

Budget Template
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2009/2010

	Chart of Accounts Classification	Annual Budget for 2008/2009	Budget for 2009/2010	Budget Increase (Decrease) vs 2008/2009
8	REVENUES			
9				
10	Special Assessments			
12	Assessments - Tax Roll	1,252,916	1,260,776	7,860
13				
14	Other Miscellaneous Revenues			
15	Cell Tower Lease	0	25,200	25,200
16				
17	TOTAL REVENUES	1,252,916	1,285,976	33,060
18				
19	EXPENDITURES			
20	Administrative			
21	Legislative			
22	Supervisor Fees	12,000	12,000	0
23	Financial & Administrative			
24	Administrative Services	8,750	9,013	263
25	District Management	33,800	34,814	1,014
26	Disclosure Report	4,000	5,000	1,000
27	Trustees Fees	17,000	12,500	(4,500)
28	Property Appraiser Fees **	150	150	0
29	Financial Consulting Services	10,200	10,506	306
30	Accounting Services	18,750	19,313	563
31	Auditing Services	7,800	8,000	200
32	Arbitrage Rebate Calculation	6,300	6,300	0
33	District Engineer	15,000	20,000	5,000
37	Public Officials Liability Insurance	3,728	2,492	(1,236)
38	Legal Advertising	750	500	(250)
39	Bank Fees	150	350	200
40	Dues, Licenses & Fees	175	455	280
41	Miscellaneous Fees	150	50	(100)
42	Website Development & Maintenance	600	600	0
44	Legal Counsel			
45	District Counsel	17,500	15,000	(2,500)
46	Administrative Subtotal	156,803	157,042	239
47				
48	Field Operations			
49	Electric Utility Services			
50	Utility Services	24,150	32,025	7,875
52	Street Lights	94,500	96,600	2,100
56	Garbage/Solid Waste Control			
57	Garbage - Residential	143,280	144,083	803
58	Garbage - Recreation Facility	732	792	60
59	Solid Waste Assessment Rec Facility	825	1,015	190
60	Water - Sewer Combination Services			
62	Utility - Recreation Facility	4,000	4,100	100
66	Stormwater Control			
68	Lake/Pond Bank Maintenance	40,788	43,000	2,212
69	Aquatic Contract	37,636	37,200	(436)
70	Mitigation Area Monitoring & Maintenance	8,610	10,280	1,670
73	Lake/Pond Repair	35,000	35,000	0
74	Pasco County Stormwater Assessment	0	1,133	1,133
75	Aquatic Plant Installation/Replacement	10,000	15,000	5,000
76	Other Physical Environment			
81	Property Casualty Insurance	15,207	5,270	(9,937)
82	General Liability Insurance	8,923	8,633	(290)
84	Entry & Walls Maintenance	15,000	15,000	0
85	Landscape Maintenance	103,000	94,340	(8,660)
86	Irrigation Repairs and Maintenance	20,000	20,000	0

Budget Template
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2009/2010

	Chart of Accounts Classification	Annual Budget for 2008/2009	Budget for 2009/2010	Budget Increase (Decrease) vs 2008/2009
89	Landscape Replacement Plants, Shrubs, Trees	25,000	50,000	25,000
90	Mulch Installation	45,000	42,000	(3,000)
91	Fertilizer/Pest Control Applications	35,000	42,922	7,922
92	Miscellaneous Expense	1,500	1,500	0
93	Road & Street Facilities			
94	Gate Phone	6,600	5,846	(754)
96	Gate Maintenance	10,000	25,000	15,000
99	Sidewalk Repair & Maintenance	5,000	2,500	(2,500)
100	Street Sign Repairs	0	2,500	2,500
101	Miscellaneous Expense	43,374	0	(43,374)
102	Parks & Recreation			
103	Employee - Salaries	95,700	76,690	(19,010)
104	Employee - P/R Taxes	8,852	6,270	(2,582)
105	Employee - Workers' Comp	6,163	3,270	(2,893)
107	Management Contract	50,000	50,000	0
109	Clubhouse Facility Maintenance	10,000	10,000	0
110	Clubhouse Telephone, Fax, Internet	1,800	3,000	1,200
113	Clubhouse Operating Supplies	10,000	8,500	(1,500)
116	Pool/Water Park/Fountain Maint	8,500	8,500	0
117	Security System	720	748	28
119	Clubhouse Lighting Replacement	1,000	500	(500)
123	Athletic/Park Court/Field Repairs	1,500	1,500	0
125	Boardwalk Maintenance	2,500	1,500	(1,000)
127	Law Enforcement			
128	Off Duty Deputy Services	67,646	79,193	11,547
142	Contingency			
143	Miscellaneous contingency	14,031	0	(14,031)
145	Capital Improvements	17,316	0	(17,316)
146	Road Reserve	67,260	77,324	10,064
147	Asset Replacement Reserve	0	66,200	66,200
148	Field Operations Subtotal	1,096,113	1,128,934	32,821
149				
150	Contingency for TRIM notice			
151				
152	TOTAL EXPENDITURES	1,252,916	1,285,976	33,060
153				
154	Balance Forward from Prior Year			
155				
156	EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Collection and Discount % applicable to the county: 6.0%

Gross assessments \$ 1,341,251

Notes:

1. Preliminary financial statements were used for this exercise.
2. Developer Contribution or Levied Assessments to cover 100% of the budgeted expenditures. Exclud
- ** 3. Tax Roll Collection Costs for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments:
4. If financing needed for operations until tax roll assessments are received, include financing costs in M
5. The assessments will be reclassified (on roll vs. off roll) as appropriate based on the respective perce

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2009/2010 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2009/2010 Operations & Maintenance and Road Reserves Budget	\$1,260,802
Pasco County 6% Collection Cost:	\$80,477
2009/2010 Total:	\$1,341,278

2008/2009 Operations & Maintenance and Road Reserves Budget	\$1,252,916.00
2009/2010 Operations & Maintenance and Road Reserves Budget	\$1,260,801.66
Total Difference:	\$7,885.66

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase (Decrease)	
	2008/2009	2009/2010		
Villa (2003) Larkenheath				
Debt Service	\$330	\$330	\$0.00	0.00%
Road Reserve	\$21	\$24	\$3.00	14.29%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,056	\$1,058	\$2.00	0.19%
SF 50' (2003) Heatherstone				
Debt Service	\$659	\$659	\$0.00	0.00%
Road Reserve	\$35	\$40	\$5.00	14.29%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,399	\$1,403	\$4.00	0.29%
SF 50' (2003) Wrencrest				
Debt Service	\$659	\$659	\$0.00	0.00%
Road Reserve	\$36	\$41	\$5.00	13.89%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,400	\$1,404	\$4.00	0.29%
SF 60' (2003) Wrencrest				
Debt Service	\$791	\$791	\$0.00	0.00%
Road Reserve	\$36	\$41	\$5.00	13.89%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,532	\$1,536	\$4.00	0.26%
SF 65' (2003) Nesslewood				
Debt Service	\$857	\$857	\$0.00	0.00%
Road Reserve	\$77	\$89	\$12.00	15.58%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,639	\$1,650	\$11.00	0.67%
SF 65' (2003) Broughton				
Debt Service	\$857	\$857	\$0.00	0.00%
Road Reserve	\$51	\$59	\$8.00	15.69%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,613	\$1,620	\$7.00	0.43%
SF 80' (2003) Beaconsfield				
Debt Service	\$1,055	\$1,055	\$0.00	0.00%
Road Reserve	\$47	\$54	\$7.00	100.00%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,807	\$1,813	\$6.00	0.33%
Villa (2004) Whitlock				
Debt Service	\$614	\$614	\$0.00	0.00%
Road Reserve	\$26	\$30	\$4.00	15.38%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,345	\$1,348	\$3.00	0.22%
Villa (2004) Larkenheath				
Debt Service	\$614	\$614	\$0.00	0.00%
Road Reserve	\$21	\$24	\$3.00	14.29%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,340	\$1,342	\$2.00	0.15%

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase (Decrease)	
	2008/2009	2009/2010		
TH (2004) Claridge Place				
Debt Service	\$614	\$614	\$0.00	0.00%
Road Reserve	\$54	\$62	\$8.00	14.81%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,373	\$1,380	\$7.00	0.51%
SF 50' (2004) Wrencrest				
Debt Service	\$818	\$818	\$0.00	0.00%
Road Reserve	\$36	\$41	\$5.00	13.89%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,559	\$1,563	\$4.00	0.26%
SF 60' (2004) Wrencrest				
Debt Service	\$982	\$982	\$0.00	0.00%
Road Reserve	\$36	\$41	\$5.00	13.89%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,723	\$1,727	\$4.00	0.23%
SF 60' (2004) Nesslewood				
Debt Service	\$982	\$982	\$0.00	0.00%
Road Reserve	\$77	\$89	\$12.00	15.58%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,764	\$1,775	\$11.00	0.62%
Villa (2007) Whitlock				
Debt Service	\$281	\$281	\$0.00	0.00%
Road Reserve	\$26	\$30	\$4.00	15.38%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,012	\$1,015	\$3.00	0.30%
TH (2007) Hillhurst Crossing				
Debt Service	\$421	\$421	\$0.00	0.00%
Road Reserve	\$47	\$54	\$7.00	14.89%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,173	\$1,179	\$6.00	0.51%
SF 50' (2007) Wrencrest				
Debt Service	\$561	\$561	\$0.00	0.00%
Road Reserve	\$36	\$41	\$5.00	13.89%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,302	\$1,306	\$4.00	0.31%
SF 60' (2007) Alchester				
Debt Service	\$673	\$673	\$0.00	0.00%
Road Reserve	\$31	\$36	\$5.00	16.13%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,409	\$1,413	\$4.00	0.28%
SF 60' (2007) Ammanford				
Debt Service	\$673	\$673	\$0.00	0.00%
Road Reserve	\$29	\$34	\$5.00	17.24%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,407	\$1,411	\$4.00	0.28%
SF 60' (2007) Wrencrest				
Debt Service	\$673	\$673	\$0.00	0.00%
Road Reserve	\$36	\$41	\$5.00	13.89%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,414	\$1,418	\$4.00	0.28%
SF 65' (2007) Broughton				
Debt Service	\$673	\$673	\$0.00	0.00%
Road Reserve	\$51	\$59	\$8.00	15.69%
Operations/Maintenance	\$705	\$704	(\$1.00)	-0.14%
Total	\$1,429	\$1,436	\$7.00	0.49%

****in 2009/2010, increased annual assessment by 15% per engineer**

**Meadow Pointe III CDD
Internal Road Reserves**

Parcel ID/Name	Number of Lots	ORIGINAL ANNUAL ASSMT	INCREASE 15% **NEW Gross Per Neighborhood Annual Costs	ROUNDED Per Lot Annual Costs	Gross Annual Income Per Neighborhood
50' & 60' 1A,2A,1B,2B,1D,1E Wrencrest/Rensselaer	475	\$36	\$41.40	\$41.00	\$19,475.00
1C1, 1C2 - Villa Whitlock	222	\$26	\$29.90	\$30.00	\$6,660.00
TT - 50' Ammanford	69	\$29	\$33.35	\$34.00	\$2,346.00
VV - 65' Broughton	43	\$51	\$58.65	\$59.00	\$2,537.00
SS - 60' Alchester	82	\$31	\$35.65	\$36.00	\$2,952.00
PP/QQ - Villa Larkenheath	209	\$21	\$24.15	\$24.00	\$5,016.00
EE - 50' Heatherstone	121	\$35	\$40.25	\$40.00	\$4,840.00
FF/OO - 80' Beaconsfield	133	\$47	\$54.05	\$54.00	\$7,182.00
UU - Townhomes Hillhurst Crossing	105	\$47	\$54.05	\$54.00	\$5,670.00
CC - Townhomes Claridge Place	136	\$54	\$62.10	\$62.00	\$8,432.00
DD - 60' / Y - 65' Sheringham/Nesslewood	193	\$77	\$88.55	\$89.00	\$17,177.00

Total	1788			gross	\$82,287.00
				net	\$77,349.78
			\$77,349.00	variance	\$0.78

Costs based on 3% inflation and compounded for 15 years.
Based on 1" overlay with no curb or base repair.
Total price is prorated over a 15 year period.