



Rizzetta & Company

Meadow Pointes IV Community Development District

**Board of Supervisors' Continued
Meeting
May 23, 2017**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA MAY 23, 2017 at 12:00 p.m.

To be held at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

District Board of Supervisors	Liane Sholl Denise Rae-Herrera William Horner Susan Fischer Megan McNeil	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Clifton Fischer	Rizzetta & Company, Inc.
District Attorney	Mark Straley/ Vivek Babbar	Straley & Robin
District Engineer	Tonja Stewart	Stantec Consulting Services Inc

All Cellular phones and pagers must be turned off while in the clubhouse.

The District Agenda is comprised of six different sections:

The meeting will begin promptly at **12:00 p.m.** with the first section which is called **Audience Comments on Agenda Items**. 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 the **Business Administration** section 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 Items**. The business items 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) 994-1001 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, Engineer, and Attorney 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) 994-1001, 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.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001

www.meadowpointe4cdd.org

May 15, 2017

Board of Supervisors
**Meadow Pointe IV Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Tuesday, May 23, 2017 at 12:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLIEGANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
None
- 5. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2017/2018 Proposed Budget.....Tab 1
 1. Consideration of Resolution 2017-04, Approving Fiscal Year 2017/2018 Proposed Budget and Setting the Public Hearing for the Final Budget.....Tab 2
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Operations Manager
 - D. Amenity Management
 - E. District Manager
- 7. AUDIENCE COMMENTS ON OTHER ITEMS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,

Clif Fischer
Clifton Fischer
District Manager

cc. Tonja Stewart, WilsonMiller, Inc.
Mark Straley/Vivek Babbar, Straley & Robin

Tab 1



Rizzetta & Company

Meadow Pointe IV Community Development District

meadowpointe4cdd.org

Proposed Budget for Fiscal Year 2017/2018

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

The following are enclosed in this Proposed Budget Packet:

- ❖ General Fund Budget Account Category Descriptions
- ❖ Reserve Fund Budget Account Category Descriptions
- ❖ Debt Service Fund Budget Account Category Descriptions
- ❖ Proposed General Fund Budget worksheets for Fiscal Year 2017/2018
- ❖ Proposed Reserve Fund worksheets for Fiscal Year 2017/2018
- ❖ Proposed Enterprise Fund worksheets for Fiscal Year 2017/2018
- ❖ Proposed Debt Service Fund Budget worksheets for Fiscal Year 2017/2018
- ❖ Current Fiscal Year versus Proposed Fiscal Year Assessment Charts
- ❖ Proposed Assessments Charts for Fiscal Year 2017/2018

THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2017/2018 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE DONE AS PART OF THE BUDGET PROCESS. THESE ARE NOT FINAL AND SHOULD NOT BE CONSTRUED AS FINAL, UNTIL AFTER THE BOARD OF SUPERVISORS HAS HELD A PUBLIC HEARING ON THE BUDGET AND ADOPTED THE FINAL BUDGET AND LEVIED ASSESSMENTS.



Rizzetta & Company

Proposed Budget
Meadow Pointe IV Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2017/2018

	Chart of Accounts Classification	Actual YTD through 02/28/17	Projected Annual Totals 2016/2017	Annual Budget for 2016/2017	Projected Budget variance for 2016/2017	Budget for 2017/2018	Budget Increase (Decrease) vs 2016/2017	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 844,318	\$ 844,318	\$ 841,369	\$ 2,949	\$ 1,086,358	\$ 244,989	98%
6	Off Roll*	\$ 24,570	\$ 24,570	\$ 24,570	\$ -	\$ 22,171	\$ (2,399)	2%
7								
8	TOTAL REVENUES	\$ 868,888	\$ 868,888	\$ 865,939	\$ 2,949	\$ 1,108,529	\$ 242,590	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ 90,490	\$ (90,490)	\$ -	\$ (90,490)	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 868,888	\$ 868,888	\$ 956,429	\$ (87,541)	\$ 1,108,529	\$ 152,100	
13								
14	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 3,400	\$ 8,160	\$ 12,000	\$ 3,840	\$ 12,000	\$ -	
20	Financial & Administrative							
21	Administrative Services	\$ 2,250	\$ 5,400	\$ 5,400	\$ -	\$ 5,800	\$ 400	Proposed fee increase
22	District Management	\$ 11,537	\$ 27,689	\$ 27,688	\$ (1)	\$ 29,500	\$ 1,812	Proposed fee increase
23	District Engineer	\$ 3,302	\$ 7,925	\$ 10,000	\$ 2,075	\$ 10,000	\$ -	
24	Disclosure Report	\$ 9,000	\$ 21,600	\$ 10,000	\$ (11,600)	\$ 10,000	\$ -	
25	Trustees Fees	\$ 12,202	\$ 29,285	\$ 10,100	\$ (19,185)	\$ 17,241	\$ 7,141	approx 3500 per bond x 4 + costs
26	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	
27	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
28	Financial & Revenue Collections	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -	
29	Accounting Services	\$ 8,333	\$ 19,999	\$ 20,000	\$ 1	\$ 21,000	\$ 1,000	Proposed fee increase
30	Auditing Services	\$ -	\$ -	\$ 4,100	\$ 4,100	\$ 4,100	\$ -	
31	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,500	\$ 3,900	\$ 2,400	\$ 3,900	\$ -	
32	Public Officials Liability Insurance	\$ 2,750	\$ 2,750	\$ 3,328	\$ 578	\$ 3,025	\$ (303)	actual plus 10%
33	Legal Advertising	\$ -	\$ -	\$ 1,300	\$ 1,300	\$ 1,300	\$ -	
34	Dues, Licenses & Fees	\$ 636	\$ 175	\$ 450	\$ 275	\$ 450	\$ -	
35	Website Hosting, Maintenance, Backup (and	\$ 500	\$ 1,200	\$ 2,100	\$ 900	\$ 2,100	\$ -	per contract
36	Legal Counsel							
37	District Counsel	\$ 3,833	\$ 9,199	\$ 15,000	\$ 5,801	\$ 15,000	\$ -	
38								
39	Administrative Subtotal	\$ 65,826	\$ 144,881	\$ 135,516	\$ (9,365)	\$ 145,566	\$ 10,050	
40								
41	EXPENDITURES - FIELD OPERATIONS							
42								
43	Law Enforcement							
44	Deputy	\$ 22,304	\$ 53,530	\$ 47,000	\$ (6,530)	\$ 47,000	\$ -	split cost with Country Walk
45	Security Operations							
46	Security Monitoring Services at Gates	\$ 14,413	\$ 34,591	\$ 30,000	\$ (4,591)	\$ 12,000	\$ (18,000)	Change line to Security Monitoring Equipment Lease
47	Electric Utility Services							
48	Utility Services	\$ 4,963	\$ 11,911	\$ 11,000	\$ (911)	\$ 11,000	\$ -	
49	Utility - Recreation Facilities	\$ 4,650	\$ 11,160	\$ 11,000	\$ (160)	\$ 11,000	\$ -	
50	Street Lights	\$ 22,912	\$ 54,989	\$ 75,000	\$ 20,011	\$ 75,000	\$ -	
51	Garbage/Solid Waste Control Services							
52	Garbage - Recreation Facility	\$ 350	\$ 840	\$ 840	\$ -	\$ 840	\$ -	
53	Solid Waste Assessment	\$ 893	\$ 2,143	\$ 938	\$ (1,205)	\$ 938	\$ -	
54	Garbage - Residential	\$ 16,389	\$ 39,334	\$ 51,840	\$ 12,506	\$ 65,000	\$ 13,160	price increase 8.64 per unit estimated 700+ units
55	Water-Sewer Combination Services							
56	Utility Services	\$ 4,056	\$ 9,734	\$ 10,000	\$ 266	\$ 10,000	\$ -	
57	Stormwater Control							
58	Mitigation Area Monitoring & Maintenance	\$ 6,995	\$ 16,788	\$ 17,500	\$ 712	\$ 25,650	\$ 8,150	increase for areas that CalAtlantic was paying
59	Aquatic Maintenance	\$ 14,920	\$ 35,808	\$ 35,808	\$ -	\$ 45,000	\$ 9,192	includes all new ponds
60	Aquatic Plant Replacement	\$ 1,200	\$ 2,880	\$ 5,000	\$ 2,120	\$ 5,000	\$ -	
61	Stormwater Assessment	\$ 1,467	\$ 1,467	\$ 1,467	\$ -	\$ 1,467	\$ -	
62	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	
63	Other Physical Environment							
64	General Liability Insurance	\$ 3,250	\$ 3,250	\$ 3,933	\$ 683	\$ 3,575	\$ (358)	actual plus aprox 10%
65	Property Insurance	\$ 16,155	\$ 16,155	\$ 17,322	\$ 1,167	\$ 17,770	\$ 448	actual plus aprox 10%
66	Entry & Walls Maintenance	\$ 575	\$ 1,380	\$ 8,000	\$ 6,620	\$ 38,000	\$ 30,000	1k (8k total) per entrance + all com walls for paint
67	Landscape Maintenance	\$ 56,237	\$ 134,969	\$ 115,600	\$ (19,369)	\$ 131,200	\$ 15,600	current contract plus 2nd addendum
68	Landscape Maintenance-Neighborhood	\$ -	\$ -	\$ 16,258	\$ 16,258	\$ 16,258	\$ -	includes fert, pest, irr -Whin-Park-Shell-MPN entrances
69	Irrigation Repairs	\$ 2,074	\$ 4,978	\$ 6,500	\$ 1,522	\$ 6,500	\$ -	
70	Landscape Replacement Plants, Shrubs, Trees	\$ 5,678	\$ 13,627	\$ 20,000	\$ 6,373	\$ 20,000	\$ -	
71	Landscape Annuals color rotation	\$ 1,050	\$ 2,520	\$ 8,750	\$ 6,230	\$ 8,750	\$ -	

**Meadow Pointe IV CDD
Internal Road Reserves**

Parcel ID/Name	Number of Lots	Estimated Total Costs	6% Net Gross			Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
			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
Total	910	\$377,567.32			Gross	\$65,343.80	\$65,343.80	\$61,423.17
					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

Budget Template
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
REVENUES							
Special Assessments							
Net Special Assessments ⁽¹⁾	\$177,208.73	\$146,264.00	\$279,180.00	\$187,615.50	\$105,750.00	\$56,236.80	\$ 952,255.03
TOTAL REVENUES	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 187,615.50	\$ 105,750.00	\$ 56,236.80	\$ 952,255.03
EXPENDITURES							
Administrative							
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
Administrative Subtotal	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 187,615.50	\$ 105,750.00	\$ 56,236.80	\$ 952,255.03
TOTAL EXPENDITURES	\$ 177,208.73	\$ 146,264.00	\$ 279,180.00	\$ 187,615.50	\$ 105,750.00	\$ 56,236.80	\$ 952,255.03
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0	0	0	0

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.

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

MEADOW POINTE IV

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

ALLOCATION OF O&M ASSESSMENT

LOT SIZE	O&M	UNITS ASSESSED ⁽¹⁾				TOTAL ADMINISTRATIVE BUDGET				TOTAL FIELD BUDGET				TOTAL LANDSCAPE BUDGET				PER UNIT ASSESSMENTS							
		DEBT ⁽²⁾				TOTAL	% TOTAL	ADMIN	ADMIN	TOTAL	% TOTAL	FIELD	FIELD	TOTAL	% TOTAL	LANDSCAPE	LANDSCAPE	O&M	Road Reserve	DS	DS	DS	DS	TOTAL ⁽⁴⁾	
		2015	2012A-1	2012A-2	2014A	UNITS	UNITS	PER PARCEL	PER LOT	UNITS	UNITS	PER PARCEL	PER LOT	UNITS	UNITS	PER PARCEL	PER LOT	UNITS	UNITS	PER PARCEL	PER LOT	2015 ⁽³⁾	2012A-1 ⁽³⁾	2012A-2 ⁽³⁾	2014A ⁽³⁾
SF 50' - Whinsenton - 2015	104	104			104.00	11.43%	\$17,697.99	\$170.17	104.00	12.98%	\$134,355.09	\$1,291.88	104.00	26.67%	\$5,746.95	\$55.26	\$1,517.31	\$61.64	\$538.48						\$2,117.43
SF 50' - Parkmonte - 2015	109	109			109.00	11.98%	\$18,548.86	\$170.17	109.00	13.61%	\$140,814.47	\$1,291.88	109.00	27.95%	\$6,023.25	\$55.26	\$1,517.31	\$55.33	\$538.48						\$2,111.12
SF 60' - Shellwood Place - 2015	115	114			115.00	12.64%	\$19,569.90	\$170.17	115.00	14.36%	\$148,565.72	\$1,291.88	115.00	29.49%	\$6,354.80	\$55.26	\$1,517.31	\$54.35	\$646.17						\$2,217.83
SF 55' - E/F Phase 1	69			69	69.00	7.58%	\$11,741.94	\$170.17	69.00	8.61%	\$89,139.43	\$1,291.88	0.00	0.00%	\$0.00	\$0.00	\$1,462.05	\$78.47					\$900.00	\$2,440.52	
SF 55' - E/F Phase 2	56			56	56.00	6.15%	\$9,529.69	\$170.17	56.00	6.99%	\$72,345.05	\$1,291.88	0.00	0.00%	\$0.00	\$0.00	\$1,462.05	\$78.47					\$900.00	\$2,440.52	
TH - Parcel I	62		62		62.00	6.81%	\$10,550.73	\$170.17	62.00	7.74%	\$80,096.30	\$1,291.88	62.00	15.90%	\$3,426.07	\$55.26	\$1,517.31	\$86.49			\$550.00				\$2,153.80
SF 75' - AA North Phase 1	42		42		42.00	4.62%	\$7,147.27	\$170.17	42.00	5.24%	\$54,258.79	\$1,291.88	0.00	0.00%	\$0.00	\$0.00	\$1,462.05	\$123.78			\$1,125.00				\$2,710.83
SF 75' - AA North Phase 2	66		66		66.00	7.25%	\$11,231.42	\$170.17	66.00	8.24%	\$85,263.81	\$1,291.88	0.00	0.00%	\$0.00	\$0.00	\$1,462.05	\$123.78			\$1,125.00				\$2,710.83
SF 70' - Parcel N,O,P Phase 1	62			62	62.00	6.81%	\$10,550.73	\$170.17	62.00	7.74%	\$80,096.30	\$1,291.88	0.00	0.00%	\$0.00	\$0.00	\$1,462.05	\$52.48			\$1,125.00				\$2,639.53
SF 70' - Parcel N,O,P Phase 2	55			55	55.00	6.04%	\$9,359.52	\$170.17	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$170.17	\$52.48			\$1,125.00				\$1,347.65
TH - Parcel N	54			54	54.00	5.93%	\$9,189.34	\$170.17	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$170.17	\$52.48			\$550.00				\$772.65
SF 65' - Parcel AA South	116			116	116.00	12.75%	\$19,740.07	\$170.17	116.00	14.48%	\$149,857.60	\$1,291.88	0.00	0.00%	\$0.00	\$0.00	\$1,462.05	\$78.78			\$900.00				\$2,440.83
						910.00	100.00%	\$154,857.45		801.00	100.00%	\$1,034,792.55		390.00	100.00%	\$21,551.06									
					LESS: Pasco County Collection Costs and Early Payme				(\$9,291.45)				(\$62,087.55)				(\$1,293.06)								
					Net Revenue to be Collected				\$145,566.00				\$972,705.00				\$20,258.00								

(1) Reflects 1 (one) Series 2015 prepayment.

(2) Reflects the number of total lots with Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A 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 2017 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 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$1,138,529.00
Pasco County 6% Collection Cost:	<u>\$72,672.06</u>
2017/2018 Total:	<u>\$1,211,201.06</u>

2016/2017 O&M Budget	\$885,223.00
2017/2018 O&M Budget	\$1,138,529.00
 Total Difference:	 <u>\$253,306.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018		
SF 50' - Whinsenton				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,517.31	\$258.69	20.55%
Road Reserve	\$0.00	\$61.64	\$61.64	0.00%
Total	<u>\$1,797.10</u>	<u>\$2,117.43</u>	<u>\$320.33</u>	<u>17.82%</u>
SF 50' - Parkmonte				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,517.31	\$258.69	20.55%
Road Reserve	\$0.00	\$55.33	\$55.33	0.00%
Total	<u>\$1,797.10</u>	<u>\$2,111.12</u>	<u>\$314.02</u>	<u>17.47%</u>
SF 60' - Shellwood Place				
Debt Service - 2015	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,517.31	\$258.69	20.55%
Road Reserve	\$0.00	\$54.35	\$54.35	0.00%
Total	<u>\$1,904.79</u>	<u>\$2,217.83</u>	<u>\$313.04</u>	<u>16.43%</u>
SF 55' - Parcel E/F Phase 1				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,462.05	\$265.65	22.20%
Road Reserve	\$0.00	\$78.47	\$78.47	0.00%
Total	<u>\$2,096.40</u>	<u>\$2,440.52</u>	<u>\$344.12</u>	<u>16.41%</u>
SF 55' - Parcel E/F Phase 2				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$158.42	\$1,462.05	\$1,303.63	822.89%
Road Reserve	\$0.00	\$78.47	\$78.47	0.00%
Total	<u>\$1,058.42</u>	<u>\$2,440.52</u>	<u>\$1,382.10</u>	<u>130.58%</u>
TH - Parcel I				
Debt Service - 2012A-1	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,517.31	\$258.69	20.55%
Road Reserve	\$0.00	\$86.49	\$86.49	0.00%
Total	<u>\$1,808.62</u>	<u>\$2,153.80</u>	<u>\$345.18</u>	<u>19.09%</u>
SF 75' - AA North Phase 1				

Meadow Pointe IV Community Development District

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

2017/2018 O&M Budget	\$1,138,529.00
Pasco County 6% Collection Cost:	<u>\$72,672.06</u>
2017/2018 Total:	\$1,211,201.06

2016/2017 O&M Budget	\$885,223.00
2017/2018 O&M Budget	\$1,138,529.00

Total Difference:	<u>\$253,306.00</u>
-------------------	----------------------------

	<u>PER UNIT ANNUAL ASSESSMENT</u>		Proposed Increase / Decrease	
	<u>2016/2017</u>	<u>2017/2018</u>		
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,462.05	\$265.65	22.20%
Road Reserve	\$0.00	\$123.78	\$123.78	0.00%
Total	\$2,321.40	\$2,710.83	\$389.43	16.78%
<hr/>				
SF 75' - AA North Phase 2				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,462.05	\$265.65	22.20%
Road Reserve	\$0.00	\$123.78	\$123.78	0.00%
Total	\$2,321.40	\$2,710.83	\$389.43	16.78%
<hr/>				
SF 70' - Parcel N,O,P Phase 1				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,462.05	\$265.65	22.20%
Road Reserve	\$0.00	\$52.48	\$52.48	0.00%
Total	\$2,321.40	\$2,639.53	\$318.13	13.70%
<hr/>				
SF 70' - Parcel N,O,P Phase 2				
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%
Total	\$1,283.42	\$1,347.65	\$64.23	5.00%
<hr/>				
TH - Parcel N				
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%
Total	\$708.42	\$772.65	\$64.23	9.07%
<hr/>				
SF 65' - Parcel AA South				
Debt Service - 2012A-2	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,196.40	\$1,462.05	\$265.65	22.20%
Road Reserve	\$0.00	\$78.78	\$78.78	0.00%
Total	\$2,096.40	\$2,440.83	\$344.43	16.43%

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



Administrative Services: The District will incur expenditures for the day to today operation of District matters. These items include but are not limited to mailing and preparation of agenda packages, overnight deliveries, facsimiles and long distance phone calls.

Also, each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8). Finally, this line item also includes a cost for the storage of all the District's official records, supplies and files.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day administrative needs. The cost to maintain the minutes of all Board meetings, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include, but are not limited to responding to bondholder questions, prepayment analysis, long term pay-offs and true-up analysis. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: The District has contracted for maintenance of accounting records. These services include, but are not limited to accounts payable, accounts receivable and preparation of financial reports for the district. This also includes all preparations necessary for the fiscal year end audits to be done.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.



Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.



Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.



Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.



Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 2

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Meadow Pointe IV Community Development District (“Board”) prior to June 15, 2017, proposed budgets for Fiscal Year 2017/2018; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT:

1. **BUDGETS APPROVED.** The budgets proposed by the District Manager for Fiscal Year 2017/2018 attached hereto as Exhibit A are hereby approved as the basis for conducting a public hearing to adopt said budgets.

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

DATE: _____, 2017

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budgets to Pasco County at least 60 days prior to the hearing 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 budgets on the District’s website at least two days before the budget hearing date as set forth in Section 2.

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

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

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2017.

ATTEST:

MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT

Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2017-2018 Budget