

**Meadow Pointe II  
Community Development District**

**July 15, 2020**

**AGENDA PACKAGE**

**Communications Media Technology Via Zoom**

**Meeting ID #: 856-9153-4304**

**Meeting URL: <https://us02web.zoom.us/j/85691534304>**

**Call-In #: 1-929-205-6099**

**Meadow Pointe II Community Development District**  
**Inframark, Infrastructure Management Services**  
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July 8, 2020

Board of Supervisors  
 Meadow Pointe II  
 Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District will be held **Wednesday, July 15, 2020**, at 6:30 p.m. via Zoom Video Communications. Following is the advance agenda for the meeting:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comment will be limited to three minutes.)**
  - A. Meadow Pointe II Residents
  - B. All Others
- 6. Consent Agenda**
  - A. Minutes of the June 3, 2020 Meeting and Workshop, and June 17, 2020 Meeting
  - B. Deed Restrictions
- 7. Non-Staff Reports**
  - A. Law Enforcement
  - B. Residents Council
  - C. Government Liaison
- 8. Reports**
  - A. Architectural Review
  - B. District Manager
  - C. Operations Manager
- 9. Action Items for Board Approval/Disapproval/Discussion**
  - A. Questions and/or Comments on the Fiscal Year 2021 Budget
  - B. Status of Clubhouse Opening
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisors' Remarks**
- 12. Adjournment**

Any supporting documentation for agenda items not included in the Agenda Package will be distributed at the meeting. I look forward to seeing you and in the meantime, if you have any questions, please contact me.

Sincerely,

*Robert Nanni*

Robert Nanni  
 District Manager

## **Sixth Order of Business**

**6A.**

**MINUTES OF MEETING  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, June 3, 2020 at 6:30 p.m. via Zoom Video Communications.

Present and constituting a quorum were:

Michael Cline	Chairman
John Picarelli	Vice Chairman
Dana Sanchez	Assistant Secretary
Jamie Childers	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Andrew Cohen	District Counsel
Brad Foran	District Engineer
Sheila Diaz	Operations Manager
Christine Masters	ARC/DRC
Gerry Lynn	Government Liaison
Thomas Giella	Complete IT
Members of the Public	

*The following is a summary of the discussions and actions taken at the June 3, 2020 Meadow Pointe II Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cline called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Supervisors and staff introduced themselves, and a quorum was established.

**THIRD ORDER OF BUSINESS**

**Pledge of Allegiance/Moment of Silence  
for our Fallen Service Members and First  
Responders**

The Pledge of Allegiance was recited; a moment of silence was observed.

**FOURTH ORDER OF BUSINESS**

**Additions or Corrections to the Agenda**

The following additions were requested to the Agenda:

- Finalization of the Bid Package for Landscaping.
- Rules and Guidelines for Removal of Trees.
- Finalization of Clubhouse Opening Plans.
- The lap pool will be discussed during the workshop.

**FIFTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Law Enforcement**

- Everything is going well and everyone is active.

**B. Residents Council**

There being no report, the next item followed.

**C. Government Liaison**

- The Mansfield connector was graded and they are currently working on associated sidewalk improvements.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Deed Restrictions (DRVC)**

Mr. Cline stated each Board member received a copy of the Consent Agenda, comprised of Deed Restrictions (DRVC), and requested any additions, corrections or deletions.

There being none,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Consent Agenda, comprised of Deed Restrictions (DRVC), was approved.

**SEVENTH ORDER OF BUSINESS****Reports****A. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2020-54	Glenham	1730 Walcott	New Roof	Approved
2020-55	Iverson	30824 Luhman	New Roof	Approved
2020-56	Iverson	30750 Iverson	Paint Home	Approved
2020-57	Deer Run	1611 Stetson	Paint Home	Approved
2020-58	Colehaven	30350 Colehaven	New Roof	Approved
2020-59	Glenham	1709 Walcott	New Roof	Approved
2020-60	Iverson	1448 Baythorn	New Roof	Approved

On MOTION by Mr. Picarelli, seconded by Ms. Childers, with all in favor, the Architectural Review Report was approved as presented.

**B. Operations Report**

Ms. Diaz presented her report for discussion; a copy of which was included in the agenda package.

- Witt Fence continues to install the replacement gates. Completion at Longleaf should be by possibly this Friday.
- Mr. Bovis submitted a letter for discussion. There were no comments.
- Ms. Sanchez did not see anything on the new announcement board regarding meeting details. Ms. Diaz indicated it is not required, but Ms. Sanchez believes it should be done as a courtesy to residents. Ms. Childers indicated the information was posted on the Facebook page. She suggested noting on the marquis where the information can be found.

**SEVENTH ORDER OF BUSINESS****Approval/Disapproval/Discussion****A. Coronavirus Update and Impact on Operations**

There was no update to this item.

**B. Distribution of the Proposed Fiscal Year 2021 Budget, and Consideration of Resolution 2020-03, Approving the Budget and Setting the Public Hearing**

- The calculation for sidewalks in Morningside and Deer Run are incorrect.
- Additional line items may be added to the Villages after this budget is approved.

- Anything which needs to be added to the budget which may increase assessments will need to be done now.
- Mr. Cohen reminded the Board that residents will receive a mailed notice, and the expanded advertisement will have to be noticed.
- Mr. Cline requested additional language in the letter explaining the reason for the assessment increase. Mr. Cohen will work with Mr. Nanni regarding the appropriate additional language.

Mr. Picarelli MOVED to adopt Resolution 2020-03, approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Wednesday, August 19, 2020 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543, Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, and Ms. Childers seconded the motion.

- Mr. Cline reminded the Board this budget sets the high water mark.
- There being no further discussion,

On VOICE vote, with all in favor, the prior motion was approved.

**C. Finalization of the Bid Package for Landscaping**

- The timeframe was discussed.
- If items are kept separately, the bid may be able to be kept under \$195,000, and to be sent to the different vendors.
- The opening of the bids needs to be done publicly.
- Although an advertisement may need to run in the newspaper, staff is free to send the bid package to all known vendors.
- Mr. Cohen advised a Performance Bond for landscaping is not necessary.
- The Board concurred to go with Perennials instead of Annuals. Mr. Picarelli advised the Board can always go back to Annuals if they are not satisfied.
- There should be a one-year warranty on the items.
- The safety item can be removed.
- The landscapers must work on a regular schedule.



- The issues with clippings going into the ponds was addressed.
- Under pruning, removal of Spanish Moss needs to be included.
- Bed preparation is only needed for Perennials. No schedule is needed.
- Mulching is best done before the rainy season, possibly in January. The depth should be 1½ inches across the board for everything.
- Irrigation was discussed. It will be kept as a separate item to be priced differently.
- Trenching and mulch are priced separately.
- Mr. Cohen commented the Board does not have to select a vendor based solely on price. If the District has had a bad experience with a vendor, that can be taken into consideration.
- All trees need to be trimmed, including those on the tree lawn.

**D. Rules and Guidelines for Removal of Trees**

- A live tree in the Preserve area may not be removed. If that tree is damaged during a storm and falls down, it is not the residential owner's responsibility to have it removed. If the tree is dead and it falls, this is the owner's responsibility. This becomes a question of whether you knew about something and did not take action for it.
- The CDD does not remove any part of a fallen tree on private property, only from the conservation area.
- The CDD must abide by SWFWMD guidelines with regards to tree removal in the Preserve.
- Any requests to remove a tree must come to the CDD for approval. The CDD would contact SWFWMD, asking their permission to remove the tree.

**E. Finalization of Clubhouse Opening Plans**

- Ms. Diaz has the necessary supplies for reopening the Clubhouse.
- A thorough cleaning must be done before it is open.
- Mr. Cohen commented wipes and other cleaning supplies are necessary for those using the fitness center.
- The Governor's Phase 2 part of the plan does not address the CDD facilities. However, congregation of groups is at 50%. The Board needs to make policy decisions in this regard.

- 174 • The CDD may require residents to use face masks.
- 175 • Mr. Cohen does not recommend opening the pool at full capacity. The total number
- 176 of people allowed at the pool is 26.
- 177 • Many CDDs are having residents make reservations to use the pool.
- 178 • Ms. Diaz believes pool reservations should be made on a daily basis. Mr. Picarelli
- 179 suggested reservations be made 24 hours in advance.
- 180 • The pools will be open in two-hour increments, with cleaning to take place for an
- 181 hour after the two-hour increment.
- 182 • Residents can bring their own chairs for the time being.
- 183 • There should be a waiver, according to Mr. Picarelli.
- 184 • The fitness center will be at 50% capacity, or five people at a time. Reservations
- 185 can be made up to 24 hours in advance. The person will be able to use the Fitness
- 186 Center for one hour. The next hour it will be closed for cleaning.
- 187 • The tennis courts will operate on a two-hour time limit for single-play only or
- 188 immediate families.
- 189 • The soccer field, basketball court and playground will remain closed.
- 190 • Clubhouse rooms are not to be rented at this time.
- 191 • Social distancing is required. Signage is not necessary to ask someone who is not
- 192 adhering to the restrictions to leave the premises. Enforcement at the pool may be
- 193 difficult. However, the police may be contacted if a person not following the rules
- 194 is asked to leave, and they refuse.
- 195 • Mr. Cline suggested having a photo taken of each person who makes a reservation,
- 196 and if they violate the rules, their privileges may be revoked.
- 197 • Mr. Cline indicated residents can sign a form indicated they have read the rules.
- 198 • Ms. Sanchez advised there should be no sitting around the pool. Parents should be
- 199 in the pool with their children.
- 200 • There should be no guests at the pool right now.
- 201 *The record shall reflect Mr. Nanni exited the meeting.*
- 202 • There is no added staff at this time.
- 203 • There are *Swim at Your Own Risk* signs for times in which there is no lifeguard.

- 204 • Ms. Diaz indicated she needs time to prepare the Clubhouse for reopening.
- 205 • The Board concurred the Clubhouse should reopen on Monday, June 8, 2020. Ms.
- 206 Childers indicated the date may be modified if there are issues with staff.

**NINTH ORDER OF BUSINESS****Audience Comments (Comments will be limited to three minutes.)**

209 Members of the audience commented on the following items:

- 211 • Surveys. Mr. Lynn indicated marker posts were left near the homes at Lettingwell.
- 212 • Lettingwell HOA meeting. This month's meeting may not be held at the
- 213 Clubhouse.
- 214 • Interest in having a dog park. Most of the Board is not in favor of a dog park.
- 215 • Procedures regarding removal of Oak Trees. All Oak Trees on the tree lawns will
- 216 be removed.
- 217 • Kudos to the Board for approving a reservation system and informing residents
- 218 regarding the Zoom meetings.
- 219 • Scheduling of lifeguards.
- 220 • The playground. Most CDDs have not opened their playgrounds to date.
- 221 • Election of officers.

**TENTH ORDER OF BUSINESS****Supervisor Comments**

- 224 • Ms. Childers indicated the structure to be built will contain a utility room and
- 225 meeting space, and there will be a room for residents as well.
- 226 • All Board members thanked Ms. Diaz and offered their help.
- 227 • Mr. Picarelli discussed the Oak Trees. This is a dangerous tree for hurricanes. The
- 228 CDD is not responsible for any damage done by these trees to private property.
- 229 • Meadow Pointe III advertised a Public Hearing for fee increases.
- 230 • Board members should not respond to emails from residents. Ms. Diaz should
- 231 respond.
- 232 • Ms. Sanchez noted Oak Trees damage sewer lines.
- 233 • Ms. Sanchez indicated anything regarding the gates should be coordinated with Mr.
- 234 Foran. Communication is important.

- Mr. Cline would like to have the June 17, 2020 Meeting at the Clubhouse. The rest of the Board concurred with Mr. Cline. Zoom should still be available. Mr. Picarelli suggested streaming it on the Facebook page. Mr. Cohen indicated the Governor's Order has virtual meetings expiring on June 30, 2020.
- Mr. Cline commented negatively on the dog park.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. Picarelli, seconded by Ms. Childers, with all in favor, the meeting was adjourned at approximately 8:24 p.m., and the Board proceeded to a workshop.

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Robert Nanni  
Secretary

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Michael Cline  
Chairman

**MINUTES OF WORKSHOP  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

A Workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, June 3, 2020, immediately following the regular meeting, via Zoom Video Communications.

Present were:

Michael Cline	Chairman
John Picarelli	Vice Chairman
Dana Sanchez	Assistant Secretary
Jamie Childers	Assistant Secretary
James Bovis	Assistant Secretary
Brad Foran	District Engineer

*The following item was discussed during the June 3, 2020 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the item listed below will occur at a regular meeting of the Board of Supervisors.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cline called the workshop to order.

**SECOND ORDER OF BUSINESS**

**Item for Discussion**

**A. Lap Pool**

- Ms. Childers would like to know how the design will fit. Mr. Foran indicated staff needs to focus on the layout of the pool. He reassured the Board the design will fit.
- Mr. Picarelli indicated the design appears to be sideways onto the back of the playground. Mr. Foran assured the Board it is only a view.
- Mr. Picarelli would like more room in the play area.
- Room for furniture is necessary.

- THIRD ORDER OF BUSINESS** **Adjournment**  
There being no further business, the workshop was adjourned.

Unapproved Minutes  
Monday, 07/06/20

**MINUTES OF MEETING  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, June 17, 2020 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

Michael Cline	Chairman
John Picarelli	Vice Chairman
Dana Sanchez	Assistant Secretary
Jamie Childers	Assistant Secretary
James Bovis	Assistant Secretary (Via Phone)

Also present were:

Robert Nanni	District Manager (Via Phone)
Andrew Cohen	District Counsel (Via Phone)
Sheila Diaz	Operations Manager
Christine Masters	ARC/DRC
Gerry Lynn	Government Liaison
Diana Cline	Residents Council
Thomas Giella	Complete IT
Members of the Public (Via Phone)	

*The following is a summary of the discussions and actions taken at the June 17, 2020 Meadow Pointe II Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cline called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Supervisors and staff introduced themselves, and a quorum was established.

On MOTION by Mr. Picarelli, seconded by Ms. Childers, with all in favor, Mr. Bovis was authorized to attend this meeting and vote via phone.

**THIRD ORDER OF BUSINESS****Pledge of Allegiance/Moment of Silence  
for our Fallen Service Members and First  
Responders**

The Pledge of Allegiance was recited; a moment of silence was observed.

**FOURTH ORDER OF BUSINESS****Additions or Corrections to the Agenda**

The following additions were requested to the Agenda:

- *Audience Comments* at the end.
- *Case Status Matters* under the *Architectural Review*.
- *Discussion of the Work Done in Lettingwell and Including it in the Fiscal Year 2021 Budget* under *Questions and/or Comments on the Fiscal Year 2021 Budget*:
- The following items should be included under *Action Items for Board Approval/Disapproval/Discussion*:
  - *Opening of the Basketball Courts.*
  - *Future CDD Meetings.*
  - *Pay Rate Increases for Staff.*

**FIFTH ORDER OF BUSINESS****Audience Comments (Comments will be  
limited to three minutes.)****A. Meadow Pointe II Residents**

Residents commented on the following items:

- The Lettingwell HOA Meeting.
- The public gate went down at Lettingwell. Nothing worked, and it had to be repaired.
- A letter from the Pasco County Public Works Director regarding an issue at a resident's home. Ms. Sanchez spoke to Commissioner Moore's Administrator, who stated this is not a County issue and the party will have to deal directly with SWFWMD. Ms. Sanchez recommends contacting SWFWMD to determine how they are going to deal with it, and ask Mr. Cohen to send a letter to SWFWMD stating the CDD's position that this is not a CDD issue. Mr. Picarelli believes the



CDD needs to be involved, as the developer set the grade higher and built a wall. Mr. Cohen will contact Ms. Sanchez to prepare the letter. Ms. Diaz will give Mr. Cohen a copy of the documentation.

- The interlocal agreement between Pasco and Hillsborough Counties.
- Procedure for replacement of trees on tree lawn.
- Development of new parcel.
- Audio quality of this meeting.
- Incident in Iverson in which a pole went down. This is a TECO issue. The CDD is not involved.
- Kudos to staff.
- County Line Road looks nice.
- The basketball court.

**B. All Others**

There being no further comments, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the May 6, 2020 Meeting and Workshop, and May 20, 2020 Meeting**
- B. Financial Report as of May 31, 2020**
- C. Deed Restrictions**

Mr. Cline stated each Board member received a copy of the Consent Agenda, with the items as listed above, and requested any additions, corrections or deletions.

Ms. Childers MOVED to approve the Consent Agenda, comprised of the Minutes of the May 6, 2020 Meeting and Workshop, Minutes of the May 20, 2020 Meeting, Financial Report as of May 31, 2020 and Deed Restrictions, and Ms. Sanchez seconded the motion.

- The following correction is to be made to the Minutes of the May 6, 2020 Meeting:
  - On Lines 68 and 75, Pasco County will be responsible for repairing and installing the gate arm, not the CDD.

There being no further additions, corrections or deletions,

On VOICE vote, with all in favor, the prior motion was approved as amended.

**SEVENTH ORDER OF BUSINESS****Non-Staff Reports****A. Law Enforcement****B. Residents Council**

There being no reports, the next item followed.

**C. Government Liaison**

- Mr. Lynn requested to attend a County Commissioners Meeting.
- Mr. Lynn was told the gate is on order. They are working to get power in the area. Ms. Sanchez does not believe the gate should be there. Mr. Picarelli believes the gate should be used for emergencies only.

**EIGHTH ORDER OF BUSINESS****Reports****A. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2020-61	Morningside	30024 Morningmist	New Roof	Approved
2020-62	Manor Isle	1336 Highwood	New Roof	Approved
2020-63	Manor Isle	1500 Highwood	Windows	Denied
2020-64	Glenham	1748 Walcott	Paint Home	Approved
2020-65	Deer Run	29610 Allegro	Paint Home	Approved
2020-66	Iverson	1448 Baythorn	New Roof	Approved

- The Board discussed item 2020-63. Ms. Sanchez is not in favor of it. Mr. Picarelli indicated the windows at the front of the homes must have slats. Ms. Childers in not in favor. Mr. Bovis is not objectionable to the request as long as they look good and can withstand the hurricanes. Mr. Cline is not in favor, as it will change the look of the home.

On MOTION by Ms. Sanchez, seconded by Ms. Childers, with all in favor, the Architectural Review Report was approved as amended.

**B. District Manager**

- Mr. Nanni is seeking approval from the Board in the matter of Ms. Guggino regarding a trip/fall accident on the sidewalk. Some injuries to her face will require plastic surgery. They are seeking a settlement for \$4,747.37.

Ms. Childers MOVED to approve a settlement to Ms. Guggino in the amount of \$4,747.37 for a trip/fall accident on a sidewalk, and Mr. Picarelli seconded the motion.

- Mr. Cohen indicated that Mr. Nanni confirmed the fact that the funds will come directly from the insurance company. They will require a release, and there will be no further claims in this case.
- Ms. Sanchez would like to see documentation regarding the facial injuries, as they were not originally reported. She suggests paying the doctor directly. However, Mr. Cohen confirmed this cannot be done. No money is coming from the District.

Ms. Sanchez MOVED to amend the prior motion to approve subject to the insurance company obtaining a release for no further action, and Mr. Picarelli seconded the motion.

On VOICE vote, with all in favor, the prior amended motion was approved.

There being no further discussion,

On VOICE vote, with all in favor, a settlement to Ms. Guggino in the amount of \$4,747.37 for a trip/fall accident on a sidewalk subject to the insurance company providing a release for no further action, was approved.

- Mr. Nanni discussed an assessment amount for Deer Run and Morningside. It will be \$32 per unit based on an average amount as part of the record for Communications. There were adjustments related to sidewalks, both did not cause any issues with the 10% cap. This will be included on the next updated budget.
  - Mr. Cline noted the Board will discuss the budget at the next workshop, at which time additional information will be provided by the District's accountant.

**C. Operations Manager**

Ms. Diaz presented her report for discussion, a copy of which was included in the agenda package.

- Witt Fence replaced gates at nine communities. They are currently at Tullamore, which leaves three remaining communities.
- The monthly service code was changed for all gated Villages. This will continue to be done more often.
- No LMP service reports were provided.
- The Clubhouse reopened on June 8, 2020. There is a reservation system in place for use of the pool and fitness center. The system is going well.
- The newsletter will be sent around the beginning of July. The job was done exceptionally this month. There were kudos to Mr. Earl McDonald.
  - The Board discussed including candidate information in the newsletter. The Board is not in favor of including anything political in the newsletter.
- Mr. Bovis was told Ms. Diaz will confirm whether the District Engineer inspects the gate project on a weekly basis.

**A. Architectural Review (Continued)****i. Case Status Matters**

- With regards to Mr. Samuel Catelino of 2934 Allegro Drive, issues have been ongoing since 2018. A new mortgage foreclosure was filed against the property, and an answer has been filed on behalf of the CDD. The CDD may be able to put a lien on it, but if the bank takes it back there will be a junior lien.
- The residents who installed pavers on the driveway apron had a letter sent advising them to remove them and restore the area to its original state. This has not been done. Ms. Kelly Fernandez should take action on this matter.
- The home at 30840 Wooley Court had damage from a hurricane. The tarp blew down. The home is currently vacant and no repairs have been made. Further legal action will be pursued by Ms. Fernandez.

**NINTH ORDER OF BUSINESS****Action Items for Board  
Approval/Disapproval/Discussion****A. Questions and/or Comments on the Fiscal Year 2021 Budget****i. Discussion of the Work Done in Lettingwell and Including it in the  
Fiscal Year 2021 Budget**

- Mr. Picarelli would like to work with Mr. Nanni and round up all of the bills from the Lettingwell renovation, which include the apron repair, the sidewalk, removal of trees, grinding of stumps, repair of irrigation, planting new trees, new sod and mulch.
- Mr. Picarelli indicated the amount of \$85,000 will have to be subtracted from the total because this amount was already paid for the repairs.
- The total amount will need to have an assessment to work into their budget.
- The information will be emailed to Mr. Nanni.
- Mr. Picarelli will have the total amount available for the next meeting.

**B. Status of Clubhouse Opening**

- All the HOAs need a location for their meetings. They will be allowed to use the Clubhouse as long as they follow all protocols. The Board concurred.

The gates at Lettingwell were discussed.

- Information was sent to Mr. Foran. Maintenance staff took care of the problem. Ms. Diaz will investigate exactly what happened.
- Ms. Sanchez is not satisfied with the job Mr. Foran is doing with the gates. The Board would like to see weekly reports from him.
- There have been communications issues with Witt Fence, which were communicated to Mr. Foran. However, since June 9, 2020 she has been receiving daily reports.

**C. Opening of the Basketball Courts**

- A large population of residents is awaiting the opening of the basketball courts. Ms. Childers recommends opening them with the same guidelines as the pool and tennis courts. Reservations would be taken. Ms. Sanchez is not in favor of opening them since basketball is a contact sport. Mr. Cline is concerned with the amount of staff available to monitor use of the basketball courts. Ms. Diaz can manage reservations and paperwork, but control of social distancing may be difficult.

- 242 • Mr. Cohen commented Phase 2 allows for opening the basketball courts. The  
243 ability to clean and monitor may be difficult. He only has one CDD which opened  
244 their basketball courts.
- 245 • The liability is the same as the pools and tennis courts. The insurance company  
246 should defend the District in this regard.
- 247 • Mr. Picarelli indicated residents sign a waiver. There is video coverage and  
248 privileges may be revoked. He is in favor of opening it.
- 249 • Mr. Cline offered that the CDD may try opening and may close back down if things  
250 get out of control. He is willing to agree to opening them if playing is with families  
251 or single players only.

252  
253 Mr. Picarelli MOVED to open the basketball courts under the same  
254 social distancing rules as those used with the Clubhouse, pool and  
255 other facilities, allowing reservations for families or individuals  
256 only, and any sign of violating the rules will follow the same  
257 guidelines being used at the Clubhouse and other facilities, in which  
258 all reservation rights will be revoked, and if usage gets out of  
259 control, said basketball courts will close again, and Ms. Childers  
260 seconded the motion.

- 262 • Ms. Sanchez is vehemently opposed to opening the basketball courts. She  
263 recommended keeping it closed for another two weeks, and revisiting the matter.
- 264 • Ms. Childers believe it is unfair to keep the basketball courts closed and the tennis  
265 courts open.

266 There being no further discussion,

267 On VOICE vote, with Mr. Cline, Mr. Picarelli and Ms. Childers  
268 voting aye, and Ms. Sanchez and Mr. Bovis voting nay, the prior  
269 motion was approved.

271 **D. Future CDD Meetings**

- 272 • Ms. Childers believes the CDD still needs to allow Zoom meetings for the near  
273 future.
- 274 • Mr. Cohen commented the Executive Order for virtual meetings expires on June  
275 30, 2020. Local governments are lobbying to allow groups to have a choice on  
276 whether or not to attend a meeting in person.

- 277 • Mr. Cohen agrees with Ms. Childers on a Zoom meeting for the public.
- 278 • The advertisement for the Fiscal Year is sufficient, but there should be signage and
- 279 notation on the sign board that the meeting will also be held via Zoom for members
- 280 of the public.
- 281 • Mr. Picarelli noted a better audio system is needed for Zoom meetings.
- 282 • Mr. Cohen suggested having Board members log into the Zoom even though they
- 283 are all physically present. Mr. Giella indicated this does not work. The Board
- 284 members would have to be in separate rooms.
- 285 • Mr. Giella recommended purchase of a certain microphone which will enable
- 286 everyone on line to hear properly. The cheapest sound system costs approximately
- 287 \$250. The Board concurred to authorize Mr. Giella to purchase a mid-range sound
- 288 system for up to \$1,000.
- 289 • Ms. Childers wants to keep residents involved.
- 290 **E. Pay Rate Increases for Staff**
- 291 • Mr. Cline would like to give employees an increase of \$1.

292

293 Mr. Cline MOVED to increase staff employees pay rate by \$1 per

294 hour, and Mr. Picarelli seconded the motion.

295

- 296 • Mr. Picarelli indicated Ms. Diaz may be under-staffed according to the budget.
- 297 • Mr. Cohen indicated the pay increases may be rescinded once this situation passes.
- 298 • Ms. Sanchez suggested the possibility of hiring more people. The employees who
- 299 resigned without notice should not be hired back.
- 300 • There is an advertisement in the newspaper for hiring of a staff member.
- 301 • Ms. Sanchez suggested approving the pay increase for 60 days, after which the
- 302 Board should revisit.
- 303 • Mr. Bovis would like to ensure the good employees are kept on.
- 304 • Mr. Cline is not in favor of taking the increase away after a period.
- 305 • Ms. Childers considers this hazard pay.

306

307 On VOICE vote, with all in favor, the prior motion was approved,

308 as discussed, and the pay increase of \$1 per hour will be permanent.

309

310 **A. Questions and/or Comments on the Fiscal Year 2021 Budget (Continued)**

311 • Mr. Cline indicated he needs the following for the budget:

312 ➤ The dollar amounts for the trash and recycling for next year from Mr. Bovis.

313 ➤ Figures for landscaping from Mr. Picarelli.

314 ➤ Law enforcement amounts from Ms. Sanchez.

315 **ELEVENTH ORDER OF BUSINESS** **Supervisor Remarks**316 • Ms. Sanchez responded to an earlier audience comment regarding the tree removal  
317 process. It has been set for more than two years. The Oak Trees are being removed  
318 for a valid reason.

319 • Residents should have input as to what goes into the new building.

320

321 **TENTH ORDER OF BUSINESS****Audience Comments (Comments will be  
limited to three minutes.)**

322 Residents commented on the following items:

323 • Candidates in the newsletter. A bio may be included on the County website.

324 • Landscaping on County Line Road.

325 • Pay increases for staff.

326 • Opening of facilities.

327 • A bocce ball court on CDD property.

328 • Landscaping bids.

329

330 **ELEVENTH ORDER OF BUSINESS** **Supervisor Remarks (Continued)**

331 • Ms. Childers reminded everyone the Board is here for the residents.

332 • Mr. Picarelli discussed removal of Oak Trees.

333 • Mr. Picarelli indicated the Board must make the decisions regarding removal of  
334 trees for the good of residents.

335 • Mr. Bovis was told all staff are included in the pay increase.

336 • Mr. Cohen indicated the Hearing regarding the Wrencrest litigation will take place  
337 on July 24, 2020. Mr. Cohen sent an email to Special Counsel asking for an update,  
338 but he has not heard back. Mr. David Jackson will be providing input on the  
339 landscaping RFP.

340



**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all  
in favor, the meeting was adjourned at approximately 8:40 p.m.

\_\_\_\_\_  
Robert Nanni  
Secretary

\_\_\_\_\_  
Michael Cline  
Chairman

## **Ninth Order of Business**

**9A.**

**MEADOW POINTE II**  
Community Development District

***Annual Operating Budgets***  
**Fiscal Year 2021**

Modified Tentative Budget  
V1 07.02.20

Prepared by:



**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGETS</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	1-4
Exhibit A - Allocation of Fund Balances.....	5
Budget Narrative .....	6-14
Deed Restriction Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	15
Exhibit B - Allocation of Fund Balances.....	16
Budget Narrative .....	17-18
Charlesworth Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	19
Budget Narrative .....	20-21
Colehaven Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	22
Budget Narrative .....	23-24
Covina Key Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	25
Budget Narrative .....	26-27
Glenham Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	28
Budget Narrative .....	29-30

---

**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGETS (continued)</u></b>	
Iverson Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	31
Budget Narrative .....	32-33
Lettingwell Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	34
Budget Narrative .....	35-36
Longleaf Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	37
Budget Narrative .....	38-39
Manor Isle Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	40
Budget Narrative .....	41-42
Sedgwick Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	43
Budget Narrative .....	44-45
Tullamore Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	46
Budget Narrative .....	47-48
Vermillion Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	49
Budget Narrative .....	50-51

---

**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGETS (continued)</u></b>	
Wrencrest Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	52
Budget Narrative .....	53-54
Deer Run	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	55
Budget Narrative .....	56
Morning Side	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	57
Budget Narrative .....	58
Village Funds	
Exhibit C - Allocation of Reserves.....	59
<b><u>DEBT SERVICE BUDGET</u></b>	
Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	60
Amortization Schedule .....	61-62
Budget Narrative .....	63
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2021-2020 Assessment Matrix.....	64-66

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**MEADOW POINTE II**  
Community Development District

**Operating Budgets**  
Fiscal Year 2021



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 13,765	\$ 7,428	\$ 8,000	\$ 2,655	\$ 2,500	\$ 5,155	\$ 6,000
Interlocal Agreement	15,000	-	-	-	-	-	-
Garbage/Solid Waste Revenue	141,489	141,502	151,330	149,288	2,042	151,330	151,330
Interest - Tax Collector	170	346	-	308	75	383	-
Special Assmnts- Tax Collector	1,866,250	1,933,294	1,581,016	1,559,679	21,337	1,581,016	\$1,581,016
Special Assmnts- Discounts	(70,576)	(69,574)	(69,294)	(62,588)	-	(62,588)	(69,294)
Developer Contributions	31,132	30,209	-	-	-	-	-
Other Miscellaneous Revenues	7,334	17,595	10,000	50,184	3,500	53,684	8,266
Gate Bar Code/Remotes	5,639	8,093	4,000	3,535	800	4,335	5,000
Access Cards	3,165	1,627	3,000	622	8,000	8,622	3,000
<b>TOTAL REVENUES</b>	<b>2,013,368</b>	<b>2,070,520</b>	<b>1,688,052</b>	<b>1,703,683</b>	<b>38,254</b>	<b>1,741,937</b>	<b>1,685,318</b>

**EXPENDITURES****Administrative**

P/R-Board of Supervisors	23,800	22,800	24,000	15,400	8,600	24,000	24,000
FICA Taxes	1,821	1,744	1,836	1,178	658	1,836	1,836
ProfServ-Engineering	23,506	51,592	30,000	-	10,000	10,000	15,000
ProfServ-Legal Services	55,445	42,091	45,000	20,707	15,000	35,707	45,000
ProfServ-Mgmt Consulting Serv	65,698	75,260	70,034	47,239	23,345	70,584	72,135
ProfServ-Property Appraiser	150	150	150	150	-	150	150
ProfServ-Special Assessment	-	-	-	7,378	-	7,378	7,378
ProfServ-Trustee	-	-	3,500	4,041	-	4,041	4,050
ProfServ-Web Site Maintenance	1,929	1,399	6,000	4,217	400	4,617	1,200
Auditing Services	4,200	4,400	4,400	4,400	-	4,400	4,400
Postage and Freight	1,803	1,575	1,000	1,781	333	2,114	1,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU MAY-2020	JUN- SEPT-2020	PROJECTED FY 2020	BUDGET FY 2021
Insurance - General Liability	32,492	32,197	35,417	35,562	-	35,562	39,118
Printing and Binding	485	1,823	1,000	854	333	1,187	1,200
Legal Advertising	4,877	489	1,000	497	333	830	850
Miscellaneous Services	827	1,279	1,300	641	433	1,074	1,200
Misc-Assessmnt Collection Cost	28,860	35,238	31,620	30,051	427	30,478	31,620
Misc-Supervisor Expenses	313	100	850	264	283	547	800
Office Supplies	155	110	200	28	67	95	180
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>246,536</b>	<b>272,422</b>	<b>257,482</b>	<b>174,563</b>	<b>60,213</b>	<b>234,776</b>	<b>251,292</b>
<b>Field</b>							
Contracts-Security Services	58,126	45,672	75,000	36,120	18,000	54,120	50,000
Contracts-Security Alarms	480	577	600	299	180	479	540
R&M-General	15,281	21,460	13,200	4,934	4,400	9,334	13,000
Misc-Animal Trapper	-	-	250	-	83	83	250
Misc-Contingency	206	449	3,000	772	1,000	1,772	2,500
<b>Total Field</b>	<b>74,713</b>	<b>68,158</b>	<b>92,050</b>	<b>42,125</b>	<b>23,663</b>	<b>65,788</b>	<b>66,290</b>
<b>Landscape</b>							
ProfServ-Landscape Architect	10,080	10,080	10,080	6,720	3,360	10,080	10,080
Contracts-Landscape	126,514	128,044	134,760	91,370	45,684	137,054	137,055
Contracts-Irrigation	13,608	13,608	13,608	7,938	4,536	12,474	13,608
R&M-Irrigation	7,541	12,224	10,000	2,255	3,333	5,588	6,000
R&M-Landscape Renovations	15,313	57,021	20,000	7,109	6,667	13,776	16,000
R&M-Mulch	16,400	15,580	16,400	15,580	-	15,580	15,580
R&M-Tree and Trimming	-	-	5,000	-	1,667	1,667	5,000
R&M-Annuaals	6,420	9,630	15,000	9,570	5,000	14,570	15,000
<b>Total Landscape</b>	<b>202,235</b>	<b>246,187</b>	<b>224,848</b>	<b>140,542</b>	<b>70,247</b>	<b>210,789</b>	<b>218,323</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>Utilities</b>							
Contracts-Solid Waste Services	130,512	133,100	142,250	90,388	45,194	135,582	135,583
Utility - General	5,733	7,543	1,500	4,779	2,514	7,293	7,500
Electricity - Streetlighting	207,467	204,569	210,000	137,103	70,000	207,103	210,000
Utility - Reclaimed Water	14,273	8,563	14,700	5,071	4,900	9,971	14,500
Misc-Property Taxes	3,055	20,084	3,300	-	-	-	-
Misc-Assessmnt Collection Cost	3,498	2,735	3,027	4,163	41	4,204	3,027
<b>Total Utilities</b>	<b>364,538</b>	<b>376,594</b>	<b>374,777</b>	<b>241,504</b>	<b>122,649</b>	<b>364,153</b>	<b>370,610</b>
<b>Lakes and Ponds</b>							
Contracts-Lakes	62,678	59,072	58,000	39,655	19,680	59,335	59,040
R&M-Mitigation	-	-	1,000	-	333	333	1,000
R&M-Ponds	40,665	-	45,000	10,973	15,000	25,973	45,000
Reserve - Ponds	-	-	5,000	-	-	-	5,000
<b>Total Lakes and Ponds</b>	<b>103,343</b>	<b>59,072</b>	<b>109,000</b>	<b>50,628</b>	<b>35,013</b>	<b>85,641</b>	<b>110,040</b>
<b>Parks and Recreation - General</b>							
ProfServ-Info Technology	10,982	7,762	10,000	5,558	3,333	8,891	10,000
Contracts-Pools	17,986	18,804	21,200	12,536	6,268	18,804	18,804
Communication - Telephone	7,131	8,821	8,700	11,237	3,746	14,983	8,700
Utility - General	1,222	1,222	1,500	752	500	1,252	1,500
Utility - Water & Sewer	5,473	3,040	4,725	2,774	1,575	4,349	4,500
Electricity - Rec Center	12,240	13,672	18,000	7,935	6,000	13,935	15,500
Lease - Copier	3,540	3,665	3,600	11,941	1,200	13,141	3,600
R&M-Clubhouse	17,640	9,532	13,000	10,389	4,333	14,722	13,000
R&M-Court Maintenance	2,337	2,047	5,000	996	1,667	2,663	5,000
R&M-Pools	6,247	1,633	5,000	1,349	1,667	3,016	3,500
R&M-Fitness Equipment	2,942	4,752	4,500	4,390	640	5,030	4,500
R&M-Playground	3,353	4,614	4,200	-	1,400	1,400	4,200
Misc-Clubhouse Activities	3,275	769	3,000	-	1,000	1,000	2,500
Misc-Contingency	4,134	5,747	2,000	-	667	667	2,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Office Supplies	2,123	3,309	2,500	2,858	833	3,691	2,500
Op Supplies - General	23,160	28,584	20,000	19,486	6,667	26,153	23,000
Op Supplies - Fuel, Oil	5,092	4,291	6,000	1,986	2,000	3,986	5,000
Cleaning Supplies	2,410	1,596	2,500	639	833	1,472	3,000
Cap Outlay - Pool Furniture	-	-	1,500	-	1,500	1,500	-
Reserve - Renewal&Replacement	40,812	81,792	-	37,625	-	37,625	28,400
<b>Total Parks and Recreation - General</b>	<b>172,890</b>	<b>232,577</b>	<b>136,925</b>	<b>132,451</b>	<b>45,829</b>	<b>178,280</b>	<b>159,204</b>
<b>Personnel</b>							
Payroll-Maintenance	376,610	361,602	414,830	205,235	138,277	343,512	435,521
Payroll-Benefits	4,783	4,257	4,500	2,308	1,200	3,508	3,600
FICA Taxes	28,795	27,760	31,734	15,511	10,578	26,089	33,317
Workers' Compensation	26,066	20,344	31,506	4,677	26,829	31,506	34,657
Unemployment Compensation	10	1,179	2,000	-	667	667	2,000
ProfServ-Human Resources	900	900	900	600	300	900	900
Op Supplies - Uniforms	5,567	5,365	6,500	2,321	2,167	4,488	6,000
Subscriptions and Memberships	1,101	1,042	1,000	864	136	1,000	500
<b>Total Personnel</b>	<b>443,832</b>	<b>422,449</b>	<b>492,970</b>	<b>231,516</b>	<b>180,153</b>	<b>411,669</b>	<b>516,495</b>
<b>TOTAL EXPENDITURES</b>	<b>1,608,087</b>	<b>1,677,459</b>	<b>1,688,052</b>	<b>1,013,329</b>	<b>537,767</b>	<b>1,551,096</b>	<b>1,692,254</b>
Excess (deficiency) of revenues							
Over (under) expenditures	405,281	394,261	-	804,202	(499,513)	190,841	(6,936)
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfer In	-	11,345	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(6,936)</b>
Net change in fund balance	405,281	405,606	-	804,202	(499,513)	190,841	(6,936)
<b>FUND BALANCE, BEGINNING</b>	<b>1,620,593</b>	<b>2,025,874</b>	<b>2,431,480</b>	<b>2,431,480</b>	<b>-</b>	<b>2,431,480</b>	<b>2,622,321</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,025,874</b>	<b>\$ 2,431,480</b>	<b>\$ 2,431,480</b>	<b>\$ 3,235,682</b>	<b>\$ (499,513)</b>	<b>\$ 2,622,321</b>	<b>\$ 2,615,385</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 2,622,321
Net Change in Fund Balance - Fiscal Year 2021	(6,936)
Reserves - Fiscal Year 2021 Addition	33,400
<b>Total Funds Available (Estimated) - 9/30/2021</b>	<b>2,648,785</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	29,950
Subtotal	29,950

***Assigned Fund Balance***

Operating Reserve - Operating Capital	414,713 <sup>(1)</sup>
Reserve - Ponds	264,053 <sup>(2)</sup>
Reserve - Ponds - FY 20	5,000
Reserve - Ponds - FY 21	5,000
	274,053
Reserve - Renewal&Replacement	618,412 <sup>(3)</sup>
Reserve - Renewal&Replacement - FY 20	-
Less FY 20 Expenses	(37,625)
Reserve - Renewal&Replacement - FY 21	28,400
	609,187
Subtotal	1,297,953

<b>Total Allocation of Available Funds</b>	<b>1,327,903</b>
--	------------------

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 1,320,881</b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures  
(2) Represents Reserve-Pond prior year  
(3) Represents Reserve-Renewal & Replacement priors years

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The District earns interest net of bank charges on available operating funds.

**Garbage/Solid Waste Revenue (343400)**

The District will levy a Non-Ad Valorem assessment on all the residential property (except Townhomes: Covina key, Vermillion, Charlesworth, Tullamore, Sedgwick and Wellington and Multi Family: Wellington) within the District in order to pay for the solid waste disposal during the Fiscal Year.

**Rents or Royalties (362001)**

The District receives amounts for rental of Clubhouse facilities.

**Settlement Revenues (369300)**

The District receives amounts related to legal settlements.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues (369900)**

The District receives amounts for advertising, and other miscellaneous items.

**Gate Bar Code/Remotes (369940)**

The District receives amounts for gate bar codes and gate remotes that operate the gates of the District.

**Access Cards (369941)**

The District receives amounts for Fitness Center access which are nonrefundable.

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2021**EXPENDITURES - Administrative****P/R-Board of Supervisors (511001-51101)**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

**FICA Taxes (521001-51101)**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Engineering (531013-51501)**

The District's engineer, Lighthouse Engineering, Inc., provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices and other specifically requested assignments.

**Professional Services-Legal Services (531023-51401)**

The District's attorney, Andy Cohen provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services (531027-51301)**

The District receives Management, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a proposed increase over last year's fees.

**Professional Services-Property Appraiser (531035-51301)**

The Property Appraiser Gary Joiner provides the District with a listing of the legal description of each property parcel within the District boundaries and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs is based on the Pasco County Flat Fee of \$150.

**Professional Services-Web Site Maintenance (531094-51301)**

The District pays web hosting services for the District's web site.

**Auditing Services (532002-51301)**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees with McDirmit Davis & Company, LLC.

**Budget Narrative**  
Fiscal Year 2021

<b>EXPENDITURES – Administrative (continued)</b>
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**Communication-Telephone (541003-51301)**

The District is charged for Telephone and fax transmission expenditures.

**Postage and Freight (541006-51301)**

This budget line is for actual postage and/or freight used for District mailings including agenda packages, vendor checks, mail notices and other correspondence.

**Insurance-General Liability (545002-51301)**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Printing and Binding (54701-51301)**

This budget line is for copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising (548002-51301)**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. The newspaper is currently Media General.

**Miscellaneous Services (549001-51301)**

This includes any other miscellaneous expenses that may be incurred during the year.

**Miscellaneous-Assessment Collection Costs (549070-51301)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Supervisor Expenses (549140-51301)**

Any Supplies to be reimbursed from the Supervisors.

**Office Supplies (551001-51301)**

Any Supplies used for special projects.



**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2021**Annual District Filing Fee (554007-51301)**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**EXPENDITURES – Field****Contracts-Security Services (534037-53901)**

The District currently has a contract with Pasco Sheriff's Office to provide services to protect the District's assets.

**Contracts-Security Alarms (534090-53901)**

This budget line is for alarm monitoring fees from ADT Security.

**R&M-General (546001-53901)**

The District periodically implements needed repairs to ensure maintenance of the District's assets.

**Miscellaneous-Animal Trapper (549130-53901)**

The District will utilize funds for wild animal nuisance removal for field.

**Miscellaneous-Contingency (549900-53901)**

The District will utilize contingency funds as needed for unforeseen and/or emergency.

**EXPENDITURES – Landscape****Professional Services-Landscape Architect (531022-53902)**

The District currently has a contract with OLM, Inc., a landscape consultant to monitor the quality of the landscaping services.

**Contracts-Landscape (534050-53902)**

The District currently has a contract with LMP, Inc., a landscape firm to provide landscaping services for the District. The amount is based on a contracted amount throughout the year.

**Contracts-Irrigation (534073-53902)**

This is for the contract for Irrigation services with LMP, Inc., including monitoring and inspections of the irrigation system throughout the District

**MEADOW POINTE II**  
Community Development District

*General Fund*

**Budget Narrative**  
Fiscal Year 2021

**R&M-Irrigation (546041-53902)**

The District currently engages LMP, Inc. for repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

**R&M-Landscape Renovations (546051-53902)**

The District currently engages LMP, Inc. to replace any landscapes within the District.

**R&M-Mulch (546059-53902)**

The District currently engages LMP, Inc. to replace any mulch within the District per contract.

**R&M-Annuals (546140-53902)**

The District currently engages LMP, Inc. replace any seasonal flowers/plants within the District per contract.

**R&M-Tree and Trimming (546099-53902)**

The District contracts a tree service company to trim trees throughout the District.

<b>EXPENDITURES – Utilities</b>
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**Contracts-Solid Waste Services (534039-53903)**

The District currently has a contract with Waste Service of Florida, Inc. a solid waste firm for residential trash collection.

**Utility – General (543001-53901)**

The District pays Tampa Electric Co. for electricity usage for the District's gates, entries etc

**Electricity – Streetlights (543013-53903)**

The District pays Tampa Electric Co. for electricity usage, rental and maintenance for District streetlights.

**Utility – Reclaimed Water (543028-53903)**

The District pays Pasco County Utilities for water irrigation usage for the District's facilities and assets.

**Miscellaneous-Property Taxes (549044-53903)**

The District pays Pasco County an annual Property Tax fee for storm water usage.

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES – Utilities (continued)**

**Miscellaneous-Assessment Collection Cost (549070-53903)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of solid waste assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated solid waste assessment collections.

**EXPENDITURES – Lakes and Ponds**

**Contracts-Lake (534084-53917)**

The District currently has a contract with American Ecosystems, a certified lake maintenance company to ensure the proper flow and function of the storm water.

**R&M-Mitigation (546056-53917)**

The District currently has a contract with Ecological Consultants, Inc., a mitigation company to ensure the proper flow and function of the storm water system.

**R&M-Ponds (546073-53917)**

Repairs and maintenance to ponds within the District.

**Reserve- Ponds (568126-53901)**

These are the reserves for maintaining the ponds of the District.

**EXPENDITURES – Parks and Recreation**

**Professional Services-Information Technology (531020-57201)**

This a contract with Digital Rescue for LAN, Server, Email, Software and Hardware support.

**Contracts-Pools (534078-57201)**

The District has a current contract with Finely Pool LLC for maintenance of the pool.

**Budget Narrative**  
Fiscal Year 2021

<b>EXPENDITURES – Parks and Recreation (continued)</b>
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**Communication-Telephone (541003-57201)**

The District pays for telephone and fax machine expenses for field services.

**Utility-General (543001-57201)**

The District pays the Waste Service of Florida for the removal of trash in the dumpster at the clubhouse.

**Utility – Water & Sewer (543021-57201)**

The District pays Pasco County Utilities for water & sewer usage for the District's facilities and assets.

**Electric – Recreation Center (543040-57201)**

The District pays Tampa Electric Co. for the clubhouse electricity and the Zap Cap lightning protection.

**Lease – Copier (544008-57201)**

This budget line is for the copier lease maintained from US Bank Equipment Finance.

**R&M-Clubhouse (546015-57201)**

This includes furniture, ID Cards, ID Printer Supplies, office supplies and security cameras for the Clubhouse.

**R&M-Court Maintenance (546017-57201)**

This budget line includes repairs and maintenance of the outdoor athletic courts.

**R&M-Pools (546074-57201)**

This budget line is for the repair of the pool and its equipment.

**R&M-Fitness Equipment (546115-57201)**

The District engages Phenomenal Exercise Equipment Service, Inc. for additions, replacements or repairs of Fitness Center equipments.

**R&M-Playground (546326-57201)**

This budget line is for items related to the children's playground and its upkeep.

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2021**Miscellaneous-Clubhouse Activities (549120-5701)**

This represents any miscellaneous clubhouse activity expenditures during the Fiscal Year.

**Miscellaneous-Contingency (549900-57201)**

This represents any miscellaneous contingency expenditures during the Fiscal Year.

**Office Supplies (551001-57201)**

This represents any office supplies expenditures during the Fiscal Year.

**Operating Supplies-General (552001-57201)**

The District will provide necessary consumable supplies to operate District facilities. This budget line includes the pest control monthly service fees from Outsmart Pest Management, Inc.

**Operating Supplies-Fuel, Oil (552030-57201)**

This budget line is for fuel of the District's tracks and mules.

**Cleaning Supplies (552077-57201)**

This represents any cleaning supplies expenditures during the Fiscal Year.

**Capital Outlay-Pool Furniture (564020-57201)**

The District will replace existing or purchase new pool furniture for District facilities.

**Capital Outlay (564043-57201)**

This line item is for future Road repairs.

**Reserve-Renewal & Replacement (568130-57201)**

These are the reserves for the renewal and replacement of the assets and equipment around the District.

**EXPENDITURES – Personnel****Payroll-Maintenance (512006-57230)**

Payroll for employees utilized in the field for operations and maintenance of District assets.

**MEADOW POINTE II**

Community Development District

*General Fund*

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**Budget Narrative**  
Fiscal Year 2021**Payroll-Benefits (512010-57230)**

The District pays AFLAC for benefits of the District's employees.

**FICA Taxes (521001-57230)**

Payroll taxes for employees.

**Workers' Compensation (524001-57230)**

The District has currently Bridgefield Employers Insurance Co. for Workers' compensation for the District's employees.

**Unemployment compensation (525001-57230)**

The District has to pay unemployment for employees that left the District and are unemployed.

**ProfServ-Human Resources (531081-57230)**

Anticipated cost of engaging a human resources firm to provide consulting services.

**Operating Supplies-Uniforms (552028-57230)**

This budget line is for monthly services from UNIFIRST Uniforms employee's uniform service.

**Subscriptions and Memberships (554001-57230)**

This budget line is for various membership fees incurred by the District.

- Sam's Club membership

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 585	2943	\$ 1,100	\$ 1,480	\$ 350	\$ 1,830	\$ 1,500
Special Assmnts- Tax Collector	36,612	34,646	33,940	33,482	458	33,940	33,940
Special Assmnts- Discounts	(1,287)	(1,162)	(1,358)	(1,226)	-	(1,226)	(1,358)
Settlements	7,628	5,050	5,000	2,576	1,667	4,243	5,000
<b>TOTAL REVENUES</b>	<b>43,538</b>	<b>41,477</b>	<b>38,682</b>	<b>36,312</b>	<b>2,475</b>	<b>38,787</b>	<b>39,082</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Payroll-Salaries	25,288	26,651	29,484	17,441	9,828	27,269	30,958
FICA Taxes	2,029	1,954	2,256	1,086	752	1,838	2,368
ProfServ-Legal Services	8,247	8,016	10,000	1,913	3,333	5,246	8,500
ProfServ-Mgmt Consulting Serv	2,114	2,163	2,163	1,442	721	2,163	2,163
Postage and Freight	3,018	1,842	2,500	518	833	1,351	2,000
Misc-Assessmnt Collection Cost	566	613	679	645	9	654	679
Office Supplies	1,470	1,193	1,600	584	533	1,117	1,600
<b>Total Administrative</b>	<b>42,732</b>	<b>42,432</b>	<b>48,682</b>	<b>23,629</b>	<b>16,010</b>	<b>39,639</b>	<b>48,268</b>
<b>TOTAL EXPENDITURES</b>	<b>42,863</b>	<b>42,432</b>	<b>48,682</b>	<b>23,629</b>	<b>16,010</b>	<b>39,639</b>	<b>48,268</b>
Excess (deficiency) of revenues Over (under) expenditures	675	(955)	(10,000)	12,683	(13,535)	(852)	(9,186)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(10,000)	-	-	-	(9,186)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(10,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,186)</b>
Net change in fund balance	675	(955)	(10,000)	12,683	(13,535)	(852)	(9,186)
<b>FUND BALANCE, BEGINNING</b>	<b>64,612</b>	<b>65,287</b>	<b>64,332</b>	<b>64,332</b>	<b>-</b>	<b>64,332</b>	<b>63,480</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 65,287</b>	<b>\$ 64,332</b>	<b>\$ 54,332</b>	<b>\$ 77,015</b>	<b>\$ (13,535)</b>	<b>\$ 63,480</b>	<b>\$ 54,294</b>

**Exhibit "B"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 63,480
Net Change in Fund Balance - Fiscal Year 2021	(9,186)
Reserves - Fiscal Year 2021 Addition	-
<b>Total Funds Available (Estimated) - 9/30/21</b>	<b>54,294</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserve - Operating Capital	12,067 <sup>(1)</sup>
Subtotal	<u>12,067</u>

<b>Total Allocation of Available Funds</b>	<b>23,301</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 30,993</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures



**MEADOW POINTE II**

Community Development District

*Deed Restriction Enforcement Fund***Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Settlements (369300)**

The District receives amounts for settlements on Deed Restriction violations.

**EXPENDITURES - Administrative****Payroll-Salaries (512001-51301)**

This is for the payroll for the Deed Restriction employee.

**Professional Services-Legal Services (531023-51401)**

The District's Attorney provides general legal services and legal services to the District regarding deed restriction violations including but not limited to notices to owners, attendance of pre-suit mediation, liens and collections of settlements.

**Professional Services-Management Consulting Services (531027-51301)**

The District receives Management, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a proposed increase over last year's fees.

**Postage and Freight (541006-51301))**

This budget line is for actual postage and/or freight related to the deed matters.

**MEADOW POINTE II**

Community Development District

*Deed Restriction Enforcement Fund*

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**Budget Narrative**

Fiscal Year 2021

**Miscellaneous-Assessment Collection Costs (549070-51301)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Office Supplies (551001-51301)**

Supplies used in the required mailings and other special projects.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 1,258	\$ 6,374	\$ 2,000	\$ 3,204	\$ 1,602	\$ 4,806	\$ 3,000
Special Assmnts- Tax Collector	50,756	50,742	22,362	22,060	302	22,362	24,994
Special Assmnts- Discounts	(1,784)	(1,701)	(894)	(808)	-	(808)	(1,000)
<b>TOTAL REVENUES</b>	<b>50,230</b>	<b>55,415</b>	<b>23,468</b>	<b>24,456</b>	<b>1,904</b>	<b>26,360</b>	<b>26,995</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	804	795	1,000	478	333	811	1,000
FICA Taxes	57	61	77	36	26	62	77
Contracts-Gates	490	490	490	-	163	163	490
Communication - Telephone	139	272	120	54	40	94	200
R&M-Gate	1,620	1,785	2,200	1,920	733	2,653	1,500
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	785	981	447	425	6	431	2,000
Misc-Contingency	-	564	530	-	177	177	1,825
Reserve - Roadways	-	-	14,500	-	-	-	14,500
Reserve - Sidewalks	-	-	4,082	-	-	-	3,401
<b>Total Field</b>	<b>3,895</b>	<b>5,006</b>	<b>23,448</b>	<b>2,913</b>	<b>1,478</b>	<b>4,391</b>	<b>26,995</b>
<b>TOTAL EXPENDITURES</b>	<b>3,895</b>	<b>5,006</b>	<b>23,448</b>	<b>2,913</b>	<b>1,478</b>	<b>4,391</b>	<b>26,995</b>
Excess (deficiency) of revenues Over (under) expenditures	46,335	50,491	-	21,543	426	21,969	-
Net change in fund balance	46,335	50,491	-	21,543	426	21,969	-
<b>FUND BALANCE, BEGINNING</b>	<b>132,331</b>	<b>178,666</b>	<b>229,157</b>	<b>229,157</b>	<b>-</b>	<b>229,157</b>	<b>251,126</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 178,666</b>	<b>\$ 229,157</b>	<b>\$ 229,157</b>	<b>\$ 250,700</b>	<b>\$ 426</b>	<b>\$ 251,126</b>	<b>\$ 251,126</b>

**MEADOW POINTE II**

Community Development District

Charlesworth Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Charlesworth Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Charlesworth.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 289	1470	\$ 500	\$ 739	250	\$ 989	\$ 1,000
Special Assmnts- Tax Collector	26,870	26,968	7,239	7,141	98	7,239	9,366
Special Assmnts- Discounts	(945)	(904)	(290)	(262)	-	(262)	(375)
<b>TOTAL REVENUES</b>	<b>26,214</b>	<b>27,534</b>	<b>7,449</b>	<b>7,618</b>	<b>348</b>	<b>7,966</b>	<b>9,991</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	798	750	1,000	435	333	768	1,000
FICA Taxes	57	57	77	33	26	59	77
Contracts-Gates	350	350	350	-	-	-	350
Communication - Telephone	139	272	125	54	71	125	125
R&M-Gate	1,600	1,091	1,000	540	-	540	1,000
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	416	477	145	138	-	138	187
Misc-Contingency	-	-	190	-	-	-	690
Reserve - Roadways	-	-	4,000	-	-	-	4,000
Reserve - Sidewalks	-	-	560	-	-	-	560
<b>Total Field</b>	<b>3,360</b>	<b>2,997</b>	<b>7,449</b>	<b>1,200</b>	<b>430</b>	<b>1,630</b>	<b>9,991</b>
<b>TOTAL EXPENDITURES</b>	<b>3,360</b>	<b>2,997</b>	<b>7,449</b>	<b>1,200</b>	<b>430</b>	<b>1,630</b>	<b>9,991</b>
Excess (deficiency) of revenues Over (under) expenditures	22,854	24,537	-	6,418	(82)	6,336	-
Net change in fund balance	22,854	24,537	-	6,418	(82)	6,336	-
<b>FUND BALANCE, BEGINNING</b>	29,586	52,440	76,977	76,977	-	76,977	83,313
<b>FUND BALANCE, ENDING</b>	<b>\$ 52,440</b>	<b>\$ 76,977</b>	<b>\$ 76,977</b>	<b>\$ 83,395</b>	<b>\$ (82)</b>	<b>\$ 83,313</b>	<b>\$ 83,313</b>

**MEADOW POINTE II**

Community Development District

Colehaven Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Colehaven Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Colehaven.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.



## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 1,709	\$ 8,652	\$ 2,000	\$ 4,351	1,500	\$ 5,851	\$ 4,000
Special Assmnts- Tax Collector	57,255	57,234	25,615	25,272	343	25,615	28,487
Special Assmnts- Discounts	(2,013)	(1,919)	(1,025)	(926)	-	(926)	(1,139)
<b>TOTAL REVENUES</b>	<b>56,951</b>	<b>63,967</b>	<b>26,590</b>	<b>28,697</b>	<b>1,843</b>	<b>30,540</b>	<b>31,348</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	913	884	1,000	531	400	931	1,000
FICA Taxes	64	68	77	41	31	72	77
Contracts-Gates	350	350	350	-	108	108	350
Communication - Telephone	239	281	200	31	67	98	200
R&M-Gate	4,285	6,285	3,200	905	1,067	1,972	3,850
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	885	1,106	512	487	7	494	462
Misc-Contingency	-	-	5,950	-	-	-	8,105
Reserve - Roadways	-	-	15,302	-	-	-	15,302
<b>Total Field</b>	<b>6,736</b>	<b>8,986</b>	<b>26,593</b>	<b>1,995</b>	<b>1,678</b>	<b>3,673</b>	<b>31,348</b>
<b>TOTAL EXPENDITURES</b>	<b>6,736</b>	<b>8,893</b>	<b>26,593</b>	<b>1,995</b>	<b>1,678</b>	<b>3,673</b>	<b>31,348</b>
Excess (deficiency) of revenues Over (under) expenditures	50,215	55,074	-	26,702	165	26,867	-
Net change in fund balance	50,215	55,074	-	26,702	165	26,867	-
<b>FUND BALANCE, BEGINNING</b>	180,347	230,562	285,636	285,636	-	285,636	312,503
<b>FUND BALANCE, ENDING</b>	<b>\$ 230,562</b>	<b>\$ 285,636</b>	<b>\$ 285,636</b>	<b>\$ 312,338</b>	<b>\$ 165</b>	<b>\$ 312,503</b>	<b>\$ 312,503</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field**

**Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Covina Key Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Covina Key.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU MAY-2020	JUN- SEPT-2018	PROJECTED FY 2020	BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 126	643	\$ 400	\$ 322	135	\$ 457	\$ 500
Special Assmnts- Tax Collector	27,050	27,060	8,956	8,835	121	8,956	11,086
Special Assmnts- Discounts	(951)	(907)	(358)	(323)	-	(323)	(443)
TOTAL REVENUES	26,225	26,796	8,998	8,834	256	9,090	11,142
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	794	806	1,000	440	333	773	1,000
FICA Taxes	57	62	77	34	26	60	77
Contracts-Gates	350	350	350	-	117	117	350
Communication - Telephone	581	590	550	42	183	225	400
R&M-Gate	4,650	300	2,148	1,640	716	2,356	2,240
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	55	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	418	479	179	170	6	176	222
Misc-Contingency	-	-	270	-	90	90	430
Reserve - Roadways	-	-	4,020	-	-	-	4,020
Reserve - Sidewalks	-	-	402	-	-	-	402
Total Field	6,850	2,642	8,998	2,326	1,471	3,797	11,142
TOTAL EXPENDITURES	6,850	2,642	8,998	2,326	1,471	3,797	11,142
Excess (deficiency) of revenues							
Over (under) expenditures	19,375	24,154	-	6,508	(1,215)	5,293	-
Net change in fund balance	19,375	24,154	-	6,508	(1,215)	5,293	-
FUND BALANCE, BEGINNING	12,139	31,514	55,668	55,668	-	55,668	60,961
FUND BALANCE, ENDING	\$ 31,514	\$ 55,668	\$ 55,668	\$ 62,176	\$ (1,215)	\$ 60,961	\$ 60,961

**MEADOW POINTE II**

Community Development District

Glenham Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Glenham Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Glenham.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 835	\$ 4,243	\$ 1,500	\$ 2,134	750	\$ 2,884	\$ 2,000
Special Assmnts- Tax Collector	73,008	73,325	22,435	22,132	303	22,435	24,540
Special Assmnts- Discounts	(2,566)	(2,459)	(897)	(811)	-	(811)	(982)
<b>TOTAL REVENUES</b>	<b>71,277</b>	<b>75,109</b>	<b>23,038</b>	<b>23,455</b>	<b>1,053</b>	<b>24,508</b>	<b>25,558</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	820	952	1,000	571	333	904	1,000
FICA Taxes	59	71	77	44	26	70	77
Contracts-Gates	263	350	350	-	117	117	350
Communication - Telephone	139	272	150	37	50	87	150
R&M-Gate	1,890	2,353	2,700	4,180	350	4,530	3,300
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,129	1,298	990	426	6	432	491
Misc-Contingency	-	-	2,390	54	797	851	2,810
Reserve - Roadways	-	-	13,981	-	-	-	13,981
Reserve - Sidewalks	-	-	1,398	-	-	-	1,398
<b>Total Field</b>	<b>4,300</b>	<b>5,296</b>	<b>23,038</b>	<b>5,312</b>	<b>1,678</b>	<b>6,990</b>	<b>25,558</b>
<b>TOTAL EXPENDITURES</b>	<b>4,300</b>	<b>5,296</b>	<b>23,038</b>	<b>5,312</b>	<b>1,678</b>	<b>6,990</b>	<b>25,558</b>
Excess (deficiency) of revenues							
Over (under) expenditures	66,977	69,813	-	18,143	(625)	17,518	-
Net change in fund balance	66,977	69,813	-	18,143	(625)	17,518	-
<b>FUND BALANCE, BEGINNING</b>	<b>85,501</b>	<b>152,478</b>	<b>222,291</b>	<b>222,291</b>	<b>-</b>	<b>222,291</b>	<b>239,809</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 152,478</b>	<b>\$ 222,291</b>	<b>\$ 222,291</b>	<b>\$ 240,434</b>	<b>\$ (625)</b>	<b>\$ 239,809</b>	<b>\$ 239,809</b>

**MEADOW POINTE II**

Community Development District

Iverson Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.



**MEADOW POINTE II**

Community Development District

Iverson Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Iverson.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Special Assmnts- Tax Collector	37,236	37,222	17,630	17,392	238	17,630	20,470
Special Assmnts- Discounts	(1,309)	(1,249)	(705)	(637)	-	(637)	(819)
<b>TOTAL REVENUES</b>	<b>35,927</b>	<b>35,973</b>	<b>16,925</b>	<b>16,755</b>	<b>238</b>	<b>16,993</b>	<b>19,651</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	838	902	1,000	383	333	716	1,000
FICA Taxes	60	71	77	29	26	55	77
Contracts-Gates	350	350	350	-	117	117	350
Communication - Telephone	516	1,300	1,000	-	333	333	1,000
R&M-Gate	5,465	6,710	6,000	800	2,000	2,800	6,000
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	576	659	353	335	5	340	409
Misc-Contingency	-	676	1,630	314	543	857	2,300
Reserve - Roadways	-	-	3,966	-	-	-	3,966
Reserve - Sidewalks	-	-	2,547	-	-	-	2,547
<b>Total Field</b>	<b>7,805</b>	<b>10,868</b>	<b>16,925</b>	<b>1,861</b>	<b>3,357</b>	<b>5,218</b>	<b>19,651</b>
<b>TOTAL EXPENDITURES</b>	<b>7,805</b>	<b>10,868</b>	<b>16,925</b>	<b>1,861</b>	<b>3,357</b>	<b>5,218</b>	<b>19,651</b>
Excess (deficiency) of revenues							
Over (under) expenditures	28,122	25,105	-	14,894	(3,119)	11,775	-
Net change in fund balance	28,122	25,105	-	14,894	(3,119)	11,775	-
<b>FUND BALANCE, BEGINNING</b>	(51,008)	(22,886)	2,219	2,219	-	2,219	13,994
<b>FUND BALANCE, ENDING</b>	<b>\$ (22,886)</b>	<b>\$ 2,219</b>	<b>\$ 2,219</b>	<b>\$ 17,113</b>	<b>\$ (3,119)</b>	<b>\$ 13,994</b>	<b>\$ 13,994</b>

**MEADOW POINTE II**

Community Development District

Lettingwell Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Lettingwell Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Lettingwell.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 1,060	\$ 5,387	\$ 1,500	\$ 2,707	750	\$ 3,457	\$ 2,000
Special Assmnts- Tax Collector	96,411	96,364	65,492	64,608	884	65,492	69,430
Special Assmnts- Discounts	(3,389)	(3,231)	(2,620)	(2,366)	-	(2,366)	(2,777)
<b>TOTAL REVENUES</b>	<b>94,082</b>	<b>98,520</b>	<b>64,372</b>	<b>64,949</b>	<b>1,634</b>	<b>66,583</b>	<b>68,653</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	824	986	1,000	693	333	1,026	1,000
FICA Taxes	59	75	77	53	26	79	77
Contracts-Gates	490	490	490	-	163	163	490
Communication - Telephone	142	960	800	-	267	267	600
R&M-Gate	2,760	6,795	9,900	1,700	3,300	5,000	9,743
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,491	1,706	1,310	1,245	18	1,263	1,389
Misc-Contingency	-	-	34,370	1,044	800	1,844	36,930
Reserve - Roadways	-	-	9,930	-	-	-	9,930
Reserve - Sidewalks	-	-	6,493	-	-	-	6,493
<b>Total Field</b>	<b>5,766</b>	<b>11,012</b>	<b>64,372</b>	<b>4,735</b>	<b>4,907</b>	<b>9,642</b>	<b>68,653</b>
<b>TOTAL EXPENDITURES</b>	<b>5,766</b>	<b>11,012</b>	<b>64,372</b>	<b>4,735</b>	<b>4,907</b>	<b>9,642</b>	<b>68,653</b>
Excess (deficiency) of revenues Over (under) expenditures	88,316	87,508	-	60,214	(3,273)	56,941	-
Net change in fund balance	88,316	87,508	-	60,214	(3,273)	56,941	-
<b>FUND BALANCE, BEGINNING</b>	106,967	195,283	284,093	284,093	-	284,093	341,034
<b>FUND BALANCE, ENDING</b>	<b>\$ 195,283</b>	<b>\$ 282,791</b>	<b>\$ 284,093</b>	<b>\$ 344,307</b>	<b>\$ (3,273)</b>	<b>\$ 341,034</b>	<b>\$ 341,034</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field**

**Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**Budget Narrative**  
Fiscal Year 2021

**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Longleaf.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 798	\$ 4,045	\$ 1,500	\$ 1,896	500	\$ 2,396	\$ 2,500
Special Assmnts- Tax Collector	38,068	38,208	20,971	19,266	1,705	20,971	23,088
Special Assmnts- Discounts	(1,338)	(1,281)	(839)	(758)	-	(758)	(924)
<b>TOTAL REVENUES</b>	<b>37,528</b>	<b>40,972</b>	<b>21,632</b>	<b>20,404</b>	<b>2,205</b>	<b>22,609</b>	<b>24,664</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	827	800	1,000	298	333	631	1,000
FICA Taxes	59	61	77	23	26	49	77
Contracts-Gates	350	350	350	-	117	117	350
Communication - Telephone	139	472	450	54	150	204	450
R&M-Gate	-	556	1,750	2,190	583	2,773	1,750
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	589	676	419	118	34	152	462
Misc-Contingency	-	-	10,090	7	-	7	11,030
Reserve - Roadways	-	-	6,858	-	-	-	6,858
Reserve - Sidewalks	-	-	686	-	-	-	686
<b>Total Field</b>	<b>1,964</b>	<b>2,915</b>	<b>21,682</b>	<b>2,690</b>	<b>1,243</b>	<b>3,933</b>	<b>24,664</b>
<b>TOTAL EXPENDITURES</b>	<b>1,964</b>	<b>2,915</b>	<b>21,682</b>	<b>2,690</b>	<b>1,243</b>	<b>3,933</b>	<b>24,664</b>
Excess (deficiency) of revenues Over (under) expenditures	35,564	38,057	(50)	17,714	962	18,676	-
Net change in fund balance	35,564	38,057	(50)	17,714	962	18,676	-
<b>FUND BALANCE, BEGINNING</b>	<b>83,621</b>	<b>119,185</b>	<b>157,242</b>	<b>157,242</b>	<b>-</b>	<b>157,242</b>	<b>175,918</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 119,185</b>	<b>\$ 157,242</b>	<b>\$ 157,192</b>	<b>\$ 174,956</b>	<b>\$ 962</b>	<b>\$ 175,918</b>	<b>\$ 175,918</b>



**MEADOW POINTE II**

Community Development District

Manor Isle Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Manor Isle Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Manor Isle.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUN-	PROJECTED	BUDGET
	FY 2018	FY 2019	FY 2020	MAY-2020	SEPT-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 1,356	\$ 6,862	\$ 1,900	\$ 3,449	1,500	\$ 4,949	\$ 2,500
Special Assmnts- Tax Collector	42,648	42,632	17,945	17,703	242	17,945	20,678
Special Assmnts- Discounts	(1,499)	(1,429)	(718)	(648)	-	(648)	(827)
TOTAL REVENUES	42,505	48,065	19,127	20,504	1,742	22,246	22,351
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	867	803	1,000	430	333	763	1,000
FICA Taxes	61	61	77	33	26	59	77
Contracts-Gates	350	350	350	-	117	117	350
Communication - Telephone	139	135	120	54	40	94	125
R&M-Gate	1,680	4,034	3,270	1,305	1,090	2,395	3,000
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	660	755	359	341	5	346	414
Misc-Contingency	-	89	585	54	195	249	2,020
Reserve - Roadways	-	-	9,804	-	-	-	9,804
Reserve - Sidewalks	-	-	3,560	-	-	-	3,560
Total Field	3,757	6,227	19,127	2,217	1,805	4,022	22,351
TOTAL EXPENDITURES	3,757	6,227	19,127	2,217	1,805	4,022	22,351
Excess (deficiency) of revenues							
Over (under) expenditures	38,748	41,838	-	18,287	(63)	18,224	-
Net change in fund balance	38,748	41,838	-	18,287	(63)	18,224	-
FUND BALANCE, BEGINNING	143,258	182,006	223,844	223,844	-	223,844	242,068
FUND BALANCE, ENDING	\$ 182,006	\$ 223,844	\$ 223,844	\$ 242,131	\$ (63)	\$ 242,068	\$ 242,068

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field**

**Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**Budget Narrative**  
Fiscal Year 2021

**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Sedgwick.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 1,046	\$ 5,297	\$ 1,200	\$ 2,663	1,332	\$ 3,995	\$ 2,500
Special Assmnts- Tax Collector	44,953	44,937	28,949	28,558	391	28,949	31,688
Special Assmnts- Discounts	(1,580)	(1,507)	(1,158)	(1,046)	-	(1,046)	(1,268)
<b>TOTAL REVENUES</b>	<b>44,419</b>	<b>48,727</b>	<b>28,991</b>	<b>30,175</b>	<b>1,723</b>	<b>31,898</b>	<b>32,920</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	834	810	1,000	418	333	751	1,000
FICA Taxes	60	62	77	32	26	58	77
Contracts-Gates	350	350	350	-	7	7	350
Communication - Telephone	139	272	120	54	40	94	125
R&M-Gate	1,670	1,730	6,500	770	2,167	2,937	5,000
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	695	796	579	550	8	558	634
Misc-Contingency	-	-	10,140	-	3,380	3,380	13,510
Reserve - Roadways	-	-	6,930	-	-	-	6,930
Reserve - Sidewalks	-	-	3,293	-	-	-	3,293
<b>Total Field</b>	<b>3,748</b>	<b>4,020</b>	<b>28,991</b>	<b>1,824</b>	<b>5,961</b>	<b>7,785</b>	<b>32,920</b>
<b>TOTAL EXPENDITURES</b>	<b>3,748</b>	<b>4,020</b>	<b>28,991</b>	<b>1,824</b>	<b>5,961</b>	<b>7,785</b>	<b>32,920</b>
Excess (deficiency) of revenues Over (under) expenditures	40,671	44,707	-	28,351	(4,238)	24,113	-
Net change in fund balance	40,671	44,707	-	28,351	(4,238)	24,113	-
<b>FUND BALANCE, BEGINNING</b>	110,357	151,028	195,735	195,735	-	195,735	219,848
<b>FUND BALANCE, ENDING</b>	<b>\$ 151,028</b>	<b>\$ 195,735</b>	<b>\$ 195,735</b>	<b>\$ 224,086</b>	<b>\$ (4,238)</b>	<b>\$ 219,848</b>	<b>\$ 219,848</b>

**MEADOW POINTE II**

Community Development District

Tullamore Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Tullamore Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Tullamore.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.



## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 1,336	\$ 6,763	\$ 2,000	\$ 3,400	1,200	\$ 4,600	\$ 3,000
Special Assmnts- Tax Collector	51,905	51,885	26,891	26,528	363	26,891	29,837
Special Assmnts- Discounts	(1,825)	(1,740)	(1,076)	(972)	-	(972)	(1,193)
<b>TOTAL REVENUES</b>	<b>51,416</b>	<b>56,908</b>	<b>27,815</b>	<b>28,956</b>	<b>1,563</b>	<b>30,519</b>	<b>31,643</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	840	821	1,000	450	333	783	1,000
FICA Taxes	60	63	77	34	26	60	77
Contracts-Gates	350	350	350	-	204	204	350
Communication - Telephone	139	217	140	109	47	156	200
R&M-Gate	5,390	7,015	2,750	2,705	917	3,622	4,500
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	803	919	538	511	7	518	597
Misc-Contingency	-	-	8,830	-	2,943	2,943	8,790
Reserve - Roadways	-	-	14,128	-	-	-	14,128
<i>Total Field</i>	<b>7,582</b>	<b>9,478</b>	<b>27,815</b>	<b>3,809</b>	<b>4,477</b>	<b>8,286</b>	<b>31,643</b>
<b>TOTAL EXPENDITURES</b>	<b>7,582</b>	<b>9,478</b>	<b>27,815</b>	<b>3,809</b>	<b>4,477</b>	<b>8,286</b>	<b>31,643</b>
Excess (deficiency) of revenues Over (under) expenditures	43,834	47,430	-	25,147	(2,914)	22,233	-
Net change in fund balance	43,834	47,430	-	25,147	(2,914)	22,233	-
<b>FUND BALANCE, BEGINNING</b>	141,217	185,051	232,481	232,481	-	232,481	254,714
<b>FUND BALANCE, ENDING</b>	<b>\$ 185,051</b>	<b>\$ 232,481</b>	<b>\$ 232,481</b>	<b>\$ 257,628</b>	<b>\$ (2,914)</b>	<b>\$ 254,714</b>	<b>\$ 254,714</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field**

**Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Vermillion Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Vermillion.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ 2,275	\$ 11,528	\$ 3,500	\$ 5,795	1,500	\$ 7,295	\$ 5,000
Special Assmnts- Tax Collector	111,923	112,387	65,581	64,696	885	65,581	67,708
Special Assmnts- Discounts	(3,934)	(3,768)	(2,623)	(2,369)	-	(2,369)	(2,708)
<b>TOTAL REVENUES</b>	<b>110,264</b>	<b>120,247</b>	<b>66,458</b>	<b>68,122</b>	<b>2,385</b>	<b>70,507</b>	<b>70,000</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	889	1,007	1,000	634	333	967	1,000
FICA Taxes	64	77	77	49	26	75	77
Contracts-Gates	350	350	350	-	204	204	350
Communication - Telephone	329	892	250	-	83	83	250
R&M-Gate	8,690	5,090	8,000	2,505	5,495	8,000	8,000
R&M-Security Cameras	-	-	-	-	-	-	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,731	1,988	1,312	1,247	18	1,265	1,354
Misc-Contingency	-	-	31,650	2,076	659	2,735	33,150
Reserve - Roadways	-	-	21,652	-	-	-	21,652
Reserve - Sidewalks	-	-	2,165	-	-	-	2,165
<b>Total Field</b>	<b>12,249</b>	<b>9,716</b>	<b>66,458</b>	<b>6,511</b>	<b>6,818</b>	<b>13,329</b>	<b>70,000</b>
<b>TOTAL EXPENDITURES</b>	<b>12,249</b>	<b>9,716</b>	<b>66,458</b>	<b>6,511</b>	<b>6,818</b>	<b>13,329</b>	<b>70,000</b>
Excess (deficiency) of revenues							
Over (under) expenditures	98,015	110,531	-	61,611	(4,433)	57,178	-
Net change in fund balance	98,015	110,531	-	61,611	(4,433)	57,178	-
<b>FUND BALANCE, BEGINNING</b>	238,498	336,513	447,044	447,044	-	447,044	504,222
<b>FUND BALANCE, ENDING</b>	<b>\$ 336,513</b>	<b>\$ 447,044</b>	<b>\$ 447,044</b>	<b>\$ 508,655</b>	<b>\$ (4,433)</b>	<b>\$ 504,222</b>	<b>\$ 504,222</b>

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field**

**Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

**FICA Taxes (521001-53901)**

Payroll taxes for employees.

**Contracts-Gates (534140-53901)**

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

**Communication-Telephone (541003-53901)**

Telephone service and fax transmission expenditures at gates only.

**R&M-Gate (546034-53901)**

This is for the repairs and maintenance of the gates.

**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**MEADOW POINTE II**

Community Development District

Wrencrest Fund

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**Budget Narrative**  
Fiscal Year 2021**R&M-Roads (546139-53901)**

This budget line is to repair the roadways.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Miscellaneous-Contingency (549900-53901)**

This represents any miscellaneous contingency during the Fiscal Year.

**Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Wrencrest.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$ -	\$ -	\$ -	\$ -	\$ 4,298
Special Assmnts- Discounts	-	-	-	-	(172)
<b>TOTAL REVENUES</b>	-	-	-	-	4,126
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone	-	-	-	-	384
R&M-Security Cameras	-	-	-	-	2,000
Misc-Assessmnt Collection Cost	-	-	-	-	86
Reserve - Sidewalks	-	-	-	-	1,656
<i>Total Field</i>	-	-	-	-	4,126
<b>TOTAL EXPENDITURES</b>	-	-	-	-	4,126
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	-	-
Net change in fund balance	-	-	-	-	-
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	-
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## MEADOW POINTE II

Community Development District

Deer Run Fund

### Budget Narrative Fiscal Year 2021

#### REVENUES

##### **Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

##### **Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

#### EXPENDITURES - *Field*

##### **Communication-Telephone (541003-53901)**

The District is charged for Telephone expenditures.

##### **R&M-Security Cameras (546345-53901)**

This budget line is to repair the security cameras.

##### **Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

##### **Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.



## Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$ -	\$ -	\$ -	\$ -	\$ 4,163
Special Assmnts- Discounts	-	-	-	-	(167)
<b>TOTAL REVENUES</b>	-	-	-	-	3,996
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone	-	-	-	-	384
R&M-Security Cameras	-	-	-	-	2,000
Misc-Assessmnt Collection Cost	-	-	-	-	83
Reserve - Sidewalks	-	-	-	-	1,529
<i>Total Field</i>	-	-	-	-	3,996
<b>TOTAL EXPENDITURES</b>	-	-	-	-	3,996
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-
Net change in fund balance	-	-	-	-	-
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	-
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**MEADOW POINTE II**

Community Development District

Morning Side Fund

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Field****Communication-Telephone (541003-53901)**

The District is charged for Telephone expenditures.

**R&M-Security Cameras (546345-53901)**

This budget line is to repair the security cameras.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

**Reserve - Sidewalks (568162-53901)**

This budget line is to repair the sidewalk.

**Exhibit "C"**  
Allocation of Reserves - Villages

	003 Charlesworth	004 Colehaven	005 Covina Key	006 Glenham	007 Iverson	008 Lettingwell	009 Longleaf	010 Manor Isle	011 Sedgwick	012 Tullamore	013 Vermillion	014 Wrencrest	015 Deer Run	016 Morning Side
<b>AVAILABLE FUNDS</b>														
Beginning Fund Balance - Fiscal Year 2021	\$ 251,126	\$ 83,313	\$ 312,503	\$ 60,961	\$ 239,809	\$ 13,994	\$ 341,034	\$ 175,918	\$ 242,068	\$ 219,848	\$ 254,714	\$ 504,222	\$ -	\$ -
Net Change in Fund Balance - Fiscal Year 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Fiscal Year 2021 Addition	17,901	4,560	15,302	4,422	15,379	6,513	16,423	7,544	13,364	10,223	14,128	23,817	1,656	1,529
<b>Total Funds Available (Estimated) - 9/30/2021</b>	<b>269,027</b>	<b>87,873</b>	<b>327,805</b>	<b>65,383</b>	<b>255,188</b>	<b>20,507</b>	<b>357,457</b>	<b>183,462</b>	<b>255,432</b>	<b>230,071</b>	<b>268,842</b>	<b>528,039</b>	<b>1,656</b>	<b>1,529</b>
<b>ALLOCATION OF AVAILABLE FUNDS</b>														
<b>Assigned Fund Balance</b>														
Operating Reserve - Operating Capital (1)	6,749	2,498	7,837	2,786	6,390	4,913	17,163	6,166	5,588	8,230	7,911	17,500	-	-
Reserves - Roadways Prior Years	149,423	51,450	145,343	28,511	147,949	-	140,858	75,409	113,703	77,230	132,898	220,344	-	-
Reserves - Roadways FY 2020	14,500	4,000	15,302	4,020	13,981	3,966	9,930	6,858	9,804	6,930	14,128	21,652	-	-
Reserves - Roadways FY2020 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Roadways FY 2021	14,500	4,000	15,302	4,020	13,981	-	9,930	6,858	9,804	6,930	14,128	21,652	-	-
<b>Total Reserves-Roadways</b>	<b>178,423</b>	<b>59,450</b>	<b>175,947</b>	<b>36,551</b>	<b>175,911</b>	<b>3,966</b>	<b>160,718</b>	<b>89,125</b>	<b>133,311</b>	<b>91,090</b>	<b>161,154</b>	<b>263,648</b>	<b>-</b>	<b>-</b>
Reserves - Sidewalks Prior Years	15,660	2,374	3,293	804	2,796	-	12,986	2,058	9,140	15,251	1,936	2,165	-	-
Reserves - Sidewalks FY 2020	3,401	560	-	402	1,398	2,547	6,493	686	3,560	3,293	-	2,165	-	-
Reserves - Sidewalks FY2020 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Sidewalks FY 2021	3,401	560	-	402	1,398	-	6,493	686	3,560	3,293	-	2,165	1,656	1,529
<b>Total Reserves-Sidewalks</b>	<b>22,462</b>	<b>3,494</b>	<b>3,293</b>	<b>1,608</b>	<b>5,592</b>	<b>2,547</b>	<b>25,972</b>	<b>3,430</b>	<b>16,260</b>	<b>21,837</b>	<b>1,936</b>	<b>6,495</b>	<b>1,656</b>	<b>1,529</b>
Subtotal	207,634	65,442	187,077	40,945	187,893	11,426	203,853	98,721	155,159	121,157	171,001	287,643	1,656	1,529
<b>Total Allocation of Available Funds</b>	<b>207,634</b>	<b>65,442</b>	<b>187,077</b>	<b>40,945</b>	<b>187,893</b>	<b>11,426</b>	<b>203,853</b>	<b>98,721</b>	<b>155,159</b>	<b>121,157</b>	<b>171,001</b>	<b>287,643</b>	<b>1,656</b>	<b>1,529</b>
<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 61,393</b>	<b>\$ 22,431</b>	<b>\$ 140,728</b>	<b>\$ 24,439</b>	<b>\$ 67,295</b>	<b>\$ 9,081</b>	<b>\$ 153,604</b>	<b>\$ 84,741</b>	<b>\$ 100,273</b>	<b>\$ 108,914</b>	<b>\$ 97,841</b>	<b>\$ 240,396</b>	<b>\$ -</b>	<b>\$ -</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures

**MEADOW POINTE II**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2021 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 1,303	\$ 500	\$ 1,673	\$ 150	\$ 1,823	\$ 800
Special Assmnts- Tax Collector	-	-	645,130	636,423	8,707	645,130	645,130
Special Assmnts- Discounts	-	-	(25,805)	(23,308)	-	(23,308)	(25,805)
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,303</b>	<b>619,825</b>	<b>614,788</b>	<b>8,857</b>	<b>623,645</b>	<b>620,124</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	129,026	12,263	174	12,437	12,903
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>129,026</b>	<b>12,263</b>	<b>174</b>	<b>12,437</b>	<b>12,903</b>
<i>Debt Service</i>							
Principal Debt Retirement	-	-	305,000	305,000	-	305,000	310,000
Interest Expense	-	152,421	303,159	303,159	-	303,159	295,915
<b>Total Debt Service</b>	<b>-</b>	<b>152,421</b>	<b>608,159</b>	<b>608,159</b>	<b>-</b>	<b>608,159</b>	<b>605,915</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>152,421</b>	<b>737,185</b>	<b>620,422</b>	<b>174</b>	<b>620,596</b>	<b>618,818</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(151,118)	(117,360)	(5,634)	8,683	3,049	1,307
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	(39)	-	-	-	-	-
Loan/Note Proceeds	-	607,212	-	-	-	-	-
Operating Transfers-Out	-	(49)	-	(929)	-	(929)	-
Contribution to (Use of) Fund Balance	-	-	(117,360)	-	-	-	1,307
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>607,124</b>	<b>(117,360)</b>	<b>(929)</b>	<b>-</b>	<b>(929)</b>	<b>1,307</b>
Net change in fund balance	-	455,559	(117,360)	(6,563)	8,683	2,120	1,307
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>-</b>	<b>303,952</b>	<b>303,952</b>	<b>-</b>	<b>303,952</b>	<b>306,072</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 455,558</b>	<b>\$ 186,592</b>	<b>\$ 297,389</b>	<b>\$ 8,683</b>	<b>\$ 306,072</b>	<b>\$ 307,379</b>

## DEBT SERVICE SCHEDULE

Meadow Pointe II Community Development District  
Special Assessment Bonds, Series 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2020			147,957.50	147,957.50	604,536.88
5/1/2021	310,000	2.500%	147,957.50	457,957.50	
11/1/2021			144,082.50	144,082.50	602,040.00
5/1/2022	320,000	2.625%	144,082.50	464,082.50	
11/1/2022			139,882.50	139,882.50	603,965.00
5/1/2023	330,000	2.750%	139,882.50	469,882.50	
11/1/2023			135,345.00	135,345.00	605,227.50
5/1/2024	340,000	2.875%	135,345.00	475,345.00	
11/1/2024			130,457.50	130,457.50	605,802.50
5/1/2025	350,000	3.000%	130,457.50	480,457.50	
11/1/2025			125,207.50	125,207.50	605,665.00
5/1/2026	360,000	3.125%	125,207.50	485,207.50	
11/1/2026			119,582.50	119,582.50	604,790.00
5/1/2027	370,000	3.250%	119,582.50	489,582.50	
11/1/2027			113,570.00	113,570.00	603,152.50
5/1/2028	385,000	3.400%	113,570.00	498,570.00	
11/1/2028			107,025.00	107,025.00	605,595.00
5/1/2029	395,000	3.500%	107,025.00	502,025.00	
11/1/2029			100,112.50	100,112.50	602,137.50
5/1/2030	410,000	3.875%	100,112.50	510,112.50	
11/1/2030			92,168.75	92,168.75	602,281.25
5/1/2031	430,000	3.875%	92,168.75	522,168.75	
11/1/2031			83,837.50	83,837.50	606,006.25
5/1/2032	445,000	3.875%	83,837.50	528,837.50	
11/1/2032			75,215.63	75,215.63	604,053.13
5/1/2033	465,000	3.875%	75,215.63	540,215.63	
11/1/2033			66,206.25	66,206.25	606,421.88
5/1/2034	480,000	4.125%	66,206.25	546,206.25	
11/1/2034			56,306.25	56,306.25	602,512.50
5/1/2035	500,000	4.125%	56,306.25	556,306.25	
11/1/2035			45,993.75	45,993.75	602,300.00
5/1/2036	525,000	4.125%	45,993.75	570,993.75	

**DEBT SERVICE SCHEDULE****Meadow Pointe II Community Development District  
Special Assessment Bonds, Series 2018**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2036			35,165.63	35,165.63	606,159.38
5/1/2037	545,000	4.125%	35,165.63	580,165.63	
11/1/2037			23,925.00	23,925.00	604,090.63
5/1/2038	570,000	4.125%	23,925.00	593,925.00	
11/1/2038			12,168.75	12,168.75	606,093.75
5/1/2039	590,000	4.125%	12,168.75	602,168.75	602,168.75
	<b>8,120,000</b>		<b>3,508,420</b>	<b>11,628,420</b>	<b>12,084,999</b>

**MEADOW POINTE II**

Community Development District

*Debt Service Series 2018 Fund***Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments (361001)**

The District earns interest income on their trust accounts with US Bank.

**Special Assessments-Tax Collector (363010)**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts (363090)**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Administrative****Misc. – Assessment Collection Cost (549070-51301)**

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**EXPENDITURES – Debt Service****Principal Debt Retirement (571001-51701)**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense (572001-51701)**

The District pays interest expense on the debt twice during the year.



**MEADOW POINTE II**  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2021

**MEADOW POINTE II**

Community Development District

Agenda Page #98

*All Funds***2021vs 2020 ASSESSMENT MATRIX**

Parcel Unit	Subdivision Name	Lot Size	Product Type	# Lots	Assessments							
					O&M	Garbage Pick Up	Special Village	Deed Rest. Enforcement	Series 2018 DS	FY 2021 Total	FY 2020 Total	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$831.11	\$119.53	\$21.24	\$35.35	\$174.08	\$1,181.32	\$1,160.08	1.83%
9.2	Morningside	60'x110'	SF	63	\$831.11	\$119.53	\$21.24	\$35.35	\$174.08	\$1,181.32	\$1,160.08	1.83%
9.3	Morningside	60'x110'	SF	56	\$831.11	\$119.53	\$21.24	\$35.35	\$174.08	\$1,181.32	\$1,160.08	1.83%
10.1	Deer Run	65'x115'	SF	66	\$831.11	\$119.53	\$28.84	\$35.35	\$178.55	\$1,193.40	\$1,164.55	2.48%
10.2	Deer Run	65'x115'	SF	51	\$831.11	\$119.53	\$28.84	\$35.35	\$178.55	\$1,193.40	\$1,164.55	2.48%
10.3	Deer Run	65'x115'	SF	32	\$831.11	\$119.53	\$28.84	\$35.35	\$178.55	\$1,193.40	\$1,164.55	2.48%
11.1	Manor Isle	80'x120'	SF	38	\$831.11	\$119.53	\$299.84	\$35.35	\$402.63	\$1,688.47	\$1,660.98	1.66%
11.2	Manor Isle	80'x120'	SF	39	\$831.11	\$119.53	\$299.84	\$35.35	\$402.63	\$1,688.47	\$1,660.98	1.66%
12.1	Longleaf	35'x110'	SVIL	124	\$831.11	\$119.53	\$315.59	\$0.00	\$318.33	\$1,584.57	\$1,566.67	1.14%
12.2	Longleaf	35'x110'	SVIL	96	\$831.11	\$119.53	\$315.59	\$0.00	\$318.33	\$1,584.57	\$1,566.67	1.14%
14.1	Covina Key	Townhome	TH	84	\$474.92	\$0.00	\$171.61	\$0.00	\$296.59	\$943.12	\$925.84	1.87%
14.2	Covina Key	Townhome	TH	82	\$474.92	\$0.00	\$171.61	\$0.00	\$296.59	\$943.12	\$925.84	1.87%
14.3	Anand Vihar	Multi Family	MF	24	\$277.04	\$0.00	\$0.00	\$0.00	\$51.77	\$328.81	\$328.81	0.00%
14.4	Anand Vihar	Townhome	TH	155	\$474.92	\$0.00	\$0.00	\$0.00	\$88.76	\$563.68	\$563.68	0.00%
15.1	Lettingwell	40'x110	SVIL	86	\$831.11	\$119.53	\$238.02	\$0.00	\$405.78	\$1,594.45	\$1,561.43	2.11%
15.2	Glenham	40'x110	SVIL	64	\$831.11	\$119.53	\$173.21	\$35.35	\$461.60	\$1,620.82	\$1,587.54	2.10%
16.1	Sedgwick	Townhome	TH	129	\$474.92	\$0.00	\$160.30	\$0.00	\$297.53	\$932.75	\$911.56	2.32%
16.2	Vermillion	Townhome	TH	174	\$474.92	\$0.00	\$171.48	\$0.00	\$249.77	\$896.17	\$879.24	1.93%
16.3	Charlesworth	Townhome	TH	118	\$474.92	\$0.00	\$211.82	\$0.00	\$346.68	\$1,033.42	\$1,011.11	2.21%
16.4	Tullamore	Townhome	TH	130	\$474.92	\$0.00	\$243.75	\$0.00	\$229.14	\$947.81	\$926.74	2.27%
17.1	Wrencrest	50'x110	SF	71	\$831.11	\$119.53	\$267.62	\$35.35	\$363.77	\$1,617.39	\$1,608.99	0.52%
17.2	Wrencrest	50'x110	SF	102	\$831.11	\$119.53	\$267.62	\$35.35	\$363.77	\$1,617.39	\$1,608.99	0.52%
17.3	Wrencrest	40'x110	SF	80	\$831.11	\$119.53	\$267.62	\$35.35	\$363.77	\$1,617.39	\$1,608.99	0.52%
18.1	Iverson	60'x110'	SF	81	\$831.11	\$119.53	\$144.35	\$35.35	\$478.13	\$1,608.48	\$1,596.10	0.78%
18.2	Iverson	60'x110'	SF	89	\$831.11	\$119.53	\$144.35	\$35.35	\$478.13	\$1,608.48	\$1,596.10	0.78%
18.3	Colehaven	80'x120'	SF	51	\$831.11	\$119.53	\$183.65	\$35.35	\$565.54	\$1,735.19	\$1,693.48	2.46%
ZCOM			ZCOM	6.5	\$16,622.29	\$0.00	\$0.00	\$0.00		\$16,622.29	\$16,622.29	0.00%
Total				2168.5								

## GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	47.10%	896	\$ 744,679	\$831.11
VILLA	19.45%	370	\$ 307,512	\$831.11
TH	26.19%	872	\$ 414,131	\$474.92
MF	0.42%	24	\$ 6,649	\$277.04
COMM	6.83%	6.50	\$ 108,045	\$16,622.29
<b>100.00%</b>			<b>\$1,581,016</b>	

	FISCAL YEAR 2020	FISCAL YEAR 2021	Increase / (Decrease)
GROSS ASSESSMENT	\$1,581,016	<b>\$1,581,016</b>	
ASSMT PER UNIT			
SF 45.27%	\$831.11	<b>\$831.11</b>	0.00%
VILLA 18.57%	\$831.11	<b>\$831.11</b>	0.00%
TH 25.72%	\$474.92	<b>\$474.92</b>	0.00%
MF 3.91%	\$277.04	<b>\$277.04</b>	0.00%
COMM 6.52%	\$16,622.29	<b>\$16,622.29</b>	0.00%
<b>100.00%</b>			

## TRASH COLLECTION

	UNITS/ ACRES	FISCAL YEAR 2020	FISCAL YEAR 2021	Increase / (Decrease)
GROSS ASSESSMENT		151,330	<b>151,330</b>	
ASSMT PER RESIDENTIAL	1,266	\$119.53	<b>\$119.53</b>	0.00%

**DEED RESTRICTION**

	UNITS/ ACRES	FISCAL YEAR 2020	FISCAL YEAR 2021	Increase / (Decrease)
GROSS ASSESSMENT		\$33,940	<b>\$33,940</b>	
ASSMT PER RESIDENTIAL	960	\$35.35	<b>\$35.35</b>	0.00%

**GATES**

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	4,163.00	\$21.24
SP 10	DEER RUN	015	149	4,297.61	\$28.84
SP 11	MANOR ISLES	010	77	23,087.77	\$299.84
SP 12	LONGLEAF	009	220	69,430.10	\$315.59
SP 14-1	COVINA KEY	005	166	28,486.98	\$171.61
SP 15-1	LETTINGWELL	008	86	20,469.68	\$238.02
SP 15-2	GLENHAM	006	64	11,085.64	\$173.21
SP 16-1	SEDWICK	011	129	20,678.19	\$160.30
SP 16-2	VERMILLION	013	174	29,836.70	\$171.48
SP 16-3A	CHARLESWORTH	003	118	24,994.27	\$211.82
SP 16-3B	TULLAMORE	012	130	31,687.77	\$243.75
SP 17	WRENCREST	014	253	67,707.98	\$267.62
SP 18-1, 2	IVERSON	007	170	24,539.89	\$144.35
SP 18-3	COLEHAVEN	004	51	9,366.00	\$183.65
Total			<b>1,983.00</b>	<b>369,831.58</b>	

	SUBDIVISION	FUND	FISCAL YEAR 2020	FISCAL YEAR 2021	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$0.00	<b>\$21.24</b>	N/A
SP 10	DEER RUN	015	\$0.00	<b>\$28.84</b>	N/A
SP 11	MANOR ISLES	010	\$496.38	<b>\$299.84</b>	-40%
SP 12	LONGLEAF	009	\$438.16	<b>\$315.59</b>	-28%
SP 14-1	COVINA KEY	005	\$344.90	<b>\$171.61</b>	-50%
SP 15-1	LETTINGWELL	008	\$432.97	<b>\$238.02</b>	-45%
SP 15-2	GLENHAM	006	\$422.95	<b>\$173.21</b>	-59%
SP 16-1	SEDWICK	011	\$330.60	<b>\$160.30</b>	-52%
SP 16-2	VERMILLION	013	\$298.29	<b>\$171.48</b>	-43%
SP 16-3A	CHARLESWORTH	003	\$430.16	<b>\$211.82</b>	-51%
SP 16-3B	TULLAMORE	012	\$345.78	<b>\$243.75</b>	-30%
SP 17	WRENCREST	014	\$444.36	<b>\$267.62</b>	-40%
SP 18-1, 2	IVERSON	007	\$431.47	<b>\$144.35</b>	-67%
SP 18-3	COLEHAVEN	004	\$528.96	<b>\$183.65</b>	-65%

NOTE: The assessments provided on this page are based on preliminary numbers and are for review