

MEADOW POINTE IV

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

ALLOCATION OF O&M ASSESSMENT

UNITS ASSESSED ⁽¹⁾							TOTAL ADMINISTRATIVE BUDGET				TOTAL FIELD BUDGET				TOTAL LANDSCAPE BUDGET				PER UNIT ASSESSMENTS					
LOT SIZE	O&M	DEBT ⁽²⁾					TOTAL UNITS	% TOTAL UNITS	ADMIN PER PARCEL	ADMIN PER LOT	TOTAL UNITS	% TOTAL UNITS	FIELD PER PARCEL	FIELD PER LOT	TOTAL UNITS	% TOTAL UNITS	LANDSCAPE PER PARCEL	LANDSCAPE PER LOT	O&M	DS 2015 ⁽³⁾	DS 2012A-1 ⁽³⁾	DS 2012A-2 ⁽³⁾	DS 2014A ⁽³⁾	TOTAL ⁽⁴⁾
		2015	2012A-1	2012A-2	2012B-1	2014A																		
SF 50' - Whinsenton - 2015	104	104					104.00	11.43%	\$16,476.11	\$158.42	104.00	13.96%	\$107,949.86	\$1,037.98	104.00	26.67%	\$6,470.92	\$62.22	\$1,258.62	\$538.48				\$1,797.10
SF 50' - Parkmonte - 2015	109	109					109.00	11.98%	\$17,268.23	\$158.42	109.00	14.63%	\$113,139.76	\$1,037.98	109.00	27.95%	\$6,762.02	\$62.22	\$1,258.62	\$538.48				\$1,797.10
SF 60' - Shellwood Place - 2015	115	114					115.00	12.64%	\$18,218.77	\$158.42	115.00	15.44%	\$119,367.64	\$1,037.98	115.00	29.49%	\$7,155.35	\$62.22	\$1,258.62	\$646.17				\$1,904.79
SF 55' - E/F Phase 1	69						69.00	7.58%	\$10,931.26	\$158.42	69.00	9.26%	\$71,620.58	\$1,037.98	0.00	0.00%	\$0.00	\$0.00	\$1,196.40				\$900.00	\$2,096.40
SF 55' - E/F Phase 2	56						56.00	6.15%	\$8,871.75	\$158.42	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$158.42				\$900.00	\$1,058.42
TH - Parcel I	62		62		0		62.00	6.81%	\$9,822.30	\$158.42	62.00	8.32%	\$64,354.73	\$1,037.98	62.00	15.90%	\$3,857.67	\$62.22	\$1,258.62		\$550.00			\$1,808.62
SF 75' - AA North Phase 1	42		42		9		42.00	4.62%	\$6,653.81	\$158.42	42.00	5.64%	\$43,595.14	\$1,037.98	0.00	0.00%	\$0.00	\$0.00	\$1,196.40		\$1,125.00			\$2,321.40
SF 75' - AA North Phase 2	66		66		24		66.00	7.25%	\$10,455.99	\$158.42	66.00	8.86%	\$68,506.64	\$1,037.98	0.00	0.00%	\$0.00	\$0.00	\$1,196.40		\$1,125.00			\$2,321.40
SF 70' - Parcel N.O.P Phase 1	62			62			62.00	6.81%	\$9,822.30	\$158.42	62.00	8.32%	\$64,354.73	\$1,037.98	0.00	0.00%	\$0.00	\$0.00	\$1,196.40			\$1,125.00		\$2,321.40
SF 70' - Parcel N.O.P Phase 2	55			55			55.00	6.04%	\$8,713.33	\$158.42	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$158.42			\$1,125.00		\$1,283.42
TH - Parcel N	54			54			54.00	5.93%	\$8,554.90	\$158.42	0.00	0.00%	\$0.00	\$0.00	0.00	0.00%	\$0.00	\$0.00	\$158.42			\$550.00		\$708.42
SF 65' - Parcel AA South	116			116		110	116.00	12.75%	\$18,377.20	\$158.42	116.00	15.57%	\$120,405.61	\$1,037.98	0.00	0.00%	\$0.00	\$0.00	\$1,196.40			\$900.00		\$2,096.40
910							910.00	100.00%	\$144,165.96	\$158.42	745.00	100.00%	\$773,294.68	\$1,037.98	390.00	100.00%	\$24,265.96							
LESS: Pasco County Collection Costs and Early Payment Discount Costs									(\$8,649.96)				(\$46,397.68)				(\$1,455.96)							
Net Revenue to be Collected									\$135,516.00				\$726,897.00				\$22,810.00							

- (1) Reflects 1 (one) Series 2015 prepayment and 143 (one hundred forty three) Series 2012B-1 prepayments.
- (2) Reflects the number of total lots with Series 2015, Series 2012A-1, Series 2012A-2, Series 2012B-1, Series 2014A, and Series 2014B debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (4) Annual assessment that 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.

Meadow Pointe IV Community Development District

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

2016/2017 O&M Budget	\$885,223.00
Pasco County 6% Collection Cost:	\$56,503.60
2016/2017 Total:	<u>\$941,726.60</u>
2015/2016 O&M Budget	\$885,223.00
2016/2017 O&M Budget	\$885,223.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017		
SF 50' - Whinsenton				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,797.10	\$1,797.10	\$0.00	0.00%
SF 50' - Parkmonte				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,797.10	\$1,797.10	\$0.00	0.00%
SF 60' - Shellwood Place				
Debt Service - 2015	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,904.79	\$1,904.79	\$0.00	0.00%
SF 55' - Parcel E/F Phase 1				
Debt Service - 2014A	\$0.00	\$900.00	\$900.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$1,192.45	\$2,096.40	\$903.95	75.81%
SF 55' - Parcel E/F Phase 2				
Debt Service - 2014A	\$0.00	\$900.00	\$900.00	0.00%
Operations/Maintenance	\$166.94	\$158.42	(\$8.52)	-5.10%
Total	\$166.94	\$1,058.42	\$891.48	534.01%
TH - Parcel I				
Debt Service - 2012A-1	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,258.62	\$1,258.62	\$0.00	0.00%
Total	\$1,808.62	\$1,808.62	\$0.00	0.00%
SF 75' - AA North Phase 1				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,317.45	\$2,321.40	\$3.95	0.17%
SF 75' - AA North Phase 2				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,317.45	\$2,321.40	\$3.95	0.17%
SF 70' - Parcel N,O,P Phase 1				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,317.45	\$2,321.40	\$3.95	0.17%
SF 70' - Parcel N,O,P Phase 2				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$166.94	\$158.42	(\$8.52)	-5.10%
Total	\$1,291.94	\$1,283.42	(\$8.52)	(0.66%)

Meadow Pointe IV Community Development District

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2016/2017 O&M Budget	\$885,223.00
Pasco County 6% Collection Cost:	\$56,503.60
2016/2017 Total:	<u>\$941,726.60</u>
2015/2016 O&M Budget	\$885,223.00
2016/2017 O&M Budget	\$885,223.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017		
TH - Parcel N				
Debt Service - 2012A-2	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$166.94	\$158.42	(\$8.52)	-5.10%
Total	\$716.94	\$708.42	(\$8.52)	(1.19%)
SF 65' - Parcel AA South				
Debt Service - 2012A-2	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,192.45	\$1,196.40	\$3.95	0.33%
Total	\$2,092.45	\$2,096.40	\$3.95	0.19%