



Rizzetta & Company

Meadow Pointe III Community Development District

Final Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

**Wesley Chapel Office
5844 Old Pasco Rd.; Suite 100
Wesley Chapel, FL 33544
813.994.1001**

rizzetta.com

Final Budget
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	REVENUES	
3		
4	Interest Earnings	
5	Interest Earnings	\$ -
6	Special Assessments	
7	Tax Roll*	\$ 1,288,219
8	Other Miscellaneous Revenues	
9	Miscellaneous Revenues	\$ 10,000
10	Cell Tower Lease	\$ 28,262
11		
12	TOTAL REVENUES	\$ 1,326,481
13		
14	Balance Forward from Prior Year	\$ 351,207
15		
16	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,677,688
17		
18	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
19		
20	EXPENDITURES - ADMINISTRATIVE	
21		
22	Legislative	
23	Supervisor Fees	\$ 14,000
24	Financial & Administrative	
25	Administrative Services	\$ 5,400
26	District Management	\$ 31,754
27	District Engineer	\$ 20,000
28	Disclosure Report	\$ 3,100
29	Trustees Fees	\$ 9,000
30	Tax Collector /Property Appraiser Fees	\$ 150
31	Financial Consulting Services	\$ 5,000
32	Accounting Services	\$ 20,000
33	Auditing Services	\$ 3,550
34	Arbitrage Rebate Calculation	\$ 1,950
35	Public Officials Liability Insurance	\$ 2,129
36	Legal Advertising	\$ 1,000
37	Dues, Licenses & Fees	\$ 800
38	Website Maintenance	\$ 2,400
39	Assessment Roll	\$ 5,000
40	Monthly Agenda Books	\$ 1,800
48		
49	Legal Counsel	
50	District Counsel	\$ 18,000
51		
52	Administrative Subtotal	\$ 145,033
53		
54	EXPENDITURES - FIELD OPERATIONS	
55		
56	Law Enforcement	
57	Contracted Deputy Services	\$ 90,275
58	Electric Utility Services	
59	Utility Services	\$ 33,000
60	Street Lights	\$ 92,000
61	Garbage/Solid Waste Control Services	
62	Garbage - Residential	\$ 169,725
63	Garbage - Recreation Facility	\$ 800
64	Solid Waste Assessment Recreational Facility	\$ 1,000
65	Water-Sewer Combination Services	
66	Utility - Recreation Facilities	\$ 3,000
67	Stormwater Control	
68	Mitigation Area Monitoring & Maintenance	\$ 4,705
69	Aquatic Plant Replacement	\$ 10,000
70	Aquatic Contract	\$ 52,000
71	Pasco County Stormwater Assessment	\$ 3,250
72	Stormwater System Maintenance	\$ 7,000
73	Other Physical Environment	
74	General Liability Insurance	\$ 3,052
75	Property Insurance	\$ 10,900
76	Flood Insurance	\$ 2,015
77	Street Light Deposit Bond	\$ 944
78	Entry & Walls Maintenance	\$ 5,000

Final Budget
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
79	Field Operations	\$ 8,700
80	Landscape Maintenance	\$ 166,000
81	Irrigation Repairs & Maintenance	\$ 20,000
82	Landscape Replacement Plants, Shrubs, Trees	\$ 40,000
83	Annual color rotation	\$ 20,000
84	Mulch Installation	\$ 38,000
85	Landscape - Fertilizer Application	\$ 30,000
86	Landscape - Pest control	\$ 5,300
87	Tree Trimming/Removal Services	\$ 5,000
88	Fire Ant Treatment	\$ 10,000
89	Miscellaneous Expense	\$ 23,200
90	Well Maintenance	\$ 12,000
91	Road & Street Facilities	
92	Gate Facility Maintenance	\$ 20,000
93	Gate Phone	\$ 7,800
94	Sidewalk Repair & Maintenance	\$ 12,000
95	Street Sign Repair & Replacement	\$ 1,000
96	Roadway Repair & Maintenance	\$ 5,000
97	Street Light Decorative Light Maintenance	\$ 2,000
98	Parking Lot Repair & Maintenance	\$ 5,000
99	Parks & Recreation	
100	Management Contract	\$ 225,765
101	Pool Repairs	\$ 5,000
102	Pool/Water Park/Fountain Maintenance	\$ 5,000
103	Facilities Pest Control	\$ 550
104	Facility A/C & Heating Maintenance & Repair	\$ 10,000
105	Playground Equipment and Maintenance	\$ 1,500
106	Operating Supplies	\$ 4,000
107	Dog Waste Station Supplies	\$ 1,500
108	Vehicle Maintenance	\$ 2,000
109	Miscellaneous Expenses	\$ 5,000
110	Security System Monitoring & Maintenance	\$ 2,000
111	Athletic/Park Court/Field Repairs	\$ 1,500
112	Boardwalk and Bridge Maintenance	\$ 10,000
113	Computer Support, Maintenance & Repair	\$ 1,000
114	Fitness Equipment Maintenance & Repairs	\$ 2,000
115	Special Events	
116	Special Events	\$ 7,500
117	Contingency	
118	Capital Outlay	\$ 24,000
119	Miscellaneous Contingency	\$ 110,000
	Reserve Study	\$ 5,000
120	Street Tree Removal Program Phase 2	
121	Landscape and Tree Plan	\$ 37,950
122	Tree purchase	\$ 60,733
123	Street Tree Removal	\$ 40,035
124	Street Tree Install	\$ 50,956
125	Street Tree Removal Program Phase 1	
126		
127	Field Operations Subtotal	\$ 1,532,655
128		
129		
130		
131	TOTAL EXPENDITURES	\$ 1,677,688
132		
133	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
134		

Final Budget
Meadow Pointe III Community Development District
Reserve Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 171,158
12		
13	TOTAL REVENUES	\$ 171,158
14		
16		
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 171,158
18		
21	EXPENDITURES	
22		
23	Contingency	
24	Capital Reserves - Road Reserve	\$ 117,561
25	Capital Reserves - Asset Replacement	\$ 53,597
26		
27	TOTAL EXPENDITURES	\$ 171,158
28		
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
30		

**Meadow Pointe III CDD
Internal Road Reserves**

Parcel ID/Name	Number of Lots	Estimated Total Costs	Net	6% Gross	Gross	ROUNDED Per Lot Yearly Costs (at the same level as 2011)
			Per Lot Yearly Costs	Per Lot Yearly Costs	Annual Asst. Per Neighborhood (at the same level as 2011)	
50' & 60' 1A,2A,1B,2B,1D,1E Wrencrest/Rensselaer	475	\$281,672	\$40	\$41	\$30,101	\$63
1C1, 1C2 - Villa Whitlock	222	\$90,142	\$27	\$30	\$11,626	\$52
TT - 50' Ammanford	69	\$31,954	\$31	\$34	\$3,890	\$56
VV - 65' Broughton	43	\$35,466	\$55	\$59	\$3,499	\$81
SS - 60' Alchester	82	\$40,986	\$33	\$36	\$4,786	\$58
PP/QQ - Villa Larkenheath	209	\$73,092	\$23	\$24	\$9,692	\$46
EE - 50' Heatherstone	121	\$68,848	\$38	\$40	\$7,547	\$62
FF/OO - 80' Beaconsfield	133	\$100,050	\$50	\$54	\$10,157	\$76
UU - Townhomes Hillhurst Crossing	105	\$119,111	\$76	\$80	\$10,797	\$103
CC - Townhomes Claridge Place	136	\$120,024	\$59	\$62	\$11,475	\$84
DD - 60' / Y - 65' Sheringham/Nesslewood	193	\$238,742	\$82	\$89	\$21,495	\$111
Total	1788				\$125,065	
				net	\$117,561	
				variance		

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.

Meadow Pointe III CDD
Asset Replacement Reserve

ITEM	YRS	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	ytd true-up	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Carry Over
AC (MAIN UNIT)	7	500	500	500	500	500		500	3,500	500	615	615	615	615	615	4,305	756	756
AC (SECONDARY UNIT)	7	500	500	500	500	500		500	3,500	500	615	615	615	615	615	4,305	756	756
BASKETBALL BALL BACKBOARDS	10									1,600								
		200	200	200	200	200		200	200	200	215	215	215	215	215	215	215	1,505
SPORT COURTS RESURFACING	6					12,850		2,557	2,557	2,557	2,557	2,557	15,344					
		2,570	2,570	2,570	2,570	2,570		2,557	2,557	2,557	2,557	2,557	2,557	3,054	3,054	3,054	3,054	12,214
CABANA TOILETS/SINKS/FLOORS	10								2,500									
		357	357	357	357	357		357	357	336	336	336	336	336	336	336	336	2,688
CEILING FANS	10									2,000								
		250	250	250	250	250		250	250	250	269	269	269	269	269	269	269	1,882
CLUBHOUSE ACT ROOM CHAIRS	10									11,480								
		1,435	1,435	1,435	1,435	1,435		1,435	1,435	1,435	1,543	1,543	1,543	1,543	1,543	1,543	1,543	10,800
CLUBHOUSE ACT ROOM TABLES	10									3,320								
		415	415	415	415	415		415	415	415	446	446	446	446	446	446	446	3,123
CLUBHOUSE LOBBY FURNITURE	5			4,424						5,129						5,946		
		1,475	1,475	1,475	1,026	1,026		1,026	1,026	1,026	1,189	1,189	1,189	1,189	1,189	1,189	1,379	2,758
CLUBHOUSE TV/DVD/COMPUTERS	5		2,500							2,898					3,360			
		500	2,000	580	580	580		580	580	672	672	672	672	672	779	779	779	2,337
GYM EQUIPMENT	5		4,300							4,985					5,779			
		1,250	3,050	997	997	997		997	997	1,156	1,156	1,156	1,156	1,156	1,340	1,340	1,340	4,019
CLUBHOUSE DOORS	10									3,000								
		375	375	375	375	375		375	375	375	403	403	403	403	403	403	403	2,822
CLUBHOUSE WINDOWS	20																	
		200	200	200	200	200		200	200	200	200	200	200	200	200	200	200	3,000
EXTERIOR CLUBHOUSE PAINTING	4									2,000				2,251			2,534	
		286	286	286	286	286		286	286	563	563	563	563	634	634	634	634	0
EXTERIOR SIDING	15														11,000			
		846	846	846	846	846		846	846	846	846	846	846	846	846	1,143	1,143	2,283
POOL FENCE GATES	10									1,200								
		172	172	172	172	172		172	172	161	161	161	161	161	161	161	161	1,294
INTERIOR CLUBHOUSE PAINTING	5			3,917						4,541					5,264			
		500	2,000	1,417	908	908		908	908	908	1,053	1,053	1,053	1,053	1,053	1,220	1,220	2,441
MAINTENANCE ATV	5	7,500						8,695					10,080					
		7,500	1,739	1,739	1,739	1,739		1,739	2,016	2,016	2,016	2,016	2,016	2,337	2,337	2,337	2,337	9,348
MAINTENANCE TRUCK	5								15,000				17,389					
		2,500	2,500	2,500	2,500	2,500		2,500	3,478	3,478	3,478	3,478	3,478	4,032	4,032	4,032	4,032	16,127
OFFICE FURNITURE	7									1,500							1,845	
		500	167	167	167	167		167	165	264	264	264	264	264	264	264	324	324
PLAYGROUND AWNING COVER	20																	
		1,000	1,000	1,000	1,000	1,000		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	15,000
PLAYGROUND EQUIPMENT	10				17,414											23,403		
		4,354	4,354	4,354	4,352	2,340		2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	3,145	3,145
POOL DECK PAVERS	25																	
		1,000	1,000	1,000	1,000	1,000		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	15,000
REFRIGERATOR	7								1,500							1,845		
		250	250	250	250	250		250	264	264	264	264	264	264	264	324	324	648

Meadow Pointe III CDD
Asset Replacement Reserve

ITEM	YRS	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	ytd true-up	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Carry Over
RESTROOM TOILETS/SINKS	10									2,500								2,352
ROOF	20	313	313	313	313	313		313	313	313	336	336	336	336	336	336	336	336
SLIDING GLASS DOORS	20	1,000	1,000	1,000	1,000	1,000		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
SWIMMING POOL CHAIRS/TABLES	12	250	250	250	250	250		250	250	250	250	250	250	250	250	250	250	250
SWIMMING POOL DECK AWNINGS	5	800	800	800	800	800		800	570	570	570	570	570	570	570	570	570	570
SWIMMING POOL LADDERS	5	3,000	4,000	3,904	2,528	2,528		2,528	2,528	2,528	2,931	2,931	2,931	2,931	2,931	3,398	3,398	6,795
SWIMMING POOL MARCITE	10	1,100	1,100	1,100	1,100	1,100		1,275	1,275	1,275	1,275	1,275	1,478	1,478	1,478	1,478	1,478	0
SWIMMING POOL PUMP MOTORS	10	6,166	6,166	6,166	6,166	6,166		4,143	4,143	4,143	4,143	4,143	4,143	4,143	4,143	4,143	4,143	0
TENNIS COURT LIGHTS	20	714	714	714	714	714		714	714	672	672	672	672	672	672	672	672	5,376
CLUBHOUSE FLOORING	20	2,000	2,000	2,000	2,000	2,000		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000
WATER HEATER	10	250	250	250	250	250		250	250	2,000	269	269	269	269	269	269	269	1,882
VILLAGE ENTRANCE SIGNANGE	A/N *				1,770			1,878		1,992		2,113		2,242		2,379		0
VILLAGE VEHICULAR GATES	A/N *				1,770			1,878		1,992		2,113		2,242		2,379		0
VILLAGE GATE MOTORS	5		29,706						3,800		4,031		4,277		4,537		4,814	0
LANDSCAPE LIGHT FIXTURES	A/N *	7,400	22,306	6,887	6,887	6,887		6,887	6,887	34,437	7,984	7,984	7,984	7,984	7,984	9,256	9,256	27,769
WATER SPLASH PAD MOTORS	10	1,000		1,061		1,126			1,195		1,267		1,345		1,426		1,513	0
WATER SPLASH PAD FEATURES	5					10,000		2,319	2,319	2,319	2,319	2,319	2,688	2,688	2,688	2,688	2,688	0
SHUFFLEBOARD COURT SURFACE	6			5,000						5,970							7,129	0
IRRIGATION WELL MOTORS	5								5,000		995	995	995	1,188	1,188	1,188	1,188	0
EST. REPLACEMENT EXPENSES		8,500	36,506	25,306	19,184	84,156		42,073	71,515	50,203	11,269	20,082	50,686	57,099	44,672	36,236	110,305	
ANNUAL RESERVE AMOUNT		53,177	66,790	53,280	47,648	78,842	51,906	49,408	58,561	53,597	57,858	54,866	58,947	57,009	62,478	60,074	65,170	
CARRYOVER		44,677	74,960	102,934	131,398	126,084	177,990	185,325	172,371	175,765	222,354	257,138	265,399	265,308	283,113	306,951	261,816	261,816

* A/N as needed

*BASED ON 2009 DOLLARS OR ACTUAL EXPENSE AT DATE OF REPLACEMENT, INCLUDES 3% ANNUAL INFLATION FACTOR

YELLOW = EXPENSES
GREY = AMOUNT TO RESERVE

Meadow Pointe III Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2013	Series 2015A	Series 2007	Budget for 2016/2017
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$ 364,737.37	\$ 223,525.17	\$ 353,623.04	\$ 941,885.58
TOTAL REVENUES	\$ 364,737.37	\$ 223,525.17	\$ 353,623.04	\$ 941,885.58
EXPENDITURES				
Administrative				
Financial & Administrative				
Bank Fees				0
Debt Service Obligation	\$ 364,737.37	\$ 223,525.17	\$ 353,623.04	\$ 941,885.58
Administrative Subtotal	\$ 364,737.37	\$ 223,525.17	\$ 353,623.04	\$ 941,885.58
TOTAL EXPENDITURES	\$ 364,737.37	\$ 223,525.17	\$ 353,623.04	\$ 941,885.58
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0

Collection and Discount % applicable to the county: 6.0%

Gross assessments \$ **1,001,803.73**

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 III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 Operations & Maintenance and Road Reserves Budget	\$1,459,377.00
Pasco County 6% Collection Cost:	\$93,151.72
2016/2017 Total:	\$1,552,528.72

2015/2016 Operations & Maintenance and Road Reserves Budget	\$1,379,377.00
2016/2017 Operations & Maintenance and Road Reserves Budget	\$1,459,377.00
Total Difference:	\$80,000.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017		
Villa (2013) Larkenheath				
Debt Service	\$267.12	\$267.12	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,064.25	\$1,111.85	\$47.60	4.47%
SF 50' (2013) Heatherstone				
Debt Service	\$533.44	\$533.44	\$0.00	0.00%
Road Reserve	\$62.37	\$62.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,346.57	\$1,394.17	\$47.60	3.54%
SF 50' (2013) Wrencrest				
Debt Service	\$533.44	\$533.44	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,347.57	\$1,395.17	\$47.60	3.53%
SF 60' (2013) Wrencrest				
Debt Service	\$640.29	\$640.29	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,454.42	\$1,502.02	\$47.60	3.27%
SF 65' (2013) Nettlewood				
Debt Service	\$693.71	\$693.71	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,555.84	\$1,603.44	\$47.60	3.06%
SF 65' (2013) Broughton				
Debt Service	\$693.71	\$693.71	\$0.00	0.00%
Road Reserve	\$81.37	\$81.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,525.84	\$1,573.44	\$47.60	3.12%
SF 80' (2013) Beaconsfield				
Debt Service	\$853.99	\$853.99	\$0.00	0.00%
Road Reserve	\$76.37	\$76.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,681.12	\$1,728.72	\$47.60	2.83%
Villa (2015A) Whitlock				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$52.37	\$52.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,318.96	\$1,366.56	\$47.60	3.61%
Villa (2015A) Larkenheath				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	\$1,312.96	\$1,360.56	\$47.60	3.63%

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 Operations & Maintenance and Road Reserves Budget	\$1,459,377.00
Pasco County 6% Collection Cost:	<u>\$93,151.72</u>
2016/2017 Total:	<u>\$1,552,528.72</u>

2015/2016 Operations & Maintenance and Road Reserves Budget	\$1,379,377.00
2016/2017 Operations & Maintenance and Road Reserves Budget	<u>\$1,459,377.00</u>
Total Difference:	<u>\$80,000.00</u>

	PER UNIT ANNUAL ASSESSMENT			
	2015/2016	2016/2017		
TH (2015A) Claridge Place			Proposed Increase / Decrease	
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$84.37	\$84.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,350.96</u>	<u>\$1,398.56</u>	<u>\$47.60</u>	<u>3.52%</u>
SF 50' (2015A) Wrencrest				
Debt Service	\$687.77	\$687.77	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,501.90</u>	<u>\$1,549.50</u>	<u>\$47.60</u>	<u>3.17%</u>
SF 60' (2015A) Wrencrest				
Debt Service	\$825.32	\$825.32	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,639.45</u>	<u>\$1,687.05</u>	<u>\$47.60</u>	<u>2.90%</u>
SF 60' (2015A) Nesslewood				
Debt Service	\$825.32	\$825.32	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,687.45</u>	<u>\$1,735.05</u>	<u>\$47.60</u>	<u>2.82%</u>
Villa (2007) Whitlock				
Debt Service	\$280.60	\$280.60	\$0.00	0.00%
Road Reserve	\$52.37	\$52.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,083.73</u>	<u>\$1,131.33</u>	<u>\$47.60</u>	<u>4.39%</u>
TH (2007) Hillhurst Crossing				
Debt Service	\$420.89	\$420.89	\$0.00	0.00%
Road Reserve	\$102.82	\$102.82	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,274.47</u>	<u>\$1,322.07</u>	<u>\$47.60</u>	<u>3.74%</u>
SF 50' (2007) Wrencrest				
Debt Service	\$561.19	\$561.19	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,375.32</u>	<u>\$1,422.92</u>	<u>\$47.60</u>	<u>3.46%</u>
SF 60' (2007) Alchester				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$58.37	\$58.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,482.56</u>	<u>\$1,530.16</u>	<u>\$47.60</u>	<u>3.21%</u>
SF 60' (2007) Ammanford				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$56.37	\$56.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,480.56</u>	<u>\$1,528.16</u>	<u>\$47.60</u>	<u>3.22%</u>

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 Operations & Maintenance and Road Reserves Budget	\$1,459,377.00
Pasco County 6% Collection Cost:	<u>\$93,151.72</u>
2016/2017 Total:	<u>\$1,552,528.72</u>

2015/2016 Operations & Maintenance and Road Reserves Budget	\$1,379,377.00
2016/2017 Operations & Maintenance and Road Reserves Budget	\$1,459,377.00
Total Difference:	<u><u>\$80,000.00</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2015/2016</u>	<u>2016/2017</u>		
SF 60' (2007) Wrencrest				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,487.56</u>	<u>\$1,535.16</u>	<u>\$47.60</u>	<u>3.20%</u>
SF 65' (2007) Broughton				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$81.37	\$81.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$798.36	\$47.60	6.34%
Total	<u>\$1,505.56</u>	<u>\$1,553.16</u>	<u>\$47.60</u>	<u>3.16%</u>

MEADOW POINTE III

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,341,816.00
COLLECTION COSTS @ 6.0%	\$85,647.83
TOTAL O&M ASSESSMENT	\$1,427,463.83

ANNUAL ROAD RESERVES BUDGET	\$117,561.00
------------------------------------	---------------------

LOT SIZE	UNITS ASSESSED ⁽¹⁾				ALLOCATION OF O&M ASSESSMENT				TOTAL ROAD RESERVES	PER LOT ANNUAL ASSESSMENT					
	O&M	DEBT ⁽²⁾			EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M ⁽⁵⁾	ROAD RESERVES	2013 DEBT SERVICE ⁽³⁾	2015A DEBT SERVICE ⁽³⁾	2007 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
		2013	2015A	2007											
Villa (2013) Larkenheath	146	145			1.00	146.00	8.17%	\$116,560.25	\$6,770.22	\$798.36	\$46.37	\$267.12		\$1,111.85	
SF 50' (2013) Heatherstone	121	119			1.00	121.00	6.77%	\$96,601.30	\$7,546.94	\$798.36	\$62.37	\$533.44		\$1,394.17	
SF 50' (2013) Wrencrest	146	146			1.00	146.00	8.17%	\$116,560.25	\$9,252.22	\$798.36	\$63.37	\$533.44		\$1,395.17	
SF 60' (2013) Wrencrest	13	13			1.00	13.00	0.73%	\$10,378.65	\$823.83	\$798.36	\$63.37	\$640.29		\$1,502.02	
SF 65' (2013) Nesslewood	123	122			1.00	123.00	6.88%	\$98,198.02	\$13,698.68	\$798.36	\$111.37	\$693.71		\$1,603.44	
SF 65' (2013) Broughton	2	2			1.00	2.00	0.11%	\$1,596.72	\$162.74	\$798.36	\$81.37	\$693.71		\$1,573.44	
SF 80' (2013) Beaconsfield	133	133			1.00	133.00	7.44%	\$106,181.59	\$10,157.39	\$798.36	\$76.37	\$853.99		\$1,728.72	
Villa (2015A) Whitlock	92		92		1.00	92.00	5.15%	\$73,448.92	\$4,818.17	\$798.36	\$52.37		\$515.83	\$1,366.56	
Villa (2015A) Larkenheath	63		63		1.00	63.00	3.52%	\$50,296.54	\$2,921.40	\$798.36	\$46.37		\$515.83	\$1,360.56	
TH (2015A) Claridge Place	136		136		1.00	136.00	7.61%	\$108,576.67	\$11,474.51	\$798.36	\$84.37		\$515.83	\$1,398.56	
SF 50' (2015A) Wrencrest	24		24		1.00	24.00	1.34%	\$19,160.59	\$1,520.91	\$798.36	\$63.37		\$687.77	\$1,549.50	
SF 60' (2015A) Wrencrest	16		16		1.00	16.00	0.89%	\$12,773.73	\$1,013.94	\$798.36	\$63.37		\$825.32	\$1,687.05	
SF 60' (2015A) Nesslewood	70		70		1.00	70.00	3.91%	\$55,885.05	\$7,796.00	\$798.36	\$111.37		\$825.32	\$1,735.05	
Villa (2007) Whitlock	130			128	1.00	130.00	7.27%	\$103,786.52	\$6,808.28	\$798.36	\$52.37			\$280.60	\$1,131.33
TH (2007) Hillhurst Crossing	105			105	1.00	105.00	5.87%	\$83,827.57	\$10,796.57	\$798.36	\$102.82			\$420.89	\$1,322.07
SF 50' (2007) Wrencrest	152			152	1.00	152.00	8.50%	\$121,350.39	\$9,632.45	\$798.36	\$63.37			\$561.19	\$1,422.92
SF 60' (2007) Alchester	82			81	1.00	82.00	4.59%	\$65,465.34	\$4,786.45	\$798.36	\$58.37			\$673.43	\$1,530.16
SF 60' (2007) Ammanford	69			68	1.00	69.00	3.86%	\$55,086.69	\$3,889.62	\$798.36	\$56.37			\$673.43	\$1,528.16
SF 60' (2007) Wrencrest	124			123	1.00	124.00	6.94%	\$98,996.37	\$7,858.05	\$798.36	\$63.37			\$673.43	\$1,535.16
SF 65' (2007) Broughton	41			41	1.00	41.00	2.29%	\$32,732.67	\$3,336.23	\$798.36	\$81.37			\$673.43	\$1,553.16
	<u>1788</u>	<u>680</u>	<u>401</u>	<u>698</u>		<u>1788.00</u>	<u>100.00%</u>	<u>\$1,427,463.83</u>	<u>\$125,064.57</u>						
								LESS: Pasco County Collection Costs and Early Payment Discount Costs							
								(\$85,647.83)	(\$7,503.87)						
								Net Revenue to be Collected		<u>\$1,341,816.00</u>	<u>\$117,560.70</u>				

(1) Reflects 4 (four) prepayments for the Series 2013 bond and 5 (five) prepayments on the Series 2007 bond.

(2) Reflects the number of total lots with Series 2013, Series 2015A and Series 2007 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2013, Series 2015A and Series 2007 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment (in addition to the Road Reserve) will appear on November 2016 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.

(5) Reflects an equal per unit O&M assessment approved by the Board of Supervisors