

Final Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 712,604
6	Street Light Assessment	\$ -
7	Off Roll*	\$ 153,335
8	Contributions & Donations from Private Sources	
9	Developer Contributions	\$ -
10	Other Miscellaneous Revenues	
11	Miscellaneous Revenues	\$ -
12		
13	TOTAL REVENUES	\$ 865,939
14		
15	Balance Forward from Prior Year	\$ -
16		
17	TOTAL REVENUES AND BALANCE	\$ 865,939
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll</i>	
20		
21	EXPENDITURES - ADMINISTRATIVE	
22		
23	Legislative	
24	Supervisor Fees	\$ 12,000
25	Financial & Administrative	
26	Administrative Services	\$ 5,400
27	District Management	\$ 27,688
28	District Engineer	\$ 10,000
29	Disclosure Report	\$ 8,000
30	Trustees Fees	\$ 10,000
31	Tax Collector /Property Appraiser Fees	\$ 150
32	Financial Consulting Services	\$ 10,000
33	Accounting Services	\$ 20,000
34	Auditing Services	\$ 4,100
35	Arbitrage Rebate Calculation	\$ 3,900
36	Public Officials Liability Insurance	\$ 8,915
37	Legal Advertising	\$ 1,000
38	Dues, Licenses & Fees	\$ 450
39	Website Fees & Maintenance	\$ 1,200
40	Legal Counsel	
41	District Counsel	\$ 20,000
42		
43	Administrative Subtotal	\$ 142,803
44		
45	EXPENDITURES - FIELD OPERATIONS	
46		
47	Electric Utility Services	
48	Utility Services	\$ 7,319
49	Street Lights	\$ 77,668
50	Utility - Recreation Facilities	\$ 12,885
56	Garbage/Solid Waste Control Services	
57	Garbage - Recreation Facility	\$ 840
58	Solid Waste Assessment	\$ 938
59	Garbage - Residential	\$ 39,686
60	Water-Sewer Combination Services	
61	Utility Services	\$ 15,000
62	Stormwater Control	
63	Stormwater Assessment	\$ 1,269
64	Aquatic Maintenance	\$ 40,000
65	Irrigation Repairs and Maintenance	\$ -
66	Mitigation Area Monitoring & Maintenance	\$ 35,200
67	Aquatic Plant Replacement/Installation	\$ 5,000
68	Stormwater System Maintenance	\$ 5,000
69	Other Physical Environment	
70	General Liability/Property Insurance	\$ 19,014
71	Entry & Walls Maintenance	\$ 8,000
72	Landscape Maintenance	\$ -
73	Landscape for neighborhood entrances	\$ 16,258
74	Landscape for master	\$ 110,000
75	Landscape Fertilization & Pest Control	\$ 18,810
76	Well Maintenance	\$ 5,000
77	Irrigation Maintenance	\$ 9,504

Final Budget
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General Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Budget for 2015/2016
78	Irrigation Repairs	\$ 10,000
79	Landscape - Mulch	\$ 18,040
80	Landscape - Annuals	\$ 8,750
81	Landscape Miscellaneous	\$ 5,000
82	Landscape Replacement Plants, Shrubs, Trees	\$ 25,000
83	Field Operation	\$ 6,000
84	Miscellaneous Expense	\$ 3,000
85	Fire Ant Treatment	\$ 1,238
86	Road & Street Facilities	
87	Gate Phone	\$ 3,516
88	Street/ Parking Lot Sweeping	\$ -
89	Street Light Decorative Light Maintenance	\$ 2,000
90	Gate Facility Maintenance	\$ 11,500
91	Sidewalk Repair & Maintenance	\$ 2,500
92	Roadway Repair & Maintenance	\$ 5,000
93	Parks & Recreation	
94	Management Contract	\$ 111,887
95	Facility Supplies	\$ 4,000
96	Vehicle Maintenance	\$ 1,000
97	Pest Control	\$ 540
98	Fitness Equipment Maintenance & Repairs	\$ 1,000
99	Pool Supplies/Repairs	\$ 4,000
100	Security System Monitoring & Maintenance	\$ 750
101	Maintenance & Repairs	\$ 8,500
102	Telephone Fax, Internet	\$ 4,025
103	Athletic/Park Court/Field Repairs	\$ 1,000
104	Special Events	
105	Special Events	\$ 2,500
106	Contingency	
107	Miscellaneous Contingency	\$ 55,000
108	Capital Reserves-Road Reserve	
109	Capital Outlay	\$ -
110		
111	Field Operations Subtotal	\$ 723,136
113		
114	TOTAL EXPENDITURES	\$ 865,939
115		
116	EXCESS OF REVENUES OVER	\$ -
117		

Final Budget
Meadow Pointe IV Community Development District
Reserve Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 15,524
6	Off Roll*	\$ 3,760
7	Contributions & Donations from Private Sources	
8	Developer Contributions	\$ -
9	Owners Association	\$ -
10	Other Miscellaneous Revenues	
11	Miscellaneous Revenues	\$ -
12		
13	TOTAL REVENUES	\$ 19,284
14		
15	Balance Forward from Prior Year	\$ -
16		
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 19,284
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
20		
21	EXPENDITURES	
22		
23	Contingency	
24	Capital Reserves - Road Reserves	\$ 19,284
25	Capital Outlay	\$ -
26		
27	TOTAL EXPENDITURES	\$ 19,284
28		
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
30		

Budget Template
Meadow Pointe IV Community Development District
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2015	Series 2012A-1	Series 2012A-2	Series 2012B-1	Series 2014A ⁽²⁾	Series 2014B ⁽²⁾	Budget for 2015/2016
REVENUES							
Special Assessments							
Net Special Assessments ⁽¹⁾	\$177,208.73	\$146,264.00	\$279,180.00	\$226,773.00	\$0.00	\$0.00	\$ 829,425.73
TOTAL REVENUES	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 226,773.00	\$ -	\$ -	\$ 829,425.73
EXPENDITURES							
Administrative							
Financial & Administrative							
Bank Fees							0
Debt Service Obligation	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 226,773.00	\$ -	\$ -	\$ 829,425.73
Administrative Subtotal	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 226,773.00	\$ -	\$ -	\$ 829,425.73
TOTAL EXPENDITURES	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 226,773.00	\$ -	\$ -	\$ 829,425.73
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0	0	0	0

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$ 867,732.62

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 Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

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

2014/2015 O&M Budget	\$687,017.00
2015/2016 O&M Budget	\$885,223.00

Total Difference:	<u><u>\$198,206.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016		
SF 50' - Whinsenton - 2015				
Debt Service	\$676.22	\$538.48	(\$137.74)	(20.37%)
Operations/Maintenance	\$944.29	\$1,258.62	\$314.33	33.29%
Total	\$1,620.51	\$1,797.10	\$176.59	10.90%
SF 50' - Parkmonte - 2015				
Debt Service	\$676.22	\$538.48	(\$137.74)	(20.37%)
Operations/Maintenance	\$944.29	\$1,258.62	\$314.33	33.29%
Total	\$1,620.51	\$1,797.10	\$176.59	10.90%
SF 60' - Shellwood Place - 2015				
Debt Service	\$811.46	\$646.17	(\$165.29)	(20.37%)
Operations/Maintenance	\$944.29	\$1,258.62	\$314.33	33.29%
Total	\$1,755.75	\$1,904.79	\$149.04	8.49%
SF 55' - Parcel E/F Phase 1				
Debt Service - 2014A ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance	\$944.29	\$1,192.45	\$248.16	26.28%
Total	\$944.29	\$1,192.45	\$248.16	26.28%
SF 55' - Parcel E/F Phase 2				
Debt Service - 2014A ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance	\$165.89	\$166.94	\$1.05	0.63%
Total	\$165.89	\$166.94	\$1.05	0.63%
TH - Parcel I				
Debt Service - 2012A-1	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$944.29	\$1,258.62	\$314.33	33.29%
Total	\$1,494.29	\$1,808.62	\$314.33	21.04%
SF 75' - AA North Phase 1				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$944.29	\$1,192.45	\$248.16	26.28%
Total	\$2,069.29	\$2,317.45	\$248.16	11.99%
SF 75' - AA North Phase 2				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$944.29	\$1,192.45	\$248.16	26.28%
Total	\$2,069.29	\$2,317.45	\$248.16	11.99%
SF 70' - Parcel N,O,P Phase 1				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$944.29	\$1,192.45	\$248.16	26.28%
Total	\$2,069.29	\$2,317.45	\$248.16	11.99%
SF 70' - Parcel N,O,P Phase 2				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$165.89	\$166.94	\$1.05	0.63%
Total	\$1,290.89	\$1,291.94	\$1.05	0.08%
TH - Parcel N				
Debt Service - 2012A-2	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$165.89	\$166.94	\$1.05	0.63%
Total	\$715.89	\$716.94	\$1.05	0.15%

Meadow Pointe IV Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$885,223.00
Pasco County 6% Collection Cost:	<u>\$56,503.60</u>
2015/2016 Total:	<u>\$941,726.60</u>
2014/2015 O&M Budget	\$687,017.00
2015/2016 O&M Budget	\$885,223.00
Total Difference:	<u><u>\$198,206.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016		
SF 65' - Parcel AA South				
Debt Service - 2012A-2	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$944.29	\$1,192.45	\$248.16	26.28%
Total	<u>\$1,844.29</u>	<u>\$2,092.45</u>	<u>\$248.16</u>	<u>13.46%</u>

⁽¹⁾ No Debt Service will be payable until Fiscal Year 2016/2017

MEADOW POINTE IV

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

ALLOCATION OF O&M ASSESSMENT

LOT SIZE	UNITS ASSESSED ⁽¹⁾				TOTAL O&M ASSESSMENT				TOTAL FIELD BUDGET				TOTAL LANDSCAPE BUDGET				PER UNIT ASSESSMENTS					
	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	O&M	DS 2015 ⁽³⁾	DS 2012A-1 ⁽³⁾	DS 2012A-2 ⁽³⁾	TOTAL ⁽⁴⁾
		2015	2012A-1	2012A-2	2012B-1																	
SF 50' - Whisenant - 2003A	104	104			104.00	11.43%	\$17,362.07	\$166.94	104.00	13.96%	\$106,652.65	\$1,025.51	104.00	26.67%	\$6,881.70	\$66.17	\$1,258.62	\$538.48			\$1,797.10	
SF 50' - Parkmonte - 2003A	109	109			109.00	11.98%	\$18,196.78	\$166.94	109.00	14.63%	\$111,780.18	\$1,025.51	109.00	27.95%	\$7,212.55	\$66.17	\$1,258.62	\$538.48			\$1,797.10	
SF 60' - Shellwood Place - 2003A	115	114			115.00	12.64%	\$19,198.44	\$166.94	115.00	15.44%	\$117,933.21	\$1,025.51	115.00	29.49%	\$7,609.57	\$66.17	\$1,258.62	\$646.17			\$1,904.79	
SF 55' - E/F Phase 1	69				69.00	7.58%	\$11,519.06	\$166.94	69.00	9.26%	\$70,759.93	\$1,025.51	0.00	0.00%	\$0.00	\$0.00	\$1,192.45				\$1,192.45	
SF 55' - E/F Phase 2	56				56.00	6.15%	\$9,348.81	\$166.94	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$166.94				\$166.94	
TH - Parcel I	62		62	0	62.00	6.81%	\$10,350.46	\$166.94	62.00	8.32%	\$63,581.39	\$1,025.51	62.00	15.90%	\$4,102.55	\$66.17	\$1,258.62	\$550.00			\$1,808.62	
SF 75' - AA North Phase 1	42		42	9	42.00	4.62%	\$7,011.60	\$166.94	42.00	5.64%	\$43,071.26	\$1,025.51	0.00	0.00%	\$0.00	\$0.00	\$1,192.45	\$1,125.00			\$2,317.45	
SF 75' - AA North Phase 2	66		66	36	66.00	7.25%	\$11,018.23	\$166.94	66.00	8.96%	\$67,683.41	\$1,025.51	0.00	0.00%	\$0.00	\$0.00	\$1,192.45				\$2,317.45	
SF 70' - Parcel N.O.P Phase 1	62			62	62.00	6.81%	\$10,350.46	\$166.94	62.00	8.32%	\$63,581.39	\$1,025.51	0.00	0.00%	\$0.00	\$0.00	\$1,192.45			\$1,125.00	\$2,317.45	
SF 70' - Parcel N.O.P Phase 2	55			55	55.00	6.04%	\$9,181.86	\$166.94	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$166.94			\$1,125.00	\$1,291.94	
TH - Parcel N	54			54	54.00	5.93%	\$9,014.92	\$166.94	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$166.94			\$550.00	\$716.94	
SF 65' - Parcel AA South	116			116	116.00	12.75%	\$19,365.38	\$166.94	116.00	15.57%	\$118,958.72	\$1,025.51	0.00	0.00%	\$0.00	\$0.00	\$1,192.45			\$900.00	\$2,092.45	
	910	327	170	287	332				910.00	100.00%	\$151,918.09											
				LESS: Pasco County Collection Costs and Early Payment D				(\$9,115.09)						(\$1,548.38)								
				Net Revenue to be Collected				\$142,803.00						\$718,162.00								

(1) Reflects 1 (one) Series 2015 prepayment and 120 (one hundred twenty) Series 2012B-1 prepayments.

(2) Reflects the number of total lots with Series 2015, Series 2012A-1, Series 2012A-2, and Series 2012B-1 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2012A-1, Series 2012A-2, and Series 2012B-1 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2015 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.