	-	67,295	78,000	129,200	77,478	129,200	-
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	-	5,860	4,807	12,000	-	12,000	-
LANDSCAPE MISC. - PHASE 1 Overpass (removal & inject)	20,031	7,750	5,005	3,150	-	3,150	-
BUSH HOG MOWING	-	43,145	40,400	-	-	-	-
IRRIGATION & REPAIR - PHASE 1 Overpass	-	2,000	-	3,000	3,715	4,000	1,000
LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	-	-	65,824	86,807	60,374	279,933	193,126
LANDSCAPE REPLACEMENT - PHASE 1, 2 & 3	-	-	4,887	9,540	-	9,540	-
LANDSCAPE MISC. - PHASE 1, 2 & 3 - Palm pruning	-	-	819	1,404	-	1,404	-
POND MOWINGS	-	10,000	16,668	50,800	45,831	-	(50,800)
IRRIGATION & REPAIR - PHASE 2	-	-	330	-	-	4,000	4,000
LANDSCAPE MAINTENANCE - PHASE 4	-	-	-	-	-	-	-
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J	-	-	-	77,600	-	-	(77,600)
MANUAL IRRIGATION	-	16,590	-	-	-	-	-
FIELD MISCELLANEOUS	-	420	10,900	10,485	7,355	10,000	(485)

STATEMENT 1
EPPELSON RANCH CDD
FY 2020 PROPOSED GENERAL FUND (O&M) BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED BUDGET	FY 2019 YTD- MARCH	FY 2020 PROPOSED BUDGET	VARIANCE FY 2019-2020
HOLIDAY LIGHTING	-	-	-	-	5,000	5,000	5,000
WATER FEATURE CLEANING & MAINTENANCE	-	-	-	18,000	10,060	18,000	-
GATE MAINTENANCE & REPAIRS	-	-	605	3,000	16,750	10,000	7,000
POWER SWEEP	-	-	-	-	540	-	-
CONTINGENCY	-	-	5,474	4,000	4,310	-	(4,000)
NON-BUDGETED FUNDED EXPENDITURES	-	14,180	106,735	-	17,050	-	-
TOTAL FIELD OPERATIONS	23,462	176,622	397,316	762,175	273,504	860,382	98,207
AMENITY OPERATIONS							
AMENITY MANAGER	-	-	3,000	4,500	2,250	4,500	-
AMENITY CLEANING & MAINTENANCE	-	-	-	-	-	10,000	10,000
LANDSCAPE REPLACEMENT - INFILL	-	-	-	-	-	-	-
MISCELLANEOUS AMENITY REPAIRS & MAIN.	-	-	-	-	-	10,000	10,000
SECURITY MONITORING	-	-	-	600	-	600	-
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	-	-	-	12,000	-	7,500	(4,500)
TOTAL AMENITY CENTER OPERATIONS	-	-	3,000	17,100	2,250	32,600	15,500
CAPITAL IMPROVEMENTS							
OTHER (TEMPORARY LIGHTING IN FY 2018)	-	21,682	15,801	-	-	-	-
TOTAL CAPITAL IMPROVEMENTS	-	21,682	15,801	-	-	-	-
TOTAL EXPENDITURES	112,075	294,901	525,345	924,267	352,431	1,034,108	109,841
EXCESS OF REVENUE OVER (UNDER) EXPEND.	27,201	682	15,580	-	296,419	-	-
FUND BALANCE - BEGINNING	(27,882)	(681)	1	15,581	15,581	15,581	-
FUND BALANCE - ENDING	\$ (681)	\$ 1	\$ 15,581	\$ 15,581	\$ 312,000	\$ 15,581	\$ -

Footnotes:

(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

FUND BALANCE ANALYSIS

Two Months Operating	\$ 172,351
Projected Reserves	(15,581)
Under (Over) Funded	\$ 156,770

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		12,000		Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		918		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES		673		Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	21,000		The District receives Management & Accounting services as part of the agreement
PLANNING & COORDINATION SERVICES	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
TRAVEL PER DIEM		100		Reimbursement to board supervisors for travel to board meetings.
CONSTRUCTION ACCOUNTING SERVICES		1,000		It is estimated that about 10% of the construction funds will be requisitioned in FY 2019
MEETING ROOM RENTAL	RESIDENCE INN	2,160		Room rental in Pasco County for Board of Supervisor meetings
BANK FEES	BANK UNITED	200		Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	GRAU	3,250		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	FLORIDA DEO	175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1,500		The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES		10,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	12,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
ASSESSMENT COLLECTION FEE		150		Fee to county appraiser and tax collector.
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,265		ADA Compliance for District website and remediation of 750 document pages supplied by Campus Suite for \$1,515. An additional \$250 for unknown, DPFG is \$500 for mitigation remediation
MISCELLANEOUS		1,000		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY)	EGIS INSURANCE	17,136		Annual, for general liability, property and officer and director insurance. Est 5% increase
DEBT SERVICE ADMINISTRATION:				
BOND DISSIMINATION FEES	LERNER SERVICES	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	US BANK	11,799		Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	LLS	1,300		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017
FIELD OPERATIONS:				
COMPREHENSIVE FIELD TECH SERVICES	DPFG	13,896		Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated for mileage for Field Service Tech.
UTILITY-ELECTRICITY	WITHLACOOCHIEE	16,800		Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr. in FY 2019. Average monthly expenditure based on actual is \$1,400 for the three meters
UTILITY-STREETLIGHTS		283,200		Expected 150 lights at \$600/light per year. Assumes 1 light every 150', Add an additional 65 lights at \$840 yearly.
UTILITY-WATER	PASCO COUNTY	10,200		Estimated based on current usage for four meters at Curley Road , Overpass , Yale Harbor Fountain, Epperson Blvd. fountain. Approximates \$850 per month
PET WASTE REMOVAL	POOP 911	5,060	OM-EP-034	Removal of pet waste, replacement of can liners, and check of bags for the 6 pet waste stations in the District
LAKE/POND MAINTENANCE & INSPECTION	Aquatic Systems	45,000	OM-EP-041	Waterway inspection and maintenance for sites #s 9, 12 thru 38, 40, and 41. (total of thirty waterways, 40,379 linear foot perimeter). Add an additional \$15,000 for new ponds to be added
LANDSCAPE MAINTENANCE - PHASE 1 Overpass	GRANDVIEW	129,200	OM-EP-040	Includes basic services for \$84,000 and fert/chem of \$27,000 annually and bedding plants of \$18,200. (Phase 1 means Overpass Rd from Curley to Epperson Blvd south entrance)
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	GRANDVIEW	12,000		Estimated as needed for replacement (Epperson south entrance)
LANDSCAPE MISCELLANEOUS - PHASE 1 Overpass	GRANDVIEW	3,150		Estimated as needed for injection for the Oak trees to help establishment (on Overpass Rd)
IRRIGATION & REPAIR - PHASE 1 Overpass	GRANDVIEW	4,000		As needed repairs and maintenance
LANDSCAPE MAINTENANCE - PHASE 1, 2, and 3	BRIGHTVIEW	279,933	OM-EP-DPFG-029	Base Management Service of \$23,328 monthly, including irrigation and pond mowing (Epperson Blvd to Curley Rd thru Phase 3)
LANDSCAPE REPLACEMENT - PHASE 1, 2, and 3	BRIGHTVIEW	9,540	OM-EP-DPFG-029	Pine Straw - 400 bales - 1 application yearly & 250 Annuals Replaces 4x yearly
LANDSCAPE MISCELLANEOUS - PHASE 1, 2, and 3 - Palm Pruning	BRIGHTVIEW	1,404	OM-EP-DPFG-029	Palm Prunings
POND MOWINGS	BRIGHTVIEW	-	OM-EP-DPFG-029	Approx. 16 cuts per year for all pond banks, now part of overall landscaping costs.
IRRIGATION & REPAIR - PHASE 1, 2 and 3	BRIGHTVIEW	4,000		As needed repairs and maintenance
LANDSCAPE MAINTENANCE - PHASE 4	BRIGHTVIEW	-	OM-EP-DPFG-029	Base management Services, Irrigation Inspection, and 100 bales of pine straw, now part of overall landscaping costs.
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J		-		Included in OM-EP-DPFG-029 Complete landscape maintenance along Phase 2 section collector road (mowing, fertilizing, irrigation, etc.)

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
MANUAL IRRIGATION		-		
FIELD MISCELLANEOUS		10,000		Maintenance of general hardscape (benches, walls, other common areas) as may come up from time to time.
HOLIDAY LIGHTING		5,000		Holiday Lights
WATER FEATURE CLEANING & MAINTENANCE	H2 POOL SERVICES	18,000	OM-EP-030	Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road
GATE MAINTENANCE & REPAIRS	GATE PROS	10,000		As needed for damaged gates and repairs
POWER SWEEP	USA SERVICES	-		Sweep trackouts on designated roads and boulevards
CONTINGENCY		-		Miscellaneous
AMENITY MANAGER	DPFG	4,500		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CLEANING & MAINTENANCE		10,000		Upkeep of tot lot, dog park, equipment fence, benches, etc.
LANDSCAPE REPLACEMENT - INFILL		-		
MISCELLANEOUS AMENITY REPAIRS & MAIN.		10,000		Maintain all hardscape items including towers, walls, etc.
Gate Cell Service	DOOR KING	600	OM-EP-DPFG-003	Cell System
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE		7,500		Gate clickers for Overpass Entrance and Curley Road Gate 250 @ \$30.

EXHIBIT 4.

RESOLUTION 2019-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Epperson Ranch Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2019

HOURL: 6:15 p.m.

LOCATION: Hampton Inn & Suites
2740 Cypress Ridge Blvd.
Wesley Chapel, FL

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Pasco County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the

District's website at least two days before the budget hearing date and to keep the proposed budget posted on the District's website for at least 45 days, as set forth in Section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2019.

ATTEST:

**EPPERSON RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Paul Cusmano

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Signature

Mike Lawson

Printed Name

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2019/2020 Budget

EXHIBIT A

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

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED BUDGET	FY 2019 YTD- MARCH	FY 2020 PROPOSED BUDGET	VARIANCE FY 2019-2020
REVENUE							
GENERAL FUND REVENUE /(1)	\$ 139,145	\$ 86,315	\$ 526,274	\$ 924,267	\$ 648,778	\$ 1,034,108	\$ 109,841
MISCELLANEOUS FUNDING - NON BUDGETED /(1)	131	209,268	14,181	-	-	-	-
MISCELLANEOUS (GATE ACCESS, FOBS, ETC.)	-	-	470	-	72	-	-
TOTAL REVENUE	139,276	295,583	540,925	924,267	648,850	1,034,108	109,841
EXPENDITURES							
ADMINISTRATIVE							
SUPERVISORS COMPENSATION	5,600	5,000	5,400	12,000	1,800	12,000	-
PAYROLL TAXES	429	386	413	918	138	918	-
PAYROLL SERVICE FEES	481	384	550	673	221	673	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	10,500	21,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	18,000	36,000	-
TRAVEL PER DIEM	10	43	38	100	21	100	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	1,350	1,350	-	1,000	(350)
MEETING ROOM RENTAL	1,620	1,635	2,160	2,160	540	2,160	-
BANK FEES	101	30	248	200	-	200	-
AUDITING SERVICES	2,200	3,869	3,969	4,200	-	3,250	(950)
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,096	1,431	784	1,500	830	1,500	-
ENGINEERING SERVICES	7,140	5,361	9,985	10,000	3,493	10,000	-
LEGAL SERVICES	8,420	9,905	13,107	12,000	9,199	12,000	-
ASSESSMENT COLLECTION FEE	-	150	150	-	150	150	150
WEBISTE DEVELOPMENT & HOSTING	978	737	760	720	360	2,265	1,545
MISCELLANEOUS	-	-	1,151	1,000	100	1,000	-
TOTAL ADMINISTRATIVE	86,250	86,106	97,240	103,996	45,527	104,391	395
INSURANCE							
INSURANCE (PO, Liability, Property & Casualty)	2,363	2,410	5,300	22,198	11,552	17,136	(5,062)
TOTAL INSURANCE	2,363	2,410	5,300	22,198	11,552	17,136	(5,062)
DEBT SERVICE ADMINISTRATION							
BOND DISSIMINATION FEES	-	-	-	6,500	6,500	6,500	-
TRUSTEE FEES	-	8,081	5,388	11,798	11,798	11,799	1
ARBITRAGE REPORTING	-	-	1,300	500	1,300	1,300	800
TOTAL DEBT SERVICE ADMINISTRATION	-	8,081	6,688	18,798	19,598	19,599	801
FIELD OPERATIONS							
COMPREHENSIVE FIELD TECH SERVICES	-	-	5,000	16,200	2,500	13,896	(2,304)
FIELD SERVICE TECH	-	-	364	-	1,158	-	-
FIELD TRAVEL	-	-	1,575	-	-	-	-
UTILITY - ELECTRICITY	-	2,644	14,418	15,000	3,063	16,800	1,800
UTILITY - STREETLIGHTS	-	-	-	268,800	-	283,200	14,400
UTILITY - WATER	3,431	291	1,274	5,500	1,754	10,200	4,700
PET WASTE REMOVAL	-	-	1,344	2,689	1,542	5,060	2,371
LAKE/POND MAINTENANCE	-	6,447	32,887	45,000	15,024	45,000	(0)
LANDSCAPE MAINTENANCE - PHASE 1 Overpass	-	67,295	78,000	129,200	77,478	129,200	-
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	-	5,860	4,807	12,000	-	12,000	-
LANDSCAPE MISC. - PHASE 1 Overpass (removal & inject)	20,031	7,750	5,005	3,150	-	3,150	-
BUSH HOG MOWING	-	43,145	40,400	-	-	-	-
IRRIGATION & REPAIR - PHASE 1 Overpass	-	2,000	-	3,000	3,715	4,000	1,000
LANDSCAPE MAINTENANCE - PHASE 1, 2 & 3	-	-	65,824	86,807	60,374	279,933	193,126
LANDSCAPE REPLACEMENT - PHASE 1, 2 & 3	-	-	4,887	9,540	-	9,540	-
LANDSCAPE MISC. - PHASE 1, 2 & 3 - Palm pruning	-	-	819	1,404	-	1,404	-
POND MOWINGS	-	10,000	16,668	50,800	45,831	-	(50,800)
IRRIGATION & REPAIR - PHASE 2	-	-	330	-	-	4,000	4,000
LANDSCAPE MAINTENANCE - PHASE 4	-	-	-	-	-	-	-
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J	-	-	-	77,600	-	-	(77,600)
MANUAL IRRIGATION	-	16,590	-	-	-	-	-
FIELD MISCELLANEOUS	-	420	10,900	10,485	7,355	10,000	(485)

STATEMENT 1
EPPELSON RANCH CDD
FY 2020 PROPOSED GENERAL FUND (O&M) BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED BUDGET	FY 2019 YTD- MARCH	FY 2020 PROPOSED BUDGET	VARIANCE FY 2019-2020
HOLIDAY LIGHTING	-	-	-	-	5,000	5,000	5,000
WATER FEATURE CLEANING & MAINTENANCE	-	-	-	18,000	10,060	18,000	-
GATE MAINTENANCE & REPAIRS	-	-	605	3,000	16,750	10,000	7,000
POWER SWEEP	-	-	-	-	540	-	-
CONTINGENCY	-	-	5,474	4,000	4,310	-	(4,000)
NON-BUDGETED FUNDED EXPENDITURES	-	14,180	106,735	-	17,050	-	-
TOTAL FIELD OPERATIONS	23,462	176,622	397,316	762,175	273,504	860,382	98,207
AMENITY OPERATIONS							
AMENITY MANAGER	-	-	3,000	4,500	2,250	4,500	-
AMENITY CLEANING & MAINTENANCE	-	-	-	-	-	10,000	10,000
LANDSCAPE REPLACEMENT - INFILL	-	-	-	-	-	-	-
MISCELLANEOUS AMENITY REPAIRS & MAIN.	-	-	-	-	-	10,000	10,000
SECURITY MONITORING	-	-	-	600	-	600	-
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE	-	-	-	12,000	-	7,500	(4,500)
TOTAL AMENITY CENTER OPERATIONS	-	-	3,000	17,100	2,250	32,600	15,500
CAPITAL IMPROVEMENTS							
OTHER (TEMPORARY LIGHTING IN FY 2018)	-	21,682	15,801	-	-	-	-
TOTAL CAPITAL IMPROVEMENTS	-	21,682	15,801	-	-	-	-
TOTAL EXPENDITURES	112,075	294,901	525,345	924,267	352,431	1,034,108	109,841
EXCESS OF REVENUE OVER (UNDER) EXPEND.	27,201	682	15,580	-	296,419	-	-
FUND BALANCE - BEGINNING	(27,882)	(681)	1	15,581	15,581	15,581	-
FUND BALANCE - ENDING	\$ (681)	\$ 1	\$ 15,581	\$ 15,581	\$ 312,000	\$ 15,581	\$ -

Footnotes:

(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

FUND BALANCE ANALYSIS

Two Months Operating	\$ 172,351
Projected Reserves	(15,581)
Under (Over) Funded	\$ 156,770

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		12,000		Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		918		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICE FEES		673		Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	21,000		The District receives Management & Accounting services as part of the agreement
PLANNING & COORDINATION SERVICES	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
TRAVEL PER DIEM		100		Reimbursement to board supervisors for travel to board meetings.
CONSTRUCTION ACCOUNTING SERVICES		1,000		It is estimated that about 10% of the construction funds will be requisitioned in FY 2019
MEETING ROOM RENTAL	RESIDENCE INN	2,160		Room rental in Pasco County for Board of Supervisor meetings
BANK FEES	BANK UNITED	200		Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	GRAU	3,250		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	FLORIDA DEO	175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1,500		The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES		10,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	12,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
ASSESSMENT COLLECTION FEE		150		Fee to county appraiser and tax collector.
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	2,265		ADA Compliance for District website and remediation of 750 document pages supplied by Campus Suite for \$1,515. An additional \$250 for unknown, DPFG is \$500 for mitigation remediation
MISCELLANEOUS		1,000		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
INSURANCE (PO, LIABILITY, PROPERTY & (CASULTY)	EGIS INSURANCE	17,136		Annual, for general liability, property and officer and director insurance. Est 5% increase
DEBT SERVICE ADMINISTRATION:				
BOND DISSIMINATION FEES	LERNER SERVICES	6,500		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure FOR Series 2015 and 2017
TRUSTEE FEES	US BANK	11,799		Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2015 and 2017
ARBITRAGE REPORTING	LLS	1,300		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code for the two series, 2015 and 2017
FIELD OPERATIONS:				
COMPREHENSIVE FIELD TECH SERVICES	DPFG	13,896		Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated for mileage for Field Service Tech.
UTILITY-ELECTRICITY	WITHLACOOCHIEE	16,800		Meters located at 7851 Curley Road and 31650 Epperson Blvd. and the addition of 7315 Yale Harbor Dr. in FY 2019. Average monthly expenditure based on actual is \$1,400 for the three meters
UTILITY-STREETLIGHTS		283,200		Expected 150 lights at \$600/light per year. Assumes 1 light every 150', Add an additional 65 lights at \$840 yearly.
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LANDSCAPE MAINTENANCE - PHASE 1 Overpass	GRANDVIEW	129,200	OM-EP-040	Includes basic services for \$84,000 and fert/chem of \$27,000 annually and bedding plants of \$18,200. (Phase 1 means Overpass Rd from Curley to Epperson Blvd south entrance)
LANDSCAPE REPLACEMENT - PHASE 1 Overpass	GRANDVIEW	12,000		Estimated as needed for replacement (Epperson south entrance)
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IRRIGATION & REPAIR - PHASE 1 Overpass	GRANDVIEW	4,000		As needed repairs and maintenance
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POND MOWINGS	BRIGHTVIEW	-	OM-EP-DPFG-029	Approx. 16 cuts per year for all pond banks, now part of overall landscaping costs.
IRRIGATION & REPAIR - PHASE 1, 2 and 3	BRIGHTVIEW	4,000		As needed repairs and maintenance
LANDSCAPE MAINTENANCE - PHASE 4	BRIGHTVIEW	-	OM-EP-DPFG-029	Base management Services, Irrigation Inspection, and 100 bales of pine straw, now part of overall landscaping costs.
LANDSCAPE MAINTENANCE FOR 2G - 2H AND 2J		-		Included in OM-EP-DPFG-029 Complete landscape maintenance along Phase 2 section collector road (mowing, fertilizing, irrigation, etc.)

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
MANUAL IRRIGATION		-		
FIELD MISCELLANEOUS		10,000		Maintenance of general hardscape (benches, walls, other common areas) as may come up from time to time.
HOLIDAY LIGHTING		5,000		Holiday Lights
WATER FEATURE CLEANING & MAINTENANCE	H2 POOL SERVICES	18,000	OM-EP-030	Water feature cleaning and chemical balancing for the fountain located in the gated area on Overpass Road
GATE MAINTENANCE & REPAIRS	GATE PROS	10,000		As needed for damaged gates and repairs
POWER SWEEP	USA SERVICES	-		Sweep trackouts on designated roads and boulevards
CONTINGENCY		-		Miscellaneous
AMENITY MANAGER	DPFG	4,500		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CLEANING & MAINTENANCE		10,000		Upkeep of tot lot, dog park, equipment fence, benches, etc.
LANDSCAPE REPLACEMENT - INFILL		-		
MISCELLANEOUS AMENITY REPAIRS & MAIN.		10,000		Maintain all hardscape items including towers, walls, etc.
Gate Cell Service	DOOR KING	600	OM-EP-DPFG-003	Cell System
SECURITY FOBS, CLICKERS AND PEDESTRIAN GATE		7,500		Gate clickers for Overpass Entrance and Curley Road Gate 250 @ \$30.

EXHIBIT 5.

STRALEY ROBIN VERICKER

Attorneys At Law

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April 3, 2019

*Via Email (Theresa@dmhbcpa.com)
and U.S. Mail*

Dibartolomeo, McBee, Hartley & Barnes
2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950

Re: Epperson Ranch Community Development District

Ladies and Gentlemen:

By this communication, we are responding to the letter of Ms. Patricia Comings-Thibault dated March 26, 2019, received in our office via email on April 2, 2019, requesting that we furnish certain information to you concerning our representation of Epperson Ranch Community Development District (the "District") and pending or threatened litigation involving the District.

While this firm may represent the District on a regular basis, our engagements have been limited to specific matters as to which we may have been consulted. There may exist matters of a legal nature that could have a bearing on the financial position of the District with respect to which we have not been consulted and consequently have no knowledge. The information furnished by this letter is limited to matters which have been given substantive attention by the lawyers in this firm in the form of legal consultation and, where appropriate, legal representation from October 1, 2017, to the effective date of this response. We have, to the extent believed necessary, attempted to determine from the lawyers in this firm who have performed services for the District since the beginning of the period upon which the report is based, whether such services involved substantive attention in the form of legal consultation or representation in litigation. Beyond that, no review has been made of any of the District's transactions or other matters for the purposes of identifying loss contingencies, nor have we made inquiry with other law firms who either are now or who have in the past performed services for the District.

The response of this firm is limited to loss contingencies coming within the meaning of the American Bar Association Statement of Policy Regarding Lawyers' Responses to Auditors' Requests for Information (the "Statement of Policy") which are considered to be probable (within the meaning of the Commentary accompanying the Statement of Policy) of assertion and which are considered individually or collectively material to the presentation of the District's financial statements and is further limited to the matters set out herein. The firm is not undertaking to respond or comment upon all aspects of the District's business activities and

except as noted in this communication, no inference should be drawn on any matters beyond the scope of this response.

The information as supplied in this audit response is solely for the auditor's information in connection with your audit of the financial condition of the District. Without the express written approval of this law firm and the District, it is not to be quoted in whole or in part or otherwise referred to in any financial statements of the District or related documents, nor is it to be filed with any governmental agency or other person.

This response is limited by, and subject to, the Statement of Policy; without limiting the generality of the foregoing, the limitations set forth in the Statement of Policy on the scope and use of this response are specifically incorporated herein by reference, and any description herein of any "loss contingencies" is qualified by the meaning as described in the Statement of Policy and the accompanying commentary.

The District does not intend to waive the attorney-client privilege with respect to any information which the District has furnished to us. Moreover, please be advised that our response to you should not be construed in any way to constitute a waiver of the protection of the attorney work-product privilege with respect to any of our files involving the District.

Subject to the foregoing, we advise you that from October 1, 2017, to the effective date of this response, we have not been engaged to give substantive attention to, or represent the District in connection with, material (defined by Ms. Comings-Thibault in her aforesaid letter to us as matters involving amounts exceeding \$5,000 individually or in the aggregate) loss contingencies coming within the scope of clause (a) of paragraph 5 of the Statement of Policy.

In Ms. Comings-Thibault's letter to us, the District did not specifically identify and specifically request us to comment on any loss contingencies coming within the scope of clause (c) of Paragraph 5 of the Statement of Policy. Therefore, we have not commented on any such loss contingencies. Please be advised that pursuant to clauses (b) and (c) of Paragraph 5 of the Statement of Policy and accompanying Commentary, it would be inappropriate for us to respond to a general inquiry relating to the existence of unasserted possible claims or assessments involving the District. We can only furnish information concerning those upon which the District has specifically requested in writing that we comment, nor can we comment upon the adequacy of the District's listing, if any, of unasserted possible claims or assessments or its assertions concerning the advice, if any, about the need to disclose same.

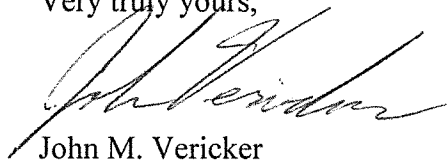
Consistent with the last sentence of Paragraph 6 of the Statement of Policy and pursuant to the District's request, however, this letter will confirm as correct the District's understanding as set forth in Ms. Comings-Thibault's aforesaid letter to us that whenever, in the course of performing legal services for the District with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for financial statement disclosure, we have formed a professional conclusion that the District must disclose or consider disclosure concerning such possible claim or assessment, we as a matter of profession responsibility to the

District, will so advise the District of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5.

The information set forth herein is as of the date hereof, except as otherwise noted, and we assume no obligation to advise you of changes which may have been or are brought to our attention thereafter.

The District was indebted in the amount of \$2,380.50 to this law firm as of September 30, 2018.

Very truly yours,

A handwritten signature in black ink, appearing to read "John M. Vericker", is written over a horizontal line.

John M. Vericker
*Board Certified – City, County & Local
Government Law*

JMV/lab

cc: Patricia Comings-Thibault, District Accountant *(via email)*
Paul Cusmano, District Manager *(via email)*
Mike Lawson, Chairman of the Board of Supervisors *(via email)*

EXHIBIT 6.

H2 Pool Services

PROPOSAL #7001

July 15, 2017

Between the Owner: **Epperson Ranch Community**

And the Subcontractor: **H2 Pool Services**

5050 Ivory Stone Dr.

Wimauma, Florida 33598

For the Project: **Water Feature Cleaning & Chemical balancing**

ARTICLE 1. SCOPE OF WORK

- Subcontractor has heretofore entered into a contract with Said Owner to furnish all **labor, materials, and equipment** for maintaining the Water feature.

RESERVOIR CLEANING- Scrub all waterline ceramic tiles with a muriatic acid/soap solution to remove oil, Grease and scale, clean skimmers and skimmer walls. Skim the surface of the Reservoir water to remove floating debris that's accumulated. Using a nylon brush, brush all sides of the reservoir to maintain a clean surface as needed. Test the chemistry of the water chlorine levels above 2 ppm, pH levels between 7.4-7.8, total alkalinity between 40 ppm and 60 ppm. Back flush and clean all filters and pump strainer baskets as needed.

- Subcontractor will keep equipment up to code and functioning properly.

ARTICLE 2. PAYMENT TERMS

2.1 The Owner agrees to pay the Subcontractor within **20 days** after the receipt of the invoice. Subcontractor will submit monthly invoice to the owner for these services. If owner fails to pay within 20 days, owner agrees to pay a late fee of 4% daily until payment received.

2.2 The Cleaning Contract amount shall be:

Monthly \$1500.00

Total Annual \$18,000.00

ARTICLE 3. CHANGE ORDERS/ SPECIAL REQUESTS

3.1 Subcontractor understands and agrees that no change orders or contract additions will be made unless agreed to in writing by Owner. If any additional work is performed and not covered in this contract, the Subcontractor proceeds at his own risk and expense. No motor or pump repairs, stain treatments, or equipment replacements can be made unless the owner agrees to allow such repairs. Authorization from owner will be submitted to subcontractor via email.

3.2 During heavy seasonal months, additional charges may apply for extra chemicals to handle environment.

3.3 Biohazardous materials such as blood, urine, feces, condoms or vomit will be charged at a minimum of \$160.00 per occurrence. In extreme cases further charges will apply.

ARTICLE 4. UNSCHEDULED CLEAN-UP

4.1 In the event of tropical weather including Tropical Storms, Tropical Depressions and Hurricanes including all generated weather related debris, it may become necessary to back charge the Owner for additional time and disposal costs related to removing the debris from the Water Feature. Owner will be notified in advance if this condition presents itself.

ARTICLE 5. TAXES AND PERMITS

5.1 The subcontractor understands and agrees that he shall be responsible for all taxes, fees and expenses imposed directly or indirectly for its work, labor, material and services required to fulfill this contract, The Subcontractor is responsible for all permits pertaining to the law, ordinances and regulations where the work is performed.

ARTICLE 6. INSURANCE AND INDEMNITY

6.1 The Subcontractor shall maintain, at his own expense, full and complete insurance on its work at all times. The Subcontractor shall not hold the Owner liable from any and all costs, damages, fees and expenses from any claims arising on the project. Failure of the Subcontractor to maintain appropriate insurance coverage may deem a material breach allowing the Owner to terminate this contract.

6.2 To the fullest extent permitted by law, the Subcontractor shall indemnify and hold harmless the Owner, Owner's representatives, agents and employees from all claims, losses, damages and expenses, including attorney's fees rising out of or resulting from the performance of the work, provided that such claim, loss, damage or expense is caused in whole or in part by any negligent act or omission of the Subcontractor, anyone directly employed by them or anyone whose acts they are liable for, and attributes to bodily injury, sickness, disease or death, mold growth, or to injury to or destruction of tangible property (other than the work itself) including any resulting loss of use, regardless of whether or not it is caused in part by a party indemnified above.

ARTICLE 7. ACCEPTANCE

WITNESS OUR HAND AND SEAL ON THIS _____ DAY OF _____, 2016.

Signed in the presence of:

OWNER'S NAME

DATE

SUBCONTRACTOR'S NAME

DATE

EXHIBIT 7.

THE ROAD TO ADA COMPLIANCE



Required as of 10/01/2019

Compliance: The 2 Components

- Component 1 - The website platform itself – this addresses the website itself and not any uploaded documents
- Component 2 - Document uploads – this addresses any documents that are uploaded to the website that are mandated under Florida Statute. (see attachment B of this presentation)

Documents are bifurcated into two sections:

- ❖ 1) Required historical documents before 10/01
- ❖ 2) Required new documents uploaded after 10/01

ATTACHMENT A

INSURANCE MANDATED REQUIREMENTS

Accessibility 

ADA Website Accessibility

Underwriting Guidelines - Policy Year 2019 - 2020



Florida
Insurance
Alliance™

1 - Accessibility Policy

- An adopted and implemented (or in the process of implementing) website accessibility policy that is consistent with WCAG 2.0 Level A and AA

2 – Accessibility Statement

- A disability accessibility statement posted on their website that includes:
 - A commitment to accessibility for persons with disabilities
 - The accessibility standard used and applied to the District's website
 - Contact information (email and phone number) in case users encounter any problems

3 — Video / Audio

- Video and Audio is published or streamed in an accessible format.

4 – Quarterly Audits

- Quarterly audits done by a third-party to ensure that the website is in continual compliance with prevailing WCAG standards.

5 — Remedial Measures

- If the District has been previously sued
 - Settlement Agreement
 - Review remedial measures taken by District

Summary - Where We Are

➤ Accessibility Policy – In Process

- District Counsel will be/has been furnished a sample policy that has been approved by the insurance provider for consideration and changes

➤ Accessibility Statement - Completed

- Accessibility statement has been published to the website and has been approved by insurance provider.

➤ Video/Audio – Completed

- We have ensured there are no videos or audio published or streamed on the websites

FINANCIAL COMPARISON – VENDORS

Ventures		360 PSG		Horton Group		CAMPUS SUITE	
Create A Website	\$ -	Create A Website & Service Block	\$3,345.00	Create A Website	\$ 18,000.00	Create and Maintain Website	\$ 600.00
Annual Website Platform	\$ 960.00	Yearly Doc Conversion**	\$1,375.00	Qterly Scan for Compliance	\$ 12,000.00	On Demand Document Conversion	\$ -
Domain	\$ 20.00	Yealy Web Compliance	\$1,025.00	FY 2019 Total	\$ 30,000.00	Document Conversion - 1st Year	\$ 1,500.00
Quarterly Scan for Compliance	\$ 480.00	SSL Cert, Content Mgmt, Monthly Scan	\$ 420.00			Domain	\$ 15.00
FY 2019 Total	\$ 1,460.00	FY 2019 Total	\$6,165.00			FY 2019 Total	\$ 2,115.00
Second Year FY 2020 Total	\$ 1,460.00	Second Year FY 2020 Total	\$2,820.00	Second Year FY 2020 Total	\$ 12,000.00	Second Year FY 2020 Total	\$ 1,515.00
(does not include scan or remediation of PDF documents uploaded or conversion of documents)		(**only includes audit, agendas, public facilities report and budgets, doesn't include other document remediation - additional is at \$110 per hour)		Document conversion is at \$100 per hour		Initial conversion at \$0.98 per page, based on avg (Second Year documents up to 750 pages included in On Demand Service of \$900 annually)	

Component 1 - Website Platform

- Campus Suite - Utilizes a website template that is WCAG compliant
- A contract will be advanced embodying language to ensure that prevailing WCAG standards are continually being met
- Annual charge is \$600 per year . Website will be turned on as of 10/01.
Year One - Contracts need to be executed at the same time as the initial PDF remediation of historical documents so that as documents are remediated they are uploaded to the new site for turn on at 10/01.
Year Two – Annual \$600 charge will be billed in quarterly installments
- Monthly monitoring will be performed on each individual District website to ensure compliance with prevailing WCAG standards.
- Annual Domain registration approximates \$15 per year
- Note: Current website will need to be maintained until conversion complete

Total Annual Cost for Website Platform is \$615 Annually

Component 2 – Document Conversion

DOCUMENTS BEFORE 10/01/2019

- District website documents will be thinned up to comply with only Statute required documents by DPFG (see attachment B of this presentation)
- All documents on the website need to be ADA compliant
- Conversion price per page is \$0.98 for historical documents prior to 10/01. Historical agenda packages cannot be manipulated to minimize conversion costs.
- The average District website page count, (before adjustments), currently on the websites are 1,500
- The Board needs to approve the conversion of the documents with a not to exceed of \$1,500. The District will only be charged for documents converted and will receive a report as to page count. Payment due as service is rendered.

Total FY 2019 Cost for Conversion Based on Average is \$1,500

Component 2 – Document Conversion

DOCUMENTS AFTER 10/01/2019

- **Campus Suite – On Demand Service and Remediation of non-compliant Documents**
- **Annual charge of \$900 - Billed Quarterly – 1st bill will be 10/01/2019**
- **On Demand Service & Remediation – agenda documents will be uploaded to the website pursuant to State Statute requirements – Campus Suite will scan and remediate non-compliant documents within 48 hours of upload. Annual price includes the remediation of 750 pages annually. Documents in excess of 750 pages are charged at \$0.98 per page**
- **Campus Suite will distribute a report to the District for those vendors who are non-compliant**

Total Annual Cost for Ongoing Maintenance is \$900 Annually

Mitigation of Remediation - DPFG

- DPFG will be e-mailing major vendors as to the requirement for ADA compliant documents; i.e. contracts and proposals. These vendors will include District Counsel, aquatics, landscape maintenance, and other contracted entities. Additionally any new contracted vendors will be notified.
- DPFG will be designing an ADA compliant agenda and budget template
- DPFG will upload documents to the website as well as make any calendar changes
- The District will review a report monthly.
- DPFG will notify the respective parties as to non-compliance on a quarterly basis

Total Annual Cost for Ongoing Mitigation of Remediation of Documents and Uploading is \$500 Annually

ATTACHMENT B

Statute Required Documents

Pursuant to Section 189.069, Florida Statutes, below please find a checklist of the information required to be included on the website of a community development district. A copy of Section 189.069, Florida Statutes, is also attached for your reference.

EFFECTIVE JULY 1, 2014:

All districts must have a website by October 1, 2015 (or by the end of the first full fiscal year after establishment). With emphasis added on a few items, the website must contain:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190, as the uniform charter, *but must include information relating to any grant of special powers.*
- f. The mailing address, e-mail address, telephone number, and *Internet website uniform resource locator* of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, *and a hyperlink* to generally applicable ethics provisions.
- k. The budget of each special district, in addition to amendments in accordance with s. 189.418.
- l. The final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.

Each district must submit its official internet website address to the Department of Economic Opportunity. The Department's website must include a link to each special district.

EFFECTIVE OCTOBER 1, 2016:

The website must further contain:

- m. Tentative budgets must be posted at least two (2) days before the budget hearing and now remain on District websites for forty-five (45) days.¹
- n. Final adopted budgets must be posted within thirty (30) days after adoption and now remain on District websites for two (2) years.²
- o. Budget amendments must be posted within five (5) days after adoption and now remain on District websites for two (2) years.³
- p. A list of regularly scheduled meetings must be included on District websites.
- q. The District's public facilities report must be included on District websites.
- r. A link to the Department of Financial Services website must be included on District websites.
- s. At least seven (7) days before a meeting or workshop, a District must post its agenda, along with any meeting materials available, on its website where it must remain for one (1) year.

If you have any questions about the above information, please do not hesitate to contact me.

¹ Fla. Stat. § 189.016(4).

² Fla. Stat. § 189.016(4).

³ Fla. Stat. § 189.016(7).

(d) All special districts created or established by rule of the Governor and Cabinet may be reviewed as directed by the Governor and Cabinet.

(e) Except as provided in paragraphs (a)-(d), all other special districts may be reviewed as directed by the President of the Senate and the Speaker of the House of Representatives.

(3) All special districts, governmental entities, and state agencies shall cooperate with the Legislature and with any local general-purpose government seeking information or assistance with the oversight review process and with the preparation of an oversight review report.

(4) Those conducting the oversight review process shall, at a minimum, consider the listed criteria for evaluating the special district, but may also consider any additional factors relating to the district and its performance. If any of the listed criteria do not apply to the special district being reviewed, they need not be considered. The criteria to be considered by the reviewer include:

(a) The degree to which the service or services offered by the special district are essential or contribute to the well-being of the community.

(b) The extent of continuing need for the service or services currently provided by the special district.

(c) The extent of municipal annexation or incorporation activity occurring or likely to occur within the boundaries of the special district and its impact on the delivery of services by the special district.

(d) Whether there is a less costly alternative method of delivering the service or services that would adequately provide the district residents with the services provided by the district.

(e) Whether transfer of the responsibility for delivery of the service or services to an entity other than the special district being reviewed could be accomplished without jeopardizing the district's existing contracts, bonds, or outstanding indebtedness.

(f) Whether the Auditor General has notified the Legislative Auditing Committee that the special district's audit report, reviewed pursuant to s. 11.45(7), indicates that the district has met any of the conditions specified in s. 218.503(1) or that a deteriorating financial condition exists that may cause a condition described in s. 218.503(1) to occur if actions are not taken to address such condition.

(g) Whether the district is inactive according to the official list of special districts, and whether the district is meeting and discharging its responsibilities as required by its charter, as well as projected increases or decreases in district activity.

(h) Whether the special district has failed to comply with any of the reporting requirements in this chapter, including preparation of the public facilities report.

(i) Whether the special district has designated a registered office and agent as required by s. 189.014, and has complied with all open public records and meeting requirements.

(5) Any special district may at any time provide the Legislature and the local general-purpose government conducting the review or making decisions based upon the final oversight review report with written responses

to any questions, concerns, preliminary reports, draft reports, or final reports relating to the district.

(6) This section does not apply to a deepwater port listed in s. 311.09(1) which is in compliance with a port master plan adopted pursuant to s. 163.3178(2)(k), or to an airport authority operating in compliance with an airport master plan approved by the Federal Aviation Administration, or to any special district organized to operate health systems and facilities licensed under chapter 395, chapter 400, or chapter 429.

History.—s. 23, ch. 97-255; s. 46, ch. 2001-266; s. 22, ch. 2004-305; s. 6, ch. 2006-197; s. 48, ch. 2014-22; s. 15, ch. 2016-22.

Note.—Fonner s. 189.428.

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection (1).

History.—s. 54, ch. 2014-22; s. 16, ch. 2016-22.

PART VII

MERGER AND DISSOLUTION

189.07	Definitions.
189.071	Merger or dissolution of a dependent special district.
189.072	Dissolution of an independent special district.
189.073	Legislative merger of independent special districts.
189.074	Voluntary merger of independent special districts.
189.075	Involuntary merger of independent special districts.
189.076	Financial allocations.
189.0761	Exemptions.

189.07 Definitions.—As used in this part, the term:

(1) "Component independent special district" means an independent special district that proposes to be merged into a merged independent district, or an independent special district as it existed before its merger into the merged independent district of which it is now a part.

(2) "Elector-initiated merger plan" means the merger plan of two or more independent special districts, a majority of whose qualified electors have elected to merge, which outlines the terms and agreements for the official merger of the districts and is finalized and approved by the governing bodies of the districts pursuant to this part.

(3) "Governing body" means the governing body of the independent special district in which the general legislative, governmental, or public powers of the district are vested and by authority of which the official business of the district is conducted.

(4) "Initiative" means the filing of a petition containing a proposal for a referendum to be placed on the ballot for election.

(5) "Joint merger plan" means the merger plan that is adopted by resolution of the governing bodies of two or more independent special districts that outlines the terms and agreements for the official merger of the districts and that is finalized and approved by the governing bodies pursuant to this part.

(6) "Merged independent district" means a single independent special district that results from a successful merger of two or more independent special districts pursuant to this part.

(7) "Merger" means the combination of two or more contiguous independent special districts resulting in a newly created merged independent district that assumes jurisdiction over all of the component independent special districts.

(8) "Merger plan" means a written document that contains the terms, agreements, and information regarding the merger of two or more independent special districts.

(9) "Proposed elector-initiated merger plan" means a written document that contains the terms and information regarding the merger of two or more independent special districts and that accompanies the petition initiated by the qualified electors of the districts but that is not yet finalized and approved by the governing bodies of each component independent special district pursuant to this part.

(10) "Proposed joint merger plan" means a written document that contains the terms and information regarding the merger of two or more independent special districts and that has been prepared pursuant to a resolution of the governing bodies of the districts but that is not yet finalized and approved by the governing bodies of each component independent special district pursuant to this part.

(11) "Qualified elector" means an individual at least 18 years of age who is a citizen of the United States, a permanent resident of this state, and a resident of the district who registers with the supervisor of elections of a county within which the district lands are located when the registration books are open.

History.— s. 1, ch. 2012-16; s. 17, ch. 2014-22.

Note.—Fonners. 189.4042(1).

189.071 Merger or dissolution of a dependent special district.

(1) The merger or dissolution of a dependent special district may be effectuated by an ordinance of the local general-purpose governmental entity wherein the geographical area of the district or districts is located. However, a county may not dissolve a special district that is dependent to a municipality or vice versa, or a dependent district created by special act.

(2) The merger or dissolution of an active dependent special district created and operating pursuant to a