

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M & Road Reserve Budget		\$2,200,333.00
Collection Cost @	2%	\$44,314.30
Early Payment Discount @	4%	\$88,628.61
2022/2023 Total		<u>\$2,340,779.79</u>

2021/2022 O&M & Road Reserve Budget		\$2,018,098.00
2022/2023 O&M & Road Reserve Budget		\$2,200,333.00
Total Difference		<u><u>\$182,235.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>Villa (2013) Larkenheath</u>				
Debt Service	\$267.12	\$267.12	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,444.28	\$1,552.70	\$108.42	7.51%
<u>SF 50' (2013) Heatherstone</u>				
Debt Service	\$533.44	\$533.44	\$0.00	0.00%
Road Reserve	\$62.37	\$62.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,726.60	\$1,835.02	\$108.42	6.28%
<u>SF 50' (2013) Wrencrest</u>				
Debt Service	\$533.44	\$533.44	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,727.60	\$1,836.02	\$108.42	6.28%
<u>SF 60' (2013) Wrencrest</u>				
Debt Service	\$640.29	\$640.29	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,834.45	\$1,942.87	\$108.42	5.91%
<u>SF 65' (2013) Nettlewood</u>				
Debt Service	\$693.71	\$693.71	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,935.87	\$2,044.29	\$108.42	5.60%
<u>SF 65' (2013) Broughton</u>				
Debt Service	\$693.71	\$693.71	\$0.00	0.00%
Road Reserve	\$81.37	\$81.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,905.87	\$2,014.29	\$108.42	5.69%
<u>SF 80' (2013) Beaconsfield</u>				
Debt Service	\$853.99	\$853.99	\$0.00	0.00%
Road Reserve	\$76.37	\$76.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$2,061.15	\$2,169.57	\$108.42	5.26%

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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>Villa (2015A) Whitlock</u>				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$52.37	\$52.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,698.99	\$1,807.41	\$108.42	6.38%
<u>Villa (2015A) Larkenheath</u>				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,692.99	\$1,801.41	\$108.42	6.40%
<u>TH (2015A) Claridge Place</u>				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$84.37	\$84.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,730.99	\$1,839.41	\$108.42	6.26%
<u>SF 50' (2015A) Wrencrest</u>				
Debt Service	\$687.77	\$687.77	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,881.93	\$1,990.35	\$108.42	5.76%
<u>SF 60' (2015A) Wrencrest</u>				
Debt Service	\$825.32	\$825.32	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$2,019.48	\$2,127.90	\$108.42	5.37%
<u>SF 60' (2015A) Nesselwood</u>				
Debt Service	\$825.32	\$825.32	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$2,067.48	\$2,175.90	\$108.42	5.24%
<u>Villa (2021) Whitlock</u>				
Debt Service	\$235.99	\$235.99	\$0.00	0.00%
Road Reserve	\$52.37	\$52.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,419.15	\$1,527.57	\$108.42	7.64%

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Collection Cost @	2%	\$44,314.30
Early Payment Discount @	4%	\$88,628.61
2022/2023 Total		<u>\$2,340,779.79</u>

2021/2022 O&M & Road Reserve Budget		\$2,018,098.00
2022/2023 O&M & Road Reserve Budget		\$2,200,333.00
Total Difference		<u><u>\$182,235.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>TH (2021) Hillhurst Crossing</u>				
Debt Service	\$353.99	\$353.99	\$0.00	0.00%
Road Reserve	\$98.00	\$102.82	\$4.82	4.92%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,582.78	\$1,696.02	\$113.24	7.15%
<u>SF 50' (2021) Wrencrest</u>				
Debt Service	\$471.98	\$471.98	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,666.14	\$1,774.56	\$108.42	6.51%
<u>SF 60' (2021) Alchester</u>				
Debt Service	\$566.38	\$566.38	\$0.00	0.00%
Road Reserve	\$58.37	\$58.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,755.54	\$1,863.96	\$108.42	6.18%
<u>SF 60' (2021) Ammanford</u>				
Debt Service	\$566.38	\$566.38	\$0.00	0.00%
Road Reserve	\$56.37	\$56.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,753.54	\$1,861.96	\$108.42	6.18%
<u>SF 60' (2021) Wrencrest</u>				
Debt Service	\$566.38	\$566.38	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,760.54	\$1,868.96	\$108.42	6.16%
<u>SF 65' (2021) Broughton</u>				
Debt Service	\$566.38	\$566.38	\$0.00	0.00%
Road Reserve	\$81.37	\$81.37	\$0.00	0.00%
Operations/Maintenance	\$1,130.79	\$1,239.21	\$108.42	9.59%
Total	\$1,778.54	\$1,886.96	\$108.42	6.10%

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TOTAL O&M BUDGET		\$2,082,772.30
COLLECTION COSTS @	2.0%	\$44,314.30
EARLY PAYMENT DISCOUNT @	4.0%	\$88,628.61
TOTAL O&M ASSESSMENT		\$2,215,715.21

ANNUAL ROAD RESERVES BUDGET	\$117,560.70
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UNITS ASSESSED

ALLOCATION OF O&M ASSESSMENT

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT						
		SERIES 2013 DEBT SERVICE ⁽¹⁾⁽²⁾	SERIES 2015A DEBT SERVICE ⁽²⁾	SERIES 2021 DEBT SERVICE ⁽¹⁾⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	TOTAL ROAD RESERVES	O&M ⁽⁵⁾	ROAD RESERVES	2013 DEBT SERVICE ⁽³⁾	2015A DEBT SERVICE ⁽³⁾	2021 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Villa (2013) Larkenheath	146	145			1.00	146.00	8.17%	\$180,925.29	\$6,770.22	\$1,239.21	\$46.37	\$267.12			\$1,552.70
SF 50' (2013) Heatherstone	121	119			1.00	121.00	6.77%	\$149,944.93	\$7,546.94	\$1,239.21	\$62.37	\$533.44			\$1,835.02
SF 50' (2013) Wrencrest	146	146			1.00	146.00	8.17%	\$180,925.29	\$9,252.22	\$1,239.21	\$63.37	\$533.44			\$1,836.02
SF 60' (2013) Wrencrest	13	13			1.00	13.00	0.73%	\$16,109.79	\$823.83	\$1,239.21	\$63.37	\$640.29			\$1,942.87
SF 65' (2013) Nettlewood	123	122			1.00	123.00	6.88%	\$152,423.36	\$13,698.68	\$1,239.21	\$111.37	\$693.71			\$2,044.29
SF 65' (2013) Broughton	2	2			1.00	2.00	0.11%	\$2,478.43	\$162.74	\$1,239.21	\$81.37	\$693.71			\$2,014.29
SF 80' (2013) Beaconsfield	133	132			1.00	133.00	7.44%	\$164,815.51	\$10,157.39	\$1,239.21	\$76.37	\$853.99			\$2,169.57
Villa (2015A) Whitlock	92		92		1.00	92.00	5.15%	\$114,007.72	\$4,818.17	\$1,239.21	\$52.37		\$515.83		\$1,807.41
Villa (2015A) Larkenheath	63		63		1.00	63.00	3.52%	\$78,070.50	\$2,921.40	\$1,239.21	\$46.37		\$515.83		\$1,801.41
TH (2015A) Claridge Place	136		136		1.00	136.00	7.61%	\$168,533.15	\$11,474.51	\$1,239.21	\$84.37		\$515.83		\$1,839.41
SF 50' (2015A) Wrencrest	24		24		1.00	24.00	1.34%	\$29,741.14	\$1,520.91	\$1,239.21	\$63.37		\$687.77		\$1,990.35
SF 60' (2015A) Wrencrest	16		16		1.00	16.00	0.89%	\$19,827.43	\$1,013.94	\$1,239.21	\$63.37		\$825.32		\$2,127.90
SF 60' (2015A) Nettlewood	70		70		1.00	70.00	3.91%	\$86,745.00	\$7,796.00	\$1,239.21	\$111.37		\$825.32		\$2,175.90
Villa (2021) Whitlock	130			128	1.00	130.00	7.27%	\$161,097.86	\$6,808.28	\$1,239.21	\$52.37			\$235.99	\$1,527.57
TH (2021) Hillhurst Crossing	105			105	1.00	105.00	5.87%	\$130,117.50	\$10,796.57	\$1,239.21	\$102.82			\$353.99	\$1,696.02
SF 50' (2021) Wrencrest	152			152	1.00	152.00	8.50%	\$188,360.58	\$9,632.45	\$1,239.21	\$63.37			\$471.98	\$1,774.56
SF 60' (2021) Alchester	82			81	1.00	82.00	4.59%	\$101,615.57	\$4,786.45	\$1,239.21	\$58.37			\$566.38	\$1,863.96
SF 60' (2021) Ammanford	69			68	1.00	69.00	3.86%	\$85,505.79	\$3,889.62	\$1,239.21	\$56.37			\$566.38	\$1,861.96
SF 60' (2021) Wrencrest	124			123	1.00	124.00	6.94%	\$153,662.58	\$7,858.05	\$1,239.21	\$63.37			\$566.38	\$1,868.96
SF 65' (2021) Broughton	41			41	1.00	41.00	2.29%	\$50,807.79	\$3,336.23	\$1,239.21	\$81.37			\$566.38	\$1,886.96
TOTAL	1788	679	401	698		1788.00	100.00%	\$2,215,715.21	\$125,064.57						

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%):

(\$132,942.91) (\$7,503.87)

Net Revenue to be Collected

\$2,082,772.30 **\$117,560.70**

⁽¹⁾ Reflects 5 (five) prepayments for the Series 2013 bonds and 5 (five) prepayments on the Series 2021 bonds.

⁽²⁾ Reflects the number of total lots with Series 2013, Series 2015A and Series 2021 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2013, Series 2015A and Series 2021 bond issuances. 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 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

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