



Rizzetta & Company

# Meadow Pointe IV Community Development District

[meadowpointe4cdd.org](http://meadowpointe4cdd.org)

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**Adopted Final Budget  
for Fiscal Year 2017/2018**

**Presented by: Rizzetta & Company, Inc.**

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Suite 100  
Wesley Chapel, Florida 33544  
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[rizzetta.com](http://rizzetta.com)

**Adopted Final Budget  
Meadow Pointe IV Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
<b>Special Assessments</b>	
Tax Roll*	\$ 1,189,258
Off Roll*	\$ 24,271
<b>TOTAL REVENUES</b>	<b>\$ 1,213,529</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,213,529</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>	
<b>EXPENDITURES - ADMINISTRATIVE</b>	
<b>Legislative</b>	
Supervisor Fees	\$ 12,000
<b>Financial &amp; Administrative</b>	
Administrative Services	\$ 5,800
District Management	\$ 29,500
District Engineer	\$ 10,000
Disclosure Report	\$ 10,000
Trustees Fees	\$ 17,241
Tax Collector /Property Appraiser Fees	\$ 150
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 5,000
Accounting Services	\$ 21,000
Auditing Services	\$ 4,100
Arbitrage Rebate Calculation	\$ 3,900
Public Officials Liability Insurance	\$ 3,025
Legal Advertising	\$ 1,300
Dues, Licenses & Fees	\$ 450
Website Hosting, Maintenance, Backup (and	\$ 2,100
<b>Legal Counsel</b>	
District Counsel	\$ 15,000
<b>Administrative Subtotal</b>	<b>\$ 145,566</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
<b>Law Enforcement</b>	
Deputy	\$ 47,000
<b>Security Operations</b>	
Security Monitoring Equipment Lease	\$ 12,000
<b>Electric Utility Services</b>	
Utility Services	\$ 11,000
Utility - Recreation Facilities	\$ 11,000
Street Lights	\$ 75,000
<b>Garbage/Solid Waste Control Services</b>	
Garbage - Recreation Facility	\$ 840
Solid Waste Assessment	\$ 938
Garbage - Residential	\$ 65,000
<b>Water-Sewer Combination Services</b>	
Utility Services	\$ 10,000
<b>Stormwater Control</b>	
Mitigation Area Monitoring & Maintenance	\$ 25,650
Aquatic Maintenance	\$ 45,000
Aquatic Plant Replacement	\$ 5,000
Stormwater Assessment	\$ 1,467
Stormwater System Maintenance	\$ 10,000
<b>Other Physical Environment</b>	
General Liability Insurance	\$ 3,575
Property Insurance	\$ 17,770
Entry & Walls Maintenance	\$ 38,000
Landscape Maintenance	\$ 131,200
Landscape Maintenance-Neighborhood	\$ 16,258
Irrigation Repairs	\$ 6,500
Landscape Replacement Plants, Shrubs, Trees	\$ 20,000

**Adopted Final Budget  
Meadow Pointe IV Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
Landscape Annuals color rotation	\$ 8,750
Irrigation Maintenance	\$ 10,368
Landscape Mulch	\$ 20,600
Landscape Fertilization	\$ 13,500
Landscape OTC Palm injections	\$ 3,200
Landscape Pest control	\$ 3,600
Well Maintenance	\$ 7,500
Landscape Miscellaneous	\$ 5,000
Field Operations	\$ 8,700
Miscellaneous Expense	\$ -
Fire Ant Treatment	\$ 1,238
Street Light Deposit Bond	\$ 5,505
Lift Station Maintenance & Repair	\$ 10,000
<b>Road &amp; Street Facilities</b>	
Gate Facility Repairs & Maintenance	\$ 15,000
Gate Phone	\$ 5,000
Roadway Repair & Maintenance	\$ 5,000
Sidewalk Repair & Maintenance	\$ 5,000
Street Light Decorative Light Maintenance	\$ 5,000
<b>Parks &amp; Recreation</b>	
Management Contract	\$ 129,000
Vehicle Maintenance	\$ 2,000
Telephone Fax, Internet	\$ 4,024
Pool Supplies & Repairs	\$ 4,000
Pool Contract	\$ 13,740
Maintenance & Repairs	\$ 8,500
Fitness Equipment Maintenance & Repairs	\$ 7,000
Facility Supplies	\$ 4,000
Pest Control	\$ 540
Security System Monitoring & Maintenance	\$ 3,000
Security Monitoring Services at Clubhouse	\$ 15,000
Athletic/Park Court/Field Repairs	\$ 1,000
<b>Special Events</b>	
Special Events	\$ 5,000
<b>Contingency</b>	
Capital improvement projects	\$ 155,000
Miscellaneous Contingency	\$ 30,000
Reserve Study for asset replacement	\$ -
<b>Field Operations Subtotal</b>	<b>\$ 1,067,963</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,213,529</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Adopted Final Budget**  
**Meadow Pointe IV Community Development District**  
**Reserve Fund**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 89,595
Off Roll*	\$ 1,828
<b>TOTAL REVENUES</b>	<b>\$ 91,423</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 91,423</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>	
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves - Road Reserves	\$ 61,423
Capital Reserves - Asset Replacement	\$ 30,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,423</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Meadow Pointe IV CDD  
Internal Road Reserves**

Parcel ID/Name	Number of Lots	Estimated Total Costs	6%			Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
			Net	Gross				
			Per Lot Yearly Costs	Per Lot Yearly Costs				
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64		\$6,410.44	\$6,025.81	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33		\$6,031.22	\$5,669.35	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35		\$6,249.74	\$5,874.76	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47		\$9,808.75	\$9,220.23	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49		\$5,362.60	\$5,040.84	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78		\$13,368.44	\$12,566.33	\$9.70
PARCEL N, O & P Ph. 1 & 2 ENLCAVE	171	\$59,049.22	\$49.33	\$52.48		\$8,974.05	\$8,435.60	\$4.11
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78		\$9,138.57	\$8,590.25	\$6.17
<b>Total</b>	<b>910</b>	<b>\$377,567.32</b>		Gross	<b>\$65,343.80</b>	<b>\$65,343.80</b>	<b>\$61,423.17</b>	
				net	\$61,423.17			
				variance	\$3,920.63			

\* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment

\* Inflation based on 1.5% increase per year

**Adopted Final Budget**  
**Meadow Pointe IV Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2015	Series 2012A-1	Series 2012A-2	Series 2012B-1	Series 2014A	Series 2014B	Budget for 2017/2018
<b>REVENUES</b>							
Special Assessments							
Net Special Assessments <sup>(1)</sup>	\$177,208.73	\$146,264.00	\$279,180.00	\$187,615.50	\$105,750.00	\$56,236.80	\$ 952,255.03
<b>TOTAL REVENUES</b>	<b>\$ 177,208.73</b>	<b>\$ 146,264.00</b>	<b>\$ 279,180.00</b>	<b>\$ 187,615.50</b>	<b>\$ 105,750.00</b>	<b>\$ 56,236.80</b>	<b>\$ 952,255.03</b>
<b>EXPENDITURES</b>							
<b>Administrative</b>							
Financial & Administrative							
Bank Fees							0
Debt Service Obligation	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 187,615.50	\$ 105,750.00	\$ 56,236.80	\$ 952,255.03
<b>Administrative Subtotal</b>	<b>\$ 177,208.73</b>	<b>\$ 146,264.00</b>	<b>\$ 279,180.00</b>	<b>\$ 187,615.50</b>	<b>\$ 105,750.00</b>	<b>\$ 56,236.80</b>	<b>\$ 952,255.03</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 177,208.73</b>	<b>\$ 146,264.00</b>	<b>\$ 279,180.00</b>	<b>\$ 187,615.50</b>	<b>\$ 105,750.00</b>	<b>\$ 56,236.80</b>	<b>\$ 952,255.03</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$ 997,311.92

**Notes:**

Tax Roll Collection Costs for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**Meadow Pointe IV Community Development District**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2017/2018 O&M Budget	\$1,243,529.00
Pasco County 6% Collection Cost:	<u>\$79,374.19</u>
2017/2018 Total:	<b>\$1,322,903.19</b>

2016/2017 O&M Budget	\$885,223.00
2017/2018 O&M Budget	\$1,243,529.00
 Total Difference:	 <u><b>\$358,306.00</b></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018		
<b>SF 50' - Whinsenton</b>				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,656.76	\$398.14	31.63%
Road Reserve	\$0.00	\$61.64	\$61.64	0.00%
<b>Total</b>	<b>\$1,797.10</b>	<b>\$2,256.88</b>	<b>\$459.78</b>	<b>25.58%</b>
<b>SF 50' - Parkmonte</b>				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,656.76	\$398.14	31.63%
Road Reserve	\$0.00	\$55.33	\$55.33	0.00%
<b>Total</b>	<b>\$1,797.10</b>	<b>\$2,250.57</b>	<b>\$453.47</b>	<b>25.23%</b>
<b>SF 60' - Shellwood Place</b>				
Debt Service - 2015	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,656.76	\$398.14	31.63%
Road Reserve	\$0.00	\$54.35	\$54.35	0.00%
<b>Total</b>	<b>\$1,904.79</b>	<b>\$2,357.28</b>	<b>\$452.49</b>	<b>23.76%</b>
<b>SF 55' - Parcel E/F Phase 1</b>				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,601.50	\$405.10	33.86%
Road Reserve	\$0.00	\$78.47	\$78.47	0.00%
<b>Total</b>	<b>\$2,096.40</b>	<b>\$2,579.97</b>	<b>\$483.57</b>	<b>23.07%</b>
<b>SF 55' - Parcel E/F Phase 2</b>				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$158.42	\$1,601.50	\$1,443.08	910.92%
Road Reserve	\$0.00	\$78.47	\$78.47	0.00%
<b>Total</b>	<b>\$1,058.42</b>	<b>\$2,579.97</b>	<b>\$1,521.55</b>	<b>143.76%</b>
<b>TH - Parcel I</b>				
Debt Service - 2012A-1	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,656.76	\$398.14	31.63%
Road Reserve	\$0.00	\$86.49	\$86.49	0.00%
<b>Total</b>	<b>\$1,808.62</b>	<b>\$2,293.25</b>	<b>\$484.63</b>	<b>26.80%</b>

**Meadow Pointe IV Community Development District**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2017/2018 O&M Budget	\$1,243,529.00
Pasco County 6% Collection Cost:	<u>\$79,374.19</u>
2017/2018 Total:	<b><u>\$1,322,903.19</u></b>

2016/2017 O&M Budget	\$885,223.00
2017/2018 O&M Budget	\$1,243,529.00
 Total Difference:	 <b><u><u>\$358,306.00</u></u></b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018		
<b>SF 75' - AA North Phase 1</b>				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,601.50	\$405.10	33.86%
Road Reserve	\$0.00	\$123.78	\$123.78	0.00%
<b>Total</b>	<b><u>\$2,321.40</u></b>	<b><u>\$2,850.28</u></b>	<b><u>\$528.88</u></b>	<b><u>22.78%</u></b>
<b>SF 75' - AA North Phase 2</b>				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,601.50	\$405.10	33.86%
Road Reserve	\$0.00	\$123.78	\$123.78	0.00%
<b>Total</b>	<b><u>\$2,321.40</u></b>	<b><u>\$2,850.28</u></b>	<b><u>\$528.88</u></b>	<b><u>22.78%</u></b>
<b>SF 70' - Parcel N,O,P Phase 1</b>				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,601.50	\$405.10	33.86%
Road Reserve	\$0.00	\$52.48	\$52.48	0.00%
<b>Total</b>	<b><u>\$2,321.40</u></b>	<b><u>\$2,778.98</u></b>	<b><u>\$457.58</u></b>	<b><u>19.71%</u></b>
<b>SF 70' - Parcel N,O,P Phase 2</b>				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$158.42	\$170.17	\$11.75	7.42%
Road Reserve	\$0.00	\$52.48	\$52.48	0.00%
<b>Total</b>	<b><u>\$1,283.42</u></b>	<b><u>\$1,347.65</u></b>	<b><u>\$64.23</u></b>	<b><u>5.00%</u></b>
<b>TH - Parcel N</b>				
Debt Service - 2012A-2	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$158.42	\$170.17	\$11.75	7.42%
Road Reserve	\$0.00	\$52.48	\$52.48	0.00%
<b>Total</b>	<b><u>\$708.42</u></b>	<b><u>\$772.65</u></b>	<b><u>\$64.23</u></b>	<b><u>9.07%</u></b>
<b>SF 65' - Parcel AA South</b>				
Debt Service - 2012A-2	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,601.50	\$405.10	33.86%
Road Reserve	\$0.00	\$78.78	\$78.78	0.00%
<b>Total</b>	<b><u>\$2,096.40</u></b>	<b><u>\$2,580.28</u></b>	<b><u>\$483.88</u></b>	<b><u>23.08%</u></b>



