

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Meadow Pointe IV Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and 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. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 9, 2023
HOUR:	5:00 p.m.
LOCATION:	The Meadow Pointe IV Clubhouse 3902 Meadow Pointe Blvd. Wesley Chapel, FL 33543

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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 ON MAY 10, 2023.

Attest:

**Meadow Pointe IV Community
Development District**



Print Name: Daryl A. [unclear]
Secretary / Assistant Secretary



Print Name: MICHAEL SCANLON
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

Exhibit A



Rizzetta & Company

Meadow Pointe IV Community Development District

www.Meadowpointe4cdd.org

**Approved Proposed Budget
for
Fiscal Year
2023/2024**

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Rizzetta & Company

Approved Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
1										
2	REVENUES									
3										
4	Interest Earnings									
5	Interest Earnings	\$ 3,480	\$ 3,480	\$ -	\$ 3,480	\$ -	\$ -		\$ 1,717	\$ -
6	Special Assessments									
7	Tax Roll*	\$ 1,486,997	\$ 1,486,997	\$ 1,480,326	\$ 6,671	\$ 1,668,880	\$ 188,554		\$ 1,212,325	\$ 1,348,407
8	Other Miscellaneous Revenue									
9	Miscellaneous	\$ 3,980	\$ 3,980	\$ -	\$ 3,980	\$ -	\$ -			
10										
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
12										
13	TOTAL REVENUES	\$ 1,494,456	\$ 1,490,477	\$ 1,480,326	\$ 10,151	\$ 1,668,880	\$ 188,554		\$ 1,214,042	\$ 1,348,407
14										
15	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,494,456	\$ 1,490,477	\$ 1,480,326	\$ 10,151	\$ 1,668,880	\$ 188,554		\$ 1,214,042	\$ 1,348,407
16										
17	EXPENDITURES - ADMINISTRATIVE									
18										
19										
20	Legislative									
21	Supervisor Fees	\$ 7,800	\$ 15,600	\$ 15,000	\$ (600)	\$ 15,000	\$ -		\$ 15,800	\$ 12,600
22	Financial & Administrative									
23	Administrative Services	\$ 3,077	\$ 6,154	\$ 6,153	\$ (1)	\$ 6,153	\$ -	No increase	\$ 5,800	\$5,916
24	District Management	\$ 16,628	\$ 31,977	\$ 33,256	\$ 1,279	\$ 33,256	\$ -	No increase	\$ 31,569	\$33,058
25	District Engineer	\$ 21,936	\$ 43,872	\$ 16,500	\$ (27,372)	\$ 30,000	\$ 13,500	Board Advise	\$ 10,184	\$14,997
26	District Engineer Special Project	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	District Engineer Special Project-Map	\$ -	\$ -
27	Disclosure Report	\$ 6,000	\$ 6,000	\$ 7,000	\$ 1,000	\$ 7,000	\$ -		\$ 7,000	\$7,000
28	Trustees Fees	\$ 2,200	\$ 4,400	\$ 15,000	\$ 10,600	\$ 12,000	\$ (3,000)	21-\$14,652, 20-\$20,886, 19-\$16,621	\$ 14,652	\$3,772
29	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -		\$ 150	\$150
30	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -		\$ 5,000	\$5,100
31	Financial & Revenue Collections	\$ 2,652	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -	No increase	\$ 5,000	\$5,100
32	Accounting Services	\$ 11,138	\$ 22,276	\$ 22,277	\$ 1	\$ 22,277	\$ -	No increase	\$ 21,000	\$21,420
33	Auditing Services	\$ -	\$ 4,975	\$ 4,975	\$ -	\$ 4,975	\$ -		\$ 4,975	\$4,975
34	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -		\$ 3,000	\$2,000
35	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	Estimated increase in Ins. 15% increase	\$ 2,960	\$3,108

Approved Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 2021	Actual FY 21/22
36	Legal Advertising	\$ 326	\$ 652	\$ 1,000	\$ 348	\$ 1,000	\$ -		\$ 2,693	\$1,821
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		\$ 826	\$1,554
38	Bank Fees	\$ 122	\$ 244	\$ 200	\$ (44)	\$ 200	\$ -		\$ 256	\$358
39	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 550	\$ 200	\$ 550	\$ -		\$ 905	\$1,055
40	Website Hosting, Maintenance, Backup (and Email)	\$ 1,369	\$ 2,738	\$ 3,000	\$ 262	\$ 3,000	\$ -	21-\$2738, 20-\$5,063, 19-\$1,200	\$ 2,738	\$2,738
41	Legal Counsel									
42	District Counsel	\$ 10,157	\$ 20,314	\$ 29,000	\$ 8,686	\$ 29,000	\$ -	2020-\$29,204, 2021-\$28,275	\$ 28,275	\$25,920
43										
44	Administrative Subtotal	\$ 93,225	\$ 174,501	\$ 170,899	\$ (3,602)	\$ 188,511	\$ 17,612		\$ 162,783	\$ 152,642
45										
46	EXPENDITURES - FIELD OPERATIONS									
47										
48	Law Enforcement									
49	Deputy	\$ 59,459	\$ 118,918	\$ 119,000	\$ 82	\$ 132,802	\$ 13,802	Next year's contract is \$132,802.	\$ 106,563	\$ 107,127
50	Electric Utility Services									
51	Utility Services	\$ 12,204	\$ 24,408	\$ 11,000	\$ (13,408)	\$ 11,000	\$ -	This isn't normal. The District normally pays \$900 per month which is around \$11,000 per year. There was big amount that hit on 10/31/22 for 7,181.03.	\$ 11,719	\$ 1,698
52	Utility - Clubhouse	\$ 6,759	\$ 13,518	\$ 12,000	\$ (1,518)	\$ 15,000	\$ 3,000	Per Board	\$ 11,201	\$ 11,235
53	Street Lights	\$ 41,348	\$ 82,696	\$ 70,000	\$ (12,696)	\$ 86,000	\$ 16,000	Per Board	\$ 74,792	\$ 75,539
54	Garbage/Solid Waste Control Services									
55	Garbage - Clubhouse	\$ 5,170	\$ 10,340	\$ 1,000	\$ (9,340)	\$ 1,000	\$ -	The Meadow Pointe North HOA is hitting this line item. We will get this changed.	\$ 840	\$ 1,045
56	Garbage - Meadow Pointe North Dumpster	\$ -	\$ -	\$ -	\$ -	\$ 10,320	\$ 10,320	Per Board	\$ -	\$ -
57	Solid Waste Assessment	\$ 1,337	\$ 1,337	\$ 2,000	\$ 663	\$ 1,500	\$ (500)		\$ 3,057	\$ 1,236
58	Garbage - Residential	\$ 69,872	\$ 139,744	\$ 149,370	\$ 9,626	\$ 198,777	\$ 49,407	Cost of contract is for 19.58 per home. The District has 846 homes	\$ 82,973	\$ 86,950
59	Water-Sewer Combination Services									
60	Utility Services	\$ 7,866	\$ 15,732	\$ 20,000	\$ 4,268	\$ 15,000	\$ (5,000)	Board decision.	\$ 18,750	\$ 17,214
61	Stormwater Control									
62	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	150k project that can be done over 4 years. Note through the capital reserve	\$ 4,255	\$ 1,872
63	Aquatics Contractor Services	\$ 27,292	\$ 54,584	\$ 54,620	\$ 36	\$ 57,318	\$ 2,698	Per Contract by Doug	\$ 52,380	\$ 57,515
64	Stormwater Assessment	\$ 2,495	\$ 4,990	\$ 2,444	\$ (2,546)	\$ 2,444	\$ -	per DE	\$ 2,622	\$ 2,444
65	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	Supervisor change-Added 5k for culver maintenance	\$ -	\$ -
66	Aquatic Planting	\$ 15,810	\$ 31,620	\$ 18,000	\$ (13,620)	\$ 15,000	\$ (3,000)	Project planting for ponds 19, 23, 24, and 83. Subject to change.	\$ -	\$ -
67	Other Physical Environment									
68	General Liability Insurance	\$ 3,948	\$ 3,948	\$ 4,408	\$ 460	\$ 4,540	\$ 132	Estimated increase in Ins. 15% increase	\$ 3,498	\$ 3,673
69	Property Insurance	\$ 21,469	\$ 21,469	\$ 23,204	\$ 1,735	\$ 32,204	\$ 9,000	Estimated increase in Ins. 50% increase	\$ 18,418	\$ 19,337
70	Entry & Walls Maintenance (Pressure Washing)	\$ -	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ -	"Common area maintenance"	\$ 10,617	\$ 10,905

Approved Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 2021	Actual FY 21/22
71	Landscape Maintenance	\$ 131,157	\$ 262,314	\$ 270,148	\$ 7,834	\$ 210,000	\$ (60,148)	CDD/HOA agreement starts October 1, 2023	\$ 152,673	\$ 218,149
72	Landscape Maint. Haven Neighborhood	\$ -	\$ -	\$ -	\$ -	\$ 8,600	\$ 8,600	New Line item added by the Board	\$ -	\$ -
73	Landscape Maint. MP North Neighborhood	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 9,010	\$ 5,010	Per Board	\$ -	\$ -
74	Landscape Maint. Whinseton Neighborhood	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 9,010	\$ 4,010	Per Board	\$ -	\$ -
75	Landscape Maint. Parkmonte Neighborhood	\$ -	\$ -	\$ 5,102	\$ 5,102	\$ 6,960	\$ 1,858	Per Board	\$ -	\$ -
76	Landscape Maint. Shellwood Neighborhood	\$ -	\$ -	\$ 3,584	\$ 3,584	\$ 7,370	\$ 3,786	Per Board	\$ -	\$ -
77	Lift Station Maintenance	\$ 517	\$ 1,034	\$ 5,000	\$ 3,966	\$ 5,000	\$ -		\$ 6,111	\$ 2,387
78	Irrigation Repairs	\$ 7,350	\$ 14,700	\$ 8,000	\$ (6,700)	\$ 10,000	\$ 2,000	Increase by the Board	\$ 1,882	\$ 32,978
79	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -			
80	Landscape Replacement Plants, Shrubs, Trees	\$ 550	\$ 1,100	\$ 25,000	\$ 23,900	\$ 25,000	\$ -		\$ 4,244	\$ 4,925
81	Landscape Annuals Color Rotation	\$ 4,114	\$ 8,228	\$ 3,600	\$ (4,628)	\$ 17,580	\$ 13,980	January Annuals = \$1875. Board approved	\$ 3,960	\$ 7,071
82	Landscape - Mulch	\$ 37,416	\$ 74,832	\$ 35,200	\$ (39,632)	\$ 45,000	\$ 9,800	Proposals for mulch at New Haven (\$2,600) & Windsor Buffer (\$2,600). Board approved	\$ -	\$ 29,275
83	Landscape Fertilization	\$ -	\$ -	\$ 16,500	\$ 16,500	\$ 16,500	\$ -		\$ 14,877	\$ 15,208
84	Landscape Fertilization -Conservation Cutbacks	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New Line Item-Board decides. Ask Jason to get proposal.	\$ -	\$ -
85	Landscape Pest Control	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -		\$ 3,745	\$ 2,051
86	Landscape Inspection Services	\$ 5,075	\$ 10,150	\$ 9,900	\$ (250)	\$ 10,500	\$ 600	Increase by \$50 per month	\$ 8,700	\$ 8,700
87	Holiday Decorations @ Clubhouse	\$ 7,216	\$ 7,216	\$ 2,700	\$ (4,516)	\$ 2,700	\$ -	Per Board recommendation	\$ 2,491	\$ 14,239
88	Holiday Lights @ entrance	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ 22,500	\$ 20,400	\$2500 Per neighborhood	\$ -	\$ -
89	Holiday Lights @ entrance of Shellwood Place	\$ -	\$ -	\$ 1,900	\$ 1,900	\$ -	\$ (1,900)		\$ -	\$ -
90	Holiday Lights @ entrance of Winsenton	\$ -	\$ -	\$ 2,170	\$ 2,170	\$ -	\$ (2,170)		\$ -	\$ -
91	Holiday Lights @ entrance of Meadow Pointe North	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ -	\$ (2,100)		\$ -	\$ -
92	Gate & Street Facilities									
93	Gate Maintenance Contract	\$ 6,154	\$ 12,308	\$ 7,680	\$ (4,628)	\$ 7,000	\$ (680)	Per Board recommendation	\$ 53,852	\$ -
94	Gate Repair	\$ 19,533	\$ 39,066	\$ 45,000	\$ 5,934	\$ 45,000	\$ -	Per Board recommendation	\$ -	\$ 29,042
95	Gate Phone/Internet	\$ 3,731	\$ 7,462	\$ 6,500	\$ (962)	\$ 6,500	\$ -	Southern Automated was in this line item. Investigate.	\$ 5,797	\$ 12,274
96	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		\$ 925	\$ -
97	Street Sign Repair & Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -		\$ -	\$ 335
98	Sidewalk Repair & Maintenance	\$ 235	\$ 470	\$ 5,000	\$ 4,530	\$ 15,000	\$ 10,000	Drainage Issue cost at one time.	\$ 22,150	\$ 14,178
99	Streetlight Deposit Bond	\$ 5,320	\$ 10,640	\$ 7,094	\$ (3,546)	\$ 7,094	\$ -		\$ 7,095	\$ 7,095
100	Security Camera Maintenance/Replacement	\$ 525	\$ 1,050	\$ 1,000	\$ -	\$ 2,500	\$ 1,500	Per Board request	\$ 8,944	\$ 278
101	Gate/Clubhouse Service Contract	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	CRT \$1,820 per quarter with CRT. Total \$7,280.	\$ -	\$ -

Approved Proposed Budget
Meadow Pointe IV Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1							
2	REVENUES						
3							
4	Special Assessments						
6	Interest Earnings	\$ 8,566	\$ -	\$ 8,566	\$ -	\$ -	
7	Tax Roll*	\$ 211,424	\$ 150,000	\$ 61,424	\$ 350,000	\$ 200,000	Fully Funding for Captial Rerves-Currently 38%
8							
9	TOTAL REVENUES	\$ 219,990	\$ 150,000	\$ 69,990	\$ 350,000	\$ 200,000	
10							
12							
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 219,990	\$ 150,000	\$ 69,990	\$ 350,000	\$ 200,000	
14							
15	EXPENDITURES						
16							
17	Contingency						
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Capital Reserves	\$ 244,379	\$ 150,000	\$ (94,379)	\$ 350,000	\$ 200,000	
20	Road Reserves						
21							
22	TOTAL EXPENDITURES	\$ 244,379	\$ 150,000	\$ (94,379)	\$ 350,000	\$ 200,000	

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
INTERNAL ROAD RESERVES

Parcel ID/Name	Number of Lots	Estimated Total Costs	NET			6% GROSS		Monthly Net Costs
			Per Lot Yearly Costs	Per Lot Yearly Costs		Per Parcel Gross Yearly Costs	Per Parcel Net 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
HAVEN Ph. 1 & 2	52	\$18,168.99	\$49.91	\$53.10		\$2,761.24	\$2,595.57	\$4.16
ENCLAVE	117	\$40,880.23	\$49.91	\$53.10		\$6,212.80	\$5,840.03	\$4.16
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78		\$9,138.57	\$8,590.25	\$6.17
Total	908	\$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

Meadow Pointe IV Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	Budget for 2023/2024
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL REVENUES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXPENDITURES					
Administrative					
Debt Service Obligation	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
Administrative Subtotal	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL EXPENDITURES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.00%

Gross assessments

\$605,300.34

Notes:

Tax Roll Collection Costs and Early Payment Discounts 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 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$2,080,303.02
Pasco County Collection Cost @ 2%	2%	\$44,261.77
Early Payment Discount @ 4%	4%	\$88,523.53
2023/2024 Total		<u>\$2,213,088.32</u>

2022/2023 O&M Budget		\$1,691,748.93
2023/2024 O&M Budget ⁽¹⁾		\$2,080,303.02

Total Difference		<u>\$388,554.09</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
SF 50' - Whinsenton				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,777.31	\$1,999.47	\$222.16	12.50%
Road Reserve	\$61.64	\$61.64	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,553.17	\$3,009.66	\$456.49	17.88%
SF 50' - Parkmonte				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,774.26	\$1,975.24	\$200.98	11.33%
Road Reserve	\$55.33	\$55.33	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,543.81	\$2,979.12	\$435.31	17.11%
SF 60' - Shellwood Place				
Series 2015 Debt Service	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,754.70	\$1,975.49	\$220.79	12.58%
Road Reserve	\$54.35	\$54.35	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,630.96	\$3,086.08	\$455.12	17.30%
SF 55' - Provence				
Series 2014A Debt Service	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,907.31	\$203.34	11.93%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,858.18	\$3,295.85	\$437.67	15.31%
TH - Meadow Pointe North				
Series 2022A-1 Debt Service	\$419.34	\$419.34	\$0.00	0.00%
Operations/Maintenance	\$1,808.64	\$2,061.91	\$253.27	14.00%
Road Reserve	\$86.49	\$86.49	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.32	133.33%
Total	\$2,490.21	\$2,977.81	\$487.60	19.58%
SF 75' - Windsor				
Series 2022A-1 Debt Service	\$856.97	\$856.97	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,907.31	\$203.34	11.93%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,860.46	\$3,298.13	\$437.67	15.30%
SF 70' - Enclave				
Series 2022A-2 Debt Service	\$804.89	\$804.89	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,907.31	\$203.34	11.93%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,737.70	\$3,175.37	\$437.67	15.99%
TH - Haven				
Series 2022A-2 Debt Service	\$393.86	\$393.86	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$2,083.25	\$379.28	22.26%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,326.67	\$2,940.28	\$613.61	26.37%
SF 65' - Meridian				
Series 2022A-2 Debt Service	\$644.02	\$644.02	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,907.31	\$203.34	11.93%
Road Reserve	\$78.78	\$78.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,602.51	\$3,040.18	\$437.67	16.82%

⁽¹⁾ Total represents General Fund Budget Expenses plus Capital Reserve and Road Reserve Budget Expenses.

WILSON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
 FISCAL YEAR 2022-23 (MAY AND JUNE) SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED					TOTAL ADMIN & FIELD BUDGET \$1,437,934.81				TOTAL RESERVE BUDGET \$30,200.36				TOTAL LANDSCAPE BUDGET * \$41,992.38				PER UNIT ASSESSMENTS									
LOC. NAME	SQM	SERIES 2015 DEBT SERVICE ¹	SERIES 2022A-1 DEBT SERVICE ²	SERIES 2022A-2 DEBT SERVICE ³	SERIES 2014A DEBT SERVICE ⁴	TOTAL UNITS	% TOTAL UNITS	ADMIN/FIELD PER/FACILE	ADMIN/FIELD PER/LOC	TOTAL UNITS	% TOTAL UNITS	RESERVE PER/FACILE	RESERVE PER/LOC	TOTAL UNITS	% TOTAL UNITS	LANDSCAPE PER/FACILE	LANDSCAPE PER/LOC	SQM	ROAD RESERVE	CAPITAL RESERVE	SERIES 2015 DEBT SERVICE ¹	SERIES 2022A-1 DEBT SERVICE ²	SERIES 2022A-2 DEBT SERVICE ³	SERIES 2014A DEBT SERVICE ⁴	TOTAL ⁵	
																										104
SF 50 - Whitewater	104					104.00	11.43%	\$136,360.36	\$1,307.31	104.00	11.43%	\$42,668.82	\$412.07	104.00	23.57%	\$2,565.11	\$24.67	\$1,998.47	\$41.94	\$413.87	\$338.44					\$1,278.68
SF 52 - Palmetto	108					108.00	12.02%	\$257,847.12	\$1,925.43	108.00	12.02%	\$44,867.25	\$415.43	108.00	24.85%	\$7,424.28	\$68.73	\$1,979.24	\$55.33	\$413.87	\$338.44					\$1,279.12
SF 82 - Shreveport Place	115					115.00	12.67%	\$219,241.00	\$1,906.44	115.00	12.67%	\$47,157.81	\$410.07	115.00	28.02%	\$7,462.43	\$64.85	\$1,975.48	\$54.63	\$413.87	\$348.17					\$1,280.11
SF 92 - Phoenix	100					100.00	10.77%	\$224,414.12	\$1,907.31	100.00	10.77%	\$57,258.32	\$412.07	0.00	0.00%	\$0.00	\$0.00	\$1,967.31	\$78.47	\$413.87	\$348.17			\$600.00	\$1,296.81	
Tri - Meadow Pointe HOA ⁶	82					82.00	8.81%	\$118,243.41	\$1,907.31	82.00	8.81%	\$25,424.13	\$412.07	82.00	14.52%	\$3,585.11	\$154.62	\$1,961.81	\$86.48	\$413.87	\$419.34			\$600.00	\$1,277.81	
SF 79 - Inverox	108					108.00	11.81%	\$355,869.81	\$1,907.31	108.00	11.81%	\$44,287.19	\$412.07	0.00	0.00%	\$0.00	\$0.00	\$1,967.31	\$193.78	\$413.87	\$348.17			\$600.00	\$1,278.13	
SF 70 - Onesto	117					117.00	12.81%	\$211,516.63	\$1,907.31	117.00	12.81%	\$47,877.78	\$412.07	0.00	0.00%	\$0.00	\$0.00	\$1,967.31	\$53.19	\$413.87	\$348.17			\$600.00	\$1,279.31	
Tri - Haven	52					52.00	5.72%	\$89,182.12	\$1,907.31	52.00	5.72%	\$21,322.44	\$412.07	52.00	11.77%	\$8,148.84	\$75.94	\$1,963.25	\$53.19	\$413.87	\$348.17			\$600.00	\$1,240.28	
SF 85 - Marston	118					118.00	12.78%	\$21,248.32	\$1,907.31	118.00	12.78%	\$47,567.72	\$412.07	0.00	0.00%	\$0.00	\$0.00	\$1,967.31	\$78.79	\$413.87	\$348.17			\$600.00	\$1,240.18	
TOTAL	908	327	159	273	125	908.00	100.00%	\$1,731,845.07	\$1,907.31	908.00	100.00%	\$371,243.43	\$412.07	462.00	100.00%	\$41,992.38										

LESS: Pecos County Collector Costs (2%) and Early Payment Discount (1.5%)

Net Revenue to be Collected: \$1,671,824.96 \$32,349.43 (\$413.83) \$1,639,760.56

¹ Article 1 (part) Series 2015 installment.

² Article 1 (part) Series 2022 installment.

³ Article 1 (part) Series 2022 installment.

⁴ Article 1 (part) Series 2014 installment.

⁵ Annual assessment fee for all located in conjunction with the Series 2015, Series 2022A-1, Series 2022A-2, and Series 2014A installment.

⁶ Annual assessment fee that will appear on November 2022 Pecos County property tax bill. Amount shown includes all applicable collector costs. Property owner is eligible for a discount of up to 4% if paid early.

⁷ All items by the Board, such as this, are being assessed for subscription specific decoration expense.

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.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

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 needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

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.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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



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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 streetlights 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.



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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.

Landscaping Inspection 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.



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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.



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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.



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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.



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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.



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