

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Meadow Pointe IV Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Meadow Pointe IV Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$2,622,659.18, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$1,642,103.00</u>
Total Road Reserves Fund	<u>\$61,423.17</u>
Total Reserve Fund	<u>\$350,000.00</u>
Total Debt Service Funds	<u>\$569,133.01</u>
Total All Funds*	<u>\$2,622,659.18</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.


The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 9, 2023.

Attested By:

**Meadow Pointe IV
Community Development District**



Print Name: Daniel H.
Secretary/Assistant Secretary



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

Exhibit A: FY 2023-2024 Adopted Budget

Exhibit A



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Meadow Pointe IV Community Development District

www.Meadowpointe4cdd.org

**Adopted Budget
for
Fiscal Year
2023/2024**

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**Adopted Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Tax Roll*	\$ 1,642,103
Other Miscellaneous Revenue	
TOTAL REVENUES	\$ 1,642,103
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,642,103
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 15,000
Financial & Administrative	
Administrative Services	\$ 6,153
District Management	\$ 33,256
District Engineer	\$ 30,000
District Engineer Special Project	\$ 7,000
Disclosure Report	\$ 7,000
Trustees Fees	\$ 12,000
Tax Collector /Property Appraiser Fees	\$ 150
Assessment Roll	\$ 5,304
Financial & Revenue Collections	\$ 5,304
Accounting Services	\$ 22,277
Auditing Services	\$ 4,975
Arbitrage Rebate Calculation	\$ 2,000
Public Officials Liability Insurance	\$ 3,842
Legal Advertising	\$ 1,000
Miscellaneous Mailings	\$ 500
Bank Fees	\$ 200
Dues, Licenses & Fees	\$ 550
Website Hosting, Maintenance, Backup (and Email)	\$ 3,000
Legal Counsel	
District Counsel	\$ 29,000
Administrative Subtotal	\$ 188,511

**Adopted Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023/2024
EXPENDITURES - FIELD OPERATIONS	
Law Enforcement	
Deputy	\$ 132,802
Electric Utility Services	
Utility Services	\$ 11,000
Utility - Clubhouse	\$ 15,000
Street Lights	\$ 86,000
Garbage/Solid Waste Control Services	
Garbage - Clubhouse	\$ 1,000
Garbage - Meadow Pointe North Dumpster	\$ 10,320
Solid Waste Assessment	\$ 1,500
Garbage - Residential	\$ 162,000
Water-Sewer Combination Services	
Utility Services	\$ 15,000
Stormwater Control	
Mitigation Area Monitoring & Maintenance	\$ 5,000
Aquatics Contractor Services	\$ 57,318
Stormwater Assessment	\$ 2,444
Stormwater System Maintenance	\$ 10,000
Aquatic Planting	\$ 15,000
Other Physical Environment	
General Liability Insurance	\$ 4,540
Property Insurance	\$ 32,204
Entry & Walls Maintenance (Pressure Washing)	\$ 13,000
Landscape Maintenance	\$ 210,000
Landscape Maint. Haven Neighborhood	\$ 8,600
Landscape Maint. MP North Neighborhood	\$ 9,010
Landscape Maint. Whinseton Neighborhood	\$ 9,010
Landscape Maint. Parkmonte Neighborhood	\$ 6,960
Landscape Maint. Shellwood Neighborhood	\$ 7,370
Lift Station Maintenance	\$ 5,000
Irrigation Repairs	\$ 10,000
Well Maintenance	\$ 2,000
Landscape Replacement Plants, Shrubs, Trees	\$ 25,000
Landscape Annuals Color Rotation	\$ 17,580
Landscape - Mulch	\$ 45,000
Landscape Fertilization	\$ 16,500
Landscaping -Conservation Cutbacks	\$ 5,000
Landscape Pest Control	\$ 4,200
Landscape Inspection Services	\$ 10,500
Holiday Decorations @ Clubhouse	\$ 2,700
Holiday Lights @ entrance	\$ 22,500

**Adopted Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023/2024
Gate & Street Facilities	
Gate Maintenance Contract	\$ 7,000
Gate Repair	\$ 45,000
Gate Phone/Internet	\$ 6,500
Roadway Repair & Maintenance	\$ 5,000
Street Sign Repair & Replacement	\$ 1,000
Sidewalk Repair & Maintenance	\$ 15,000
Streetlight Deposit Bond	\$ 7,094
Security Camera Maintenance/Replacement	\$ 2,500
Gate/Clubhouse Service Contract	\$ 8,000
Parks & Recreation	
Staff Payroll	\$ 193,000
Management Fee	\$ 23,520
Telephone Fax, Internet	\$ 6,700
Pool Supplies and Repairs	\$ 1,300
Pool Service Contract	\$ 18,000
Clubhouse Maintenance & Repairs	\$ 30,000
Clubhouse Landscaping Improvement	\$ 20,000
Playground Maintenance	\$ 2,500
Volleyball Maintenance	\$ 2,500
Clubhouse Staff Bonus	\$ 500
Fitness Equipment Lease Maint & Repairs	\$ 1,500
Facility Supplies	\$ 8,000
Wildlife Management Services	\$ 14,500
Clubhouse Security	\$ 700
Pest Control & Termite Bond	\$ 720
Athletic/Park Court/Field Repairs	\$ 2,000
Special Events	
Special Events	\$ 5,000
Contingency	
Capital Improvement Projects	
Miscellaneous Contingency	\$ 35,000
Field Operations Subtotal	\$ 1,453,592
TOTAL EXPENDITURES	\$ 1,642,103

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
INTERNAL ROAD RESERVES**

Parcel ID/Name	Number of Lots	Estimated Total Costs	NET			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
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				\$65,343.80	\$61,423.17	
						Gross	\$65,343.80	
						Net	\$61,423.17	
						Variance	\$3,920.63	

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

* Inflation based on 1.5% increase per year

**Adopted Budget
Meadow Pointe IV Community Development District
Reserve Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Interest Earnings	\$ -
Tax Roll*	\$ 350,000
TOTAL REVENUES	\$ 350,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 350,000
EXPENDITURES	
Contingency	
Capital Outlay	\$ -
Capital Reserves	\$ 350,000
TOTAL EXPENDITURES	\$ 350,000

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		\$2,053,526.02
Pasco County Collection Cost @	2%	\$43,692.04
Early Payment Discount @	4%	\$87,384.09
2023/2024 Total		<u>\$2,184,602.15</u>

2022/2023 O&M Budget		\$1,691,748.93
2023/2024 O&M Budget ⁽¹⁾		\$2,053,526.02

Total Difference		<u>\$361,777.09</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<u>SF 50' - Whinsenton</u>				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,777.31	\$1,968.10	\$190.79	10.73%
Road Reserve	\$61.64	\$61.64	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,553.17	\$2,978.29	\$425.12	16.65%
<u>SF 50' - Parkmonte</u>				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,774.26	\$1,943.87	\$169.61	9.56%
Road Reserve	\$55.33	\$55.33	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,543.81	\$2,947.75	\$403.94	15.88%
<u>SF 60' - Shellwood Place</u>				
Series 2015 Debt Service	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,754.70	\$1,944.12	\$189.42	10.80%
Road Reserve	\$54.35	\$54.35	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,630.96	\$3,054.71	\$423.75	16.11%
<u>SF 55' - Provence</u>				
Series 2014A Debt Service	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,875.94	\$171.97	10.09%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,858.18	\$3,264.48	\$406.30	14.22%
<u>TH - Meadow Pointe North</u>				
Series 2022A-1 Debt Service	\$419.34	\$419.34	\$0.00	0.00%
Operations/Maintenance	\$1,808.64	\$2,030.54	\$221.90	12.27%
Road Reserve	\$86.49	\$86.49	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.32	133.33%
Total	\$2,490.21	\$2,946.44	\$456.23	18.32%

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$2,053,526.02
Pasco County Collection Cost @	2%	\$43,692.04
Early Payment Discount @	4%	\$87,384.09
2023/2024 Total		<u>\$2,184,602.15</u>

2022/2023 O&M Budget		\$1,691,748.93
2023/2024 O&M Budget ⁽¹⁾		\$2,053,526.02

Total Difference		<u>\$361,777.09</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<u>SF 75' - Windsor</u>				
Series 2022A-1 Debt Service	\$856.97	\$856.97	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,875.94	\$171.97	10.09%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,860.46	\$3,266.76	\$406.30	14.20%
<u>SF 70' - Enclave</u>				
Series 2022A-2 Debt Service	\$804.89	\$804.89	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,875.94	\$171.97	10.09%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,737.70	\$3,144.00	\$406.30	14.84%
<u>TH - Haven</u>				
Series 2022A-2 Debt Service	\$393.86	\$393.86	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$2,051.88	\$347.91	20.42%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,326.67	\$2,908.91	\$582.24	25.02%
<u>SF 65' - Meridian</u>				
Series 2022A-2 Debt Service	\$644.02	\$644.02	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,875.94	\$171.97	10.09%
Road Reserve	\$78.78	\$78.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,602.51	\$3,008.81	\$406.30	15.61%

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

WILSON POINTEN COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/23 OWN AND DEBT SERVICE ASSESSMENT SCHEDULE

UNIT #	DMS	UNIT'S ASSESSMENT					TOTAL ADMIN. FEE/BUDGET				TOTAL REPAIR BUDGET				TOTAL LANDSCAPE BUDGET**				PER UNIT ASSESSMENTS												
		SERIES 2015	SERIES 2021A	SERIES 2021B	SERIES 2014A	SERIES 2014B	TOTAL	% TOTAL	ADMIN/FIELD	ADMIN/FIELD	TOTAL	% TOTAL	RESERVE	RESERVE	TOTAL	% TOTAL	LANDSCAPE	LANDSCAPE	DML	ROAD	CAPITAL	SERIES 2015	SERIES 2021A	SERIES 2021B	SERIES 2014A	TOTAL**					
DEBT SERVICE**	DEBT SERVICE**	DEBT SERVICE**	DEBT SERVICE**	DEBT SERVICE**	UNITS	UNITS	PER PARCEL	PER PARCEL	UNITS	UNITS	PER PARCEL	PER PARCEL	UNITS	UNITS	PER PARCEL	PER PARCEL	UNITS	UNITS	PER PARCEL	PER PARCEL	PER PARCEL	PER PARCEL	PER PARCEL	PER PARCEL	PER PARCEL	PER PARCEL					
SP 30 - Improvement	104	104			104.00	11.41%	\$15,567.83	\$1,875.36	104.00	11.41%	\$4,544.82	\$412.27	104.00	23.52%	\$3,561.11	\$21.18										\$2,378.28					
SP 30 - Pavement	106	106			106.00	12.00%	\$24,477.53	\$1,875.36	106.00	12.00%	\$4,887.25	\$412.27	106.00	24.55%	\$7,424.28	\$67.83										\$2,847.75					
SP 30 - Stormwater Pumps	113	114			113.00	12.67%	\$15,733.17	\$1,875.36	113.00	12.67%	\$4,137.83	\$412.27	113.00	26.20%	\$7,843.43	\$68.13										\$2,516.46					
SP 30 - Retention	108			103	102.00	13.17%	\$24,418.68	\$1,875.36	102.00	13.17%	\$1,208.22	\$412.27	0.00	0.00%	\$0.00	\$0.00										\$0.00					
Tot. New Sewer Pumps/SP	42			42	42.00	6.61%	\$11,363.32	\$1,875.36	42.00	6.61%	\$3,424.13	\$412.27	42.00	14.32%	\$3,581.11	\$74.80										\$2,546.44					
SP 30 - W/Shop	108			107	108.00	11.83%	\$22,401.58	\$1,875.36	108.00	11.83%	\$4,287.19	\$412.27	0.00	0.00%	\$0.00	\$0.00									\$2,296.79						
SP 30 - Enclose	117			117	117.00	12.63%	\$18,643.26	\$1,875.36	117.00	12.63%	\$4,977.78	\$412.27	0.00	0.00%	\$0.00	\$0.00									\$2,446.36						
The Hubcap	52			47	52.00	5.75%	\$67,548.81	\$1,875.36	52.00	5.75%	\$1,322.44	\$412.27	52.00	11.79%	\$3,148.94	\$75.34									\$303.84						
SP 53 - Median	118			115	118.00	12.78%	\$21,763.11	\$1,875.36	118.00	12.78%	\$4,587.72	\$412.27	0.00	0.00%	\$0.00	\$0.00									\$2,438.81						
Subtotal	908	307	989	879	908.00	100.00%	\$1,733,354.19		908.00	100.00%	\$372,343.43		908.00	100.00%	\$43,383.81																
LESS: Pass County Collection Goals (2%) and Early Payment Discount (4%)								(\$102,281.18)				(\$21,340.43)				(\$2,813.83)															
Net Revenue to be Collected								\$1,630,773.01				\$350,003.00				\$40,570.00															

** Reflects 3 years Series 2015 prepayment.

** Reflects the number of lots/units with Series 2015, Series 2021A, Series 2021B, and Series 2014A debt outstanding after prepayments.

** Annual debt service assessment per lot situated in conjunction with the Series 2015, Series 2021A, Series 2021B, and Series 2014A bond issues. Annual assessment includes principal, interest, Pass County collection goals and early payment discount costs.

** Annual assessment that will appear on November 2022 Pass County property tax bill. Amount shown includes all applicable collection goals. Property owner is eligible for a discount of up to 4% if paid early.

** As directed by the Board, certain lots are being assessed for subscription specific recreation expenses.

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.



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.



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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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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