

**MEADOW POINTE IV**

**FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

UNITS ASSESSED						TOTAL ADMIN. & FIELD BUDGET				TOTAL LANDSCAPE BUDGET				PER UNIT ASSESSMENTS						
LOT SIZE	O&M	DEBT <sup>(1)(2)</sup>				TOTAL UNITS	% TOTAL UNITS	FIELD PER PARCEL	FIELD PER LOT	TOTAL UNITS	% TOTAL UNITS	LANDSCAPE PER PARCEL	LANDSCAPE PER LOT	O&M	Road Reserve	DS 2015 <sup>(3)</sup>	DS 2012A-1 <sup>(3)</sup>	DS 2012A-2 <sup>(3)</sup>	DS 2014A <sup>(3)</sup>	TOTAL <sup>(4)</sup>
		2015	2012A-1	2012A-2	2014A															
SF 50' - Whinsenton - 2015	104	104				104.00	11.45%	\$166,555.72	\$1,601.50	104.00	26.67%	\$4,612.20	\$44.35	\$1,645.85	\$61.64	\$538.48				\$2,245.97
SF 50' - Parkmonte - 2015	109	109				109.00	12.00%	\$174,563.21	\$1,601.50	109.00	27.95%	\$4,833.94	\$44.35	\$1,645.85	\$55.33	\$538.48				\$2,239.66
F 60' - Shellwood Place - 20'	115	114				115.00	12.67%	\$184,172.19	\$1,601.50	115.00	29.49%	\$5,100.03	\$44.35	\$1,645.85	\$54.35	\$646.17				\$2,346.37
SF 55' - E/F Phase 1	69				69	69.00	7.60%	\$110,503.32	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$78.47				\$900.00	\$2,579.97
SF 55' - E/F Phase 2	56				56	56.00	6.17%	\$89,683.85	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$78.47				\$900.00	\$2,579.97
TH - Parcel I	62		62			62.00	6.83%	\$99,292.83	\$1,601.50	62.00	15.90%	\$2,749.58	\$44.35	\$1,645.85	\$86.49		\$550.00			\$2,282.34
SF 75' - AA North Phase 1	42		42			42.00	4.63%	\$67,262.89	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$123.78		\$1,125.00			\$2,850.28
SF 75' - AA North Phase 2	66		66			66.00	7.27%	\$105,698.82	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$123.78		\$1,125.00			\$2,850.28
SF 70' - Parcel N,O,P Phase	62			62		62.00	6.83%	\$99,292.83	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$52.48			\$1,125.00		\$2,778.98
SF 70' - Parcel N,O,P Phase	55			55		55.00	6.06%	\$88,082.35	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$52.48			\$1,125.00		\$2,778.98
TH - Parcel N	52			52		52.00	5.73%	\$83,277.86	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$52.48		\$550.00			\$2,203.98
SF 65' - Parcel AA South	116			116		116.00	12.78%	\$185,773.69	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$78.78			\$900.00		\$2,580.28
		908	327	170	285	125					390.00	100.00%	\$17,295.74							

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%): **(\$87,249.57)** **(\$1,037.74)**

**Net Revenue to be Collected** **\$1,366,910.00** **\$16,258.00**

Reflects 1 (one) Series 2015 prepayment.

Reflects the number of total lots with Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A debt outstanding.

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.

Annual assessment that will appear on November 2019 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 CDD  
Internal Road Reserves**

Parcel ID/Name	Number of Lots	Estimated Total Costs	6%			Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
			Net	Gross				
			Per Lot Yearly Costs	Per Lot Yearly Costs				
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64		\$6,410.44	\$6,025.81	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33		\$6,031.22	\$5,669.35	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35		\$6,249.74	\$5,874.76	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47		\$9,808.75	\$9,220.23	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49		\$5,362.60	\$5,040.84	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78		\$13,368.44	\$12,566.33	\$9.70
PARCEL N, O & P Ph. 1 & 2 ENLCAVE	171	\$59,049.22	\$49.33	\$52.48		\$8,974.05	\$8,435.60	\$4.11
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78		\$9,138.57	\$8,590.25	\$6.17
<b>Total</b>	<b>910</b>	<b>\$377,567.32</b>		Gross	<b>\$65,343.80</b>	<b>\$65,343.80</b>	<b>\$61,423.17</b>	
				net	\$61,423.17			
				variance	\$3,920.63			

\* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment

\* Inflation based on 1.5% increase per year