



Rizzetta & Company

Meadow Pointe IV Community Development District

Final Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

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rizzetta.com

Final Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 693,209
6	Off Roll*	\$ 172,730
7		
8	TOTAL REVENUES	\$ 865,939
9		
10	Balance Forward from Prior Year	\$ 90,490
11		
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 956,429
13		
14	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
15		
16	EXPENDITURES - ADMINISTRATIVE	
17		
18	Legislative	
19	Supervisor Fees	\$ 12,000
20	Financial & Administrative	
21	Administrative Services	\$ 5,400
22	District Management	\$ 27,688
23	District Engineer	\$ 10,000
24	Disclosure Report	\$ 10,000
25	Trustees Fees	\$ 10,100
26	Tax Collector /Property Appraiser Fees	\$ 150
27	Financial Consulting Services	\$ 5,000
28	Accounting Services	\$ 20,000
29	Auditing Services	\$ 4,100
30	Arbitrage Rebate Calculation	\$ 3,900
31	Public Officials Liability Insurance	\$ 3,328
32	Legal Advertising	\$ 1,300
33	Dues, Licenses & Fees	\$ 450
34	Website Hosting, Maintenance, Backup (and Email)	\$ 2,100
35	Assessment Roll	\$ 5,000
36	Legal Counsel	
37	District Counsel	\$ 15,000
38		
39	Administrative Subtotal	\$ 135,516
40		
41	EXPENDITURES - FIELD OPERATIONS	
42		
43	Law Enforcement	
44	Deputy	\$ 47,000
45	Security Operations	
46	Security Monitoring Services at Gates	\$ 30,000
47	Electric Utility Services	
48	Utility Services	\$ 11,000
49	Utility - Recreation Facilities	\$ 11,000
50	Street Lights	\$ 75,000
51	Garbage/Solid Waste Control Services	
52	Garbage - Recreation Facility	\$ 840
53	Solid Waste Assessment	\$ 938
54	Garbage - Residential	\$ 51,840
55	Water-Sewer Combination Services	
56	Utility Services	\$ 10,000
57	Stormwater Control	
58	Mitigation Area Monitoring & Maintenance	\$ 17,500
59	Aquatic Maintenance	\$ 35,808
60	Aquatic Plant Replacement	\$ 5,000
61	Stormwater Assessment	\$ 1,467
62	Stormwater System Maintenance	\$ 5,000
63	Other Physical Environment	
64	General Liability Insurance	\$ 3,933
65	Entry & Walls Maintenance	\$ 8,000
66	Landscape Maintenance	\$ 115,600
67	Landscape Maintenance-Neighborhood Entrances	\$ 16,258
68	Irrigation Repairs	\$ 6,500
69	Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
70	Landscape Annuals color rotation	\$ 8,750
71	Irrigation Maintenance	\$ 10,368
72	Landscape Mulch	\$ 20,600
73	Landscape Fertilization	\$ 13,500
74	Landscape OTC Palm injections	\$ 3,200
75	Landscape Pest control	\$ 3,600

Final Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
76	Well Maintenance	\$ 5,000
77	Landscape Miscellaneous	\$ 5,000
78	Field Operations	\$ 8,700
79	Miscellaneous Expense	\$ 3,000
80	Fire Ant Treatment	\$ 1,238
81	Property Insurance	\$ 17,322
82	Street Light Deposit Bond	\$ 5,505
83	Road & Street Facilities	
84	Gate Facility Repairs & Maintenance	\$ 15,000
85	Gate Phone	\$ 5,000
86	Roadway Repair & Maintenance	\$ 5,000
87	Sidewalk Repair & Maintenance	\$ 2,500
88	Street Light Decorative Light Maintenance	\$ 2,000
89	Parks & Recreation	
90	Management Contract	\$ 103,213
91	Vehicle Maintenance	\$ 1,000
92	Telephone Fax, Internet	\$ 4,024
93	Pool Supplies & Repairs	\$ 4,000
94	Pool Contract	\$ 13,740
95	Maintenance & Repairs	\$ 8,500
96	Fitness Equipment Maintenance & Repairs	\$ 1,000
97	Facility Supplies	\$ 4,000
98	Pest Control	\$ 540
99	Security System Monitoring & Maintenance	\$ 750
100	Security Monitoring Services at Clubhouse	\$ 17,379
101	Athletic/Park Court/Field Repairs	\$ 1,000
102	Special Events	
103	Special Events	\$ 2,500
104	Contingency	
105	Miscellaneous Contingency	\$ 47,300
106	Reserve Study for asset replacement	\$ 4,000
107		
108	Field Operations Subtotal	\$ 820,913
109		
110		
111		
112	TOTAL EXPENDITURES	\$ 956,429
113		
114	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
115		

Final Budget
Meadow Point IV Community Development District
Reserve Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 15,534
6	Off Roll*	\$ 3,750
7		
8	TOTAL REVENUES	\$ 19,284
9		
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 19,284
11		
12	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
13		
14	EXPENDITURES	
15		
16	Contingency	
17	Capital Reserves - Road Reserves	\$ 19,284
18		
19	TOTAL EXPENDITURES	\$ 19,284
20		
21	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
22		

Final Budget
Meadow Pointe IV Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2015	Series 2012A-1	Series 2012A-2	Series 2012B-1	Series 2014A	Series 2014B	Budget for 2016/2017
REVENUES							
Special Assessments							
Net Special Assessments ⁽¹⁾	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 217,920.00	\$ 105,750.00	\$ 69,600.00	\$ 995,922.73
TOTAL REVENUES	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 217,920.00	\$ 105,750.00	\$ 69,600.00	\$ 995,922.73
EXPENDITURES							
Administrative							
Financial & Administrative							
Bank Fees							0
Debt Service Obligation	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 217,920.00	\$ 105,750.00	\$ 69,600.00	\$ 995,922.73
Administrative Subtotal	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 217,920.00	\$ 105,750.00	\$ 69,600.00	\$ 995,922.73
TOTAL EXPENDITURES	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 217,920.00	\$ 105,750.00	\$ 69,600.00	\$ 995,922.73
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0	0	0	0

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$ 1,040,979.62

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

MEADOW POINTE IV

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

ALLOCATION OF O&M ASSESSMENT

UNITS ASSESSED ⁽¹⁾							TOTAL ADMINISTRATIVE BUDGET				TOTAL FIELD BUDGET				TOTAL LANDSCAPE BUDGET						
LOT SIZE	O&M	DEBT ⁽²⁾					TOTAL UNITS	% TOTAL UNITS	ADMIN PER PARCEL	ADMIN PER LOT	TOTAL UNITS	% TOTAL UNITS	FIELD PER PARCEL	FIELD PER LOT	TOTAL UNITS	% TOTAL UNITS	LANDSCAPE PER PARCEL	LANDSCAPE PER LOT			
		2015	2012A-1	2012A-2	2012B-1	2014A													2014B		
SF 50' - Whinsenton - 2015	104	104					104.00	11.43%	\$16,476.11	\$158.42	104.00	13.96%	\$107,949.86	\$1,037.98	104.00	26.67%	\$6,470.92	\$62.22			
SF 50' - Parkmonte - 2015	109	109					109.00	11.98%	\$17,268.23	\$158.42	109.00	14.63%	\$113,139.76	\$1,037.98	109.00	27.95%	\$6,762.02	\$62.22			
SF 60' - Shellwood Place - 2015	115	114					115.00	12.64%	\$18,218.77	\$158.42	115.00	15.44%	\$119,367.64	\$1,037.98	115.00	29.49%	\$7,155.35	\$62.22			
SF 55' - E/F Phase 1	69						69.00	7.58%	\$10,931.26	\$158.42	69.00	9.26%	\$71,620.58	\$1,037.98	0.00	0.00%	\$0.00	\$0.00			
SF 55' - E/F Phase 2	56						56.00	6.15%	\$8,871.75	\$158.42	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00			
TH - Parcel I	62		62		0		62.00	6.81%	\$9,822.30	\$158.42	62.00	8.32%	\$64,354.73	\$1,037.98	62.00	15.90%	\$3,857.67	\$62.22			
SF 75' - AA North Phase 1	42		42		9		42.00	4.62%	\$6,653.81	\$158.42	42.00	5.64%	\$43,595.14	\$1,037.98	0.00	0.00%	\$0.00	\$0.00			
SF 75' - AA North Phase 2	66		66		24		66.00	7.25%	\$10,455.99	\$158.42	66.00	8.86%	\$68,506.64	\$1,037.98	0.00	0.00%	\$0.00	\$0.00			
SF 70' - Parcel N.O.P Phase 1	62			62			62.00	6.81%	\$9,822.30	\$158.42	62.00	8.32%	\$64,354.73	\$1,037.98	0.00	0.00%	\$0.00	\$0.00			
SF 70' - Parcel N.O.P Phase 2	55			55			55.00	6.04%	\$8,713.33	\$158.42	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00			
TH - Parcel N	54			54			54.00	5.93%	\$8,554.90	\$158.42	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00			
SF 65' - Parcel AA South	116			116	110		116.00	12.75%	\$18,377.20	\$158.42	116.00	15.57%	\$120,405.61	\$1,037.98	0.00	0.00%	\$0.00	\$0.00			
	910	327	170	287	314	125	910.00	100.00%	\$144,165.96		745.00	100.00%	\$773,294.68		390.00	100.00%	\$24,265.96				
LESS: Pasco County Collection Costs and Early Payment Discount Costs									(\$8,649.96)		LESS: Pasco County Collection Costs and Early Payment Discount Costs				(\$46,397.68)		LESS: Pasco County Collection Costs and Early Payment Discount Costs				(\$1,455.96)
Net Revenue to be Collected									\$135,516.00		Net Revenue to be Collected				\$726,897.00		Net Revenue to be Collected				\$22,810.00

PER UNIT ASSESSMENTS					
O&M	DS 2015 ⁽³⁾	DS 2012A-1 ⁽³⁾	DS 2012A-2 ⁽³⁾	DS 2014A ⁽³⁾	TOTAL ⁽⁴⁾
\$1,258.62	\$538.48				\$1,797.10
\$1,258.62	\$538.48				\$1,797.10
\$1,258.62	\$646.17				\$1,904.79
\$1,196.40				\$900.00	\$2,096.40
\$158.42				\$900.00	\$1,058.42
\$1,258.62		\$550.00			\$1,808.62
\$1,196.40		\$1,125.00			\$2,321.40
\$1,196.40		\$1,125.00			\$2,321.40
\$1,196.40			\$1,125.00		\$2,321.40
\$158.42			\$1,125.00		\$1,283.42
\$158.42			\$550.00		\$708.42
\$1,196.40			\$900.00		\$2,096.40

- (1) Reflects 1 (one) Series 2015 prepayment and 143 (one hundred forty three) Series 2012B-1 prepayments.
- (2) Reflects the number of total lots with Series 2015, Series 2012A-1, Series 2012A-2, Series 2012B-1, Series 2014A, and Series 2014B debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2016 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Meadow Pointe IV Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$885,223.00
Pasco County 6% Collection Cost:	\$56,503.60
2016/2017 Total:	<u>\$941,726.60</u>
2015/2016 O&M Budget	\$885,223.00
2016/2017 O&M Budget	\$885,223.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017		
SF 50' - Whinsenton				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,797.10	\$1,797.10	\$0.00	0.00%
SF 50' - Parkmonte				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,797.10	\$1,797.10	\$0.00	0.00%
SF 60' - Shellwood Place				
Debt Service - 2015	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,904.79	\$1,904.79	\$0.00	0.00%
SF 55' - Parcel E/F Phase 1				
Debt Service - 2014A	\$0.00	\$900.00	\$900.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$1,192.45	\$2,096.40	\$903.95	75.81%
SF 55' - Parcel E/F Phase 2				
Debt Service - 2014A	\$0.00	\$900.00	\$900.00	0.00%
Operations/Maintenance	\$166.94	\$158.42	(\$8.52)	-5.10%
Total	\$166.94	\$1,058.42	\$891.48	534.01%
TH - Parcel I				
Debt Service - 2012A-1	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,808.62	\$1,808.62	\$0.00	0.00%
SF 75' - AA North Phase 1				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,317.45	\$2,321.40	\$3.95	0.17%
SF 75' - AA North Phase 2				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,317.45	\$2,321.40	\$3.95	0.17%
SF 70' - Parcel N,O,P Phase 1				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,317.45	\$2,321.40	\$3.95	0.17%
SF 70' - Parcel N,O,P Phase 2				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$166.94	\$158.42	(\$8.52)	-5.10%
Total	\$1,291.94	\$1,283.42	(\$8.52)	(0.66%)

Meadow Pointe IV Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$885,223.00
Pasco County 6% Collection Cost:	\$56,503.60
2016/2017 Total:	<u>\$941,726.60</u>
2015/2016 O&M Budget	\$885,223.00
2016/2017 O&M Budget	\$885,223.00
Total Difference:	<u><u>\$0.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		Proposed Increase / Decrease	
	<u>2015/2016</u>	<u>2016/2017</u>		
TH - Parcel N				
Debt Service - 2012A-2	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$166.94	\$158.42	(\$8.52)	-5.10%
Total	\$716.94	\$708.42	(\$8.52)	(1.19%)
SF 65' - Parcel AA South				
Debt Service - 2012A-2	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,092.45	\$2,096.40	\$3.95	0.19%