

**Meadow Pointe III Community Development District
General Fund
Fiscal Year 2011/2012**

Chart of Accounts Classification	Budget for 2011/2012
REVENUES	
Special Assessments	
Assessments - Tax Roll	1,379,377
Other Miscellaneous Revenue	
Cell Tower Lease	25,200
TOTAL REVENUES	1,404,577
EXPENDITURES	
Administrative	
Legislative	
Supervisor Fees	13,000
Financial & Administrative	
Administrative Services	9,013
District Management	34,814
Disclosure Report	4,000
Trustees Fees	12,500
Property Appraiser Fees	150
Financial Consulting Services	10,506
Accounting Services	19,313
Auditing Services	4,800
Arbitrage Rebate Calculation	4,000
District Engineer	22,330
Public Officials Liability Insurance	2,112
Legal Advertising	1,000
Bank Fees	500
Dues, Licenses & Fees	525
Website Hosting	600
Legal Counsel	
District Counsel	18,000
Administrative Subtotal	157,163
Field Operations	
Electric Utility Services	
Utility Services	33,194
Street Lights	98,096
Garbage/Solid Waste Control	
Garbage - Residential	153,355
Garbage - Recreation Facility	792
Solid Waste Assessment Rec Facility	938
Water - Sewer Combination Services	
Utility - Recreation Facility	6,702
Stormwater Control	
Pond Bank Mowing	45,000
Aquatic Contract	37,200
Mitigation Area Monitoring & Maintenance	11,925
Lake/Pond Repair	20,000
Pasco County Stormwater Assessment	1,278
Aquatic Plant Replacement	7,500
Other Physical Environment	
Property Casualty Insurance	6,326
General Liability Insurance	5,121
Entry & Walls Maintenance	7,500
Landscape Maintenance	105,000
Irrigation Repairs and Maintenance	15,000
Landscape Replacement Plants, Shrubs, Trees	50,000
Mulch Installation	42,000
Fertilizer Applications	43,000

**Meadow Pointe III Community Development District
General Fund
Fiscal Year 2011/2012**

Chart of Accounts Classification	Budget for 2011/2012
Miscellaneous Expense	1,000
Road & Street Facilities	
Gate Phone	6,394
Gate Maintenance	15,000
Street Light/Decorative Light Maintenance	2,000
Roadway Repair & Maintenance	10,000
Sidewalk Repair & Maintenance	15,000
Parks & Recreation	
Management Contract	178,012
Clubhouse Facility Maintenance	10,000
Clubhouse Telephone, Fax, Internet	10
Clubhouse Operating Supplies	7,000
Playground Mulch	1,800
Pool/Water Park/Fountain Maint	5,000
Security System	700
Clubhouse Lighting Replacement	500
Athletic/Court & Fitness Center Repairs	1,500
Boardwalk Maintenance	500
Miscellaneous Expenses	1,000
Law Enforcement	
Off Duty Deputy Services	86,008
Special Events	
Special Events	1,000
Contingency	
Capital Improvements	48,282
Asset Replacement Reserves	49,220
Road Reserve	117,561
Field Operations Subtotal	1,247,414
TOTAL EXPENDITURES	1,404,577

**Meadow Pointe III Community Development District
Debt Service
Fiscal Year 2011/2012**

Chart of Accounts Classification	Series 2003A	Series 2004A	Series 2007A	Series 2004-1	Budget for 2011/2012
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$ 451,688.12	\$ 265,784.41	\$353,623.04	\$ 993,200.00	\$ 2,064,295.57
TOTAL REVENUES	\$ 451,688.12	\$ 265,784.41	\$ 353,623.04	\$ 993,200.00	\$ 2,064,295.57
EXPENDITURES					
Administrative					
Financial & Administrative					
Bank Fees					0
Debt Service Obligation	\$ 451,688.12	\$ 265,784.41	\$ 353,623.04	\$ 993,200.00	\$ 2,064,295.57
Administrative Subtotal	\$ 451,688.12	\$ 265,784.41	\$ 353,623.04	\$ 993,200.00	\$ 2,064,295.57
TOTAL EXPENDITURES	\$ 451,688.12	\$ 265,784.41	\$ 353,623.04	\$ 993,200.00	\$ 2,064,295.57
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0	0

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$ 2,132,663.37

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 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	
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

FISCAL YEAR 2011/2012 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,261,816.00
COLLECTION COSTS @ 6.0%	\$80,541.45
TOTAL O&M ASSESSMENT	\$1,342,357.45

ANNUAL ROAD RESERVES BUDGET	\$117,560.70
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LOT SIZE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				TOTAL	TOTAL DEBT SERVICE ASSESSMENT			PER LOT ANNUAL ASSESSMENT						
	O&M	DEBT ⁽¹⁾			EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ROAD RESERVES	SERIES 2003A	SERIES 2004A	SERIES 2007A	O&M ⁽⁴⁾	ROAD RESERVES	2003A DEBT SERVICE ⁽²⁾	2004A DEBT SERVICE ⁽²⁾	2007A DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾	
		2003A	2004A	2007A															
Villa (2003) Larkenheath	146	146			1.00	146.00	8.17%	\$109,610.84	\$6,770.22	\$48,124.52	\$0.00	\$0.00	\$750.76	\$46.37	\$329.62			\$1,126.75	
SF 50' (2003) Heatherstone	121	119			1.00	121.00	6.77%	\$90,841.86	\$7,546.94	\$78,449.56	\$0.00	\$0.00	\$750.76	\$62.37	\$659.24			\$1,472.37	
SF 50' (2003) Wrencrest	146	146			1.00	146.00	8.17%	\$109,610.84	\$9,252.22	\$96,249.04	\$0.00	\$0.00	\$750.76	\$63.37	\$659.24			\$1,473.37	
SF 60' (2003) Wrencrest	13	13			1.00	13.00	0.73%	\$9,759.87	\$823.83	\$10,284.17	\$0.00	\$0.00	\$750.76	\$63.37	\$791.09			\$1,605.22	
SF 65' (2003) Nesselwood	123	123			1.00	123.00	6.88%	\$92,343.38	\$13,698.68	\$105,412.23	\$0.00	\$0.00	\$750.76	\$111.37	\$857.01			\$1,719.14	
SF 65' (2003) Broughton	2	2			1.00	2.00	0.11%	\$1,501.52	\$162.74	\$1,714.02	\$0.00	\$0.00	\$750.76	\$81.37	\$857.01			\$1,689.14	
SF 80' (2003) Beaconsfield	133	133			1.00	133.00	7.44%	\$99,850.97	\$10,157.39	\$140,285.74	\$0.00	\$0.00	\$750.76	\$76.37	\$1,054.78			\$1,881.91	
Villa (2004) Whitlock	92		92		1.00	92.00	5.15%	\$69,069.85	\$4,818.17	\$0.00	\$56,476.04	\$0.00	\$750.76	\$52.37		\$613.87		\$1,417.00	
Villa (2004) Larkenheath	63		63		1.00	63.00	3.52%	\$47,297.83	\$2,921.40	\$0.00	\$38,673.81	\$0.00	\$750.76	\$46.37		\$613.87		\$1,411.00	
TH (2004) Claridge Place	136		136		1.00	136.00	7.61%	\$102,103.25	\$11,474.51	\$0.00	\$83,486.32	\$0.00	\$750.76	\$84.37		\$613.87		\$1,449.00	
SF 50' (2004) Wrencrest	24		24		1.00	24.00	1.34%	\$18,018.22	\$1,520.91	\$0.00	\$19,644.00	\$0.00	\$750.76	\$63.37		\$818.50		\$1,632.63	
SF 60' (2004) Wrencrest	16		16		1.00	16.00	0.89%	\$12,012.15	\$1,013.94	\$0.00	\$15,715.20	\$0.00	\$750.76	\$63.37		\$982.20		\$1,796.33	
SF 60' (2004) Nesselwood	70		70		1.00	70.00	3.91%	\$52,553.14	\$7,796.00	\$0.00	\$68,754.00	\$0.00	\$750.76	\$111.37		\$982.20		\$1,844.33	
Villa (2007) Whitlock	130			128	1.00	130.00	7.27%	\$97,598.70	\$6,808.28	\$0.00	\$0.00	\$35,916.80	\$750.76	\$52.37			\$280.60	\$1,083.73	
TH (2007) Hillhurst Crossing	105			105	1.00	105.00	5.87%	\$78,829.72	\$10,796.57	\$0.00	\$0.00	\$44,193.45	\$750.76	\$102.82			\$420.89	\$1,274.47	
SF 50' (2007) Wrencrest	152			152	1.00	152.00	8.50%	\$114,115.40	\$9,632.45	\$0.00	\$0.00	\$85,300.88	\$750.76	\$63.37			\$561.19	\$1,375.32	
SF 60' (2007) Alchester	82			81	1.00	82.00	4.59%	\$61,562.25	\$4,786.45	\$0.00	\$0.00	\$54,547.83	\$750.76	\$58.37			\$673.43	\$1,482.56	
SF 60' (2007) Ammanford	69			68	1.00	69.00	3.86%	\$51,802.38	\$3,889.62	\$0.00	\$0.00	\$45,793.24	\$750.76	\$56.37			\$673.43	\$1,480.56	
SF 60' (2007) Wrencrest	124			123	1.00	124.00	6.94%	\$93,094.14	\$7,858.05	\$0.00	\$0.00	\$82,831.89	\$750.76	\$63.37			\$673.43	\$1,487.56	
SF 65' (2007) Broughton	41			41	1.00	41.00	2.29%	\$30,781.13	\$3,336.23	\$0.00	\$0.00	\$27,610.63	\$750.76	\$81.37			\$673.43	\$1,505.56	
1788	682	401	698			1788.00	100.00%	\$1,342,357.45	\$125,064.57	\$480,519.28	\$282,749.37	\$376,194.72							
LESS: Pasco County Collection Costs and Early Payment Discount Costs								(\$80,541.45)	(\$7,503.87)	(\$28,831.16)	(\$16,964.96)	(\$22,571.68)							
Net Revenue to be Collected								\$1,261,816.00	\$117,560.70	\$451,688.12	\$265,784.41	\$353,623.04							

(1) Reflects the number of total lots with Series 2003A, Series 2004A and Series 2007A debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2003A, Series 2004A and Series 2007A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(3) Annual assessment (in addition to the Road Reserve) will appear on November 2011 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.

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

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2011/2012 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2011/2012 Operations & Maintenance and Road Reserves Budget	\$1,379,376.70
Pasco Co. 6% Collection Cost:	\$88,045.32
2011/2012 Total:	\$1,467,422.02

2010/2011 Operations & Maintenance and Road Reserves Budget	\$1,379,376.43
2011/2012 Operations & Maintenance and Road Reserves Budget	\$1,379,376.70
Total Difference:	\$0.27

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2010/2011	2011/2012		
Villa (2003) Larkenheath				
Debt Service	\$329.62	\$329.62	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,126.75	\$1,126.75	\$0.00	0.00%
SF 50' (2003) Heatherstone				
Debt Service	\$659.24	\$659.24	\$0.00	0.00%
Road Reserve	\$62.37	\$62.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,472.37	\$1,472.37	\$0.00	0.00%
SF 50' (2003) Wrencrest				
Debt Service	\$659.24	\$659.24	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,473.37	\$1,473.37	\$0.00	0.00%
SF 60' (2003) Wrencrest				
Debt Service	\$791.09	\$791.09	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,605.22	\$1,605.22	\$0.00	0.00%
SF 65' (2003) Nettlewood				
Debt Service	\$857.01	\$857.01	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,719.14	\$1,719.14	\$0.00	0.00%
SF 65' (2003) Broughton				
Debt Service	\$857.01	\$857.01	\$0.00	0.00%
Road Reserve	\$81.37	\$81.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,689.14	\$1,689.14	\$0.00	0.00%
SF 80' (2003) Beaconsfield				
Debt Service	\$1,054.78	\$1,054.78	\$0.00	0.00%
Road Reserve	\$76.37	\$76.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,881.91	\$1,881.91	\$0.00	0.00%
Villa (2004) Whitlock				
Debt Service	\$613.87	\$613.87	\$0.00	0.00%
Road Reserve	\$52.37	\$52.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,417.00	\$1,417.00	\$0.00	0.00%
Villa (2004) Larkenheath				
Debt Service	\$613.87	\$613.87	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,411.00	\$1,411.00	\$0.00	0.00%
TH (2004) Claridge Place				
Debt Service	\$613.87	\$613.87	\$0.00	0.00%
Road Reserve	\$84.37	\$84.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,449.00	\$1,449.00	\$0.00	0.00%
SF 50' (2004) Wrencrest				
Debt Service	\$818.50	\$818.50	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,632.63	\$1,632.63	\$0.00	0.00%
SF 60' (2004) Wrencrest				
Debt Service	\$982.20	\$982.20	\$0.00	0.00%

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2010/2011	2011/2012		
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,796.33	\$1,796.33	\$0.00	0.00%
SF 60' (2004) Nettlewood				
Debt Service	\$982.20	\$982.20	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$750.76	\$750.76	\$0.00	0.00%
Total	\$1,844.33	\$1,844.33	\$0.00	0.00%
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	\$750.76	\$0.00	0.00%
Total	\$1,083.73	\$1,083.73	\$0.00	0.00%
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	\$750.76	\$0.00	0.00%
Total	\$1,274.47	\$1,274.47	\$0.00	0.00%
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	\$750.76	\$0.00	0.00%
Total	\$1,375.32	\$1,375.32	\$0.00	0.00%
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	\$750.76	\$0.00	0.00%
Total	\$1,482.56	\$1,482.56	\$0.00	0.00%
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	\$750.76	\$0.00	0.00%
Total	\$1,480.56	\$1,480.56	\$0.00	0.00%
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	\$750.76	\$0.00	0.00%
Total	\$1,487.56	\$1,487.56	\$0.00	0.00%
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	\$750.76	\$0.00	0.00%
Total	\$1,505.56	\$1,505.56	\$0.00	0.00%