

**Meadow Pointe II  
Community Development District**

**March 3, 2021**

**AGENDA PACKAGE**

**Communications Media Technology Via Zoom**

**Meeting ID #: 858-6411-3526**

**Meeting URL: <https://us02web.zoom.us/j/85864113526>**

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

**Passcode: 123456**

## **Meadow Pointe II Community Development District**

---

### **Inframark, Infrastructure Management Services**

210 North University Drive Suite 702, Coral Springs, Florida 33071

Phone: 954-603-0033 Fax: 954-345-1292

February 24, 2021

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 followed by a workshop will be held **Wednesday, March 3, 2021**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications. Following is the agenda for the meeting and following workshop:

- 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 on Agenda Items Only (Comments will be limited to three minutes.)**
- 6. Non-Staff Reports**
  - A. Law Enforcement
  - B. Residents Council
  - C. Government Liaison
- 7. Consent Agenda**
  - A. Deed Restrictions/DRVC
- 8. Reports**
  - A. Architectural Review
  - B. District Counsel
  - C. District Engineer
  - D. Operations Manager
- 9. Approval/Disapproval/Discussion**
  - A. Relocation of Barbecue
  - B. Parking Enforcement Signs
  - C. Discussion of Robert's Rules

Meadow Point II C.D.D.  
February 24, 2021  
Page Two

- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisor Comments**
- 12. Adjourn the Regular Meeting and Proceed to a Workshop**

**Board Workshop  
Agenda Items for Board Discussion  
(No Motions/Votes Accepted. Board Discussions Only)**

- 1. Call to Order**
- 2. Item for Discussion**
  - A. Discussion of Proposed Fiscal Year 2022 Budget
- 3. Adjournment**

Only items contained in the regular meeting will be voted on. A motion and a second must be made prior to any discussion. Each Supervisor will be given two minutes to make remarks; a second two-minute round will be given for rebuttal; after which a vote on the motion will be made. If there is not a second, the motion will die and no further discussion will be had.

Items listed for discussion during the workshop will be brought to the floor by the Chairperson and each Supervisor will have three minutes to discuss the issue, a second two-minute round will be given for rebuttal; after which a vote will be taken only for the purpose of determining whether or not the issue has support to proceed to the floor under New Business at the next full staff meeting. If there is not sufficient support for the issue, it will be tabled until a later discussion can be had. Only items on the agenda will be discussed and there will be no additional New Business.

Sincerely,

*Robert Nanni*

Robert Nanni  
District Manager

# WORKSHOP

## **Second Order of Business**

**2A.**

**MEADOW POINTE II**  
Community Development District

***Annual Operating Budgets***  
**Fiscal Year 2022**

Proposed Budget  
02.17.21

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
Budget Narrative .....	62
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2022-2021 Assessment Matrix.....	63-65

---

**MEADOW POINTE II**  
Community Development District

**Operating Budgets**  
Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JAN-2021	FEB- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 16,699	\$ 8,147	\$ 6,000	\$ 41	\$ 164	\$ 205	\$ 250
Garbage/Solid Waste Revenue	141,502	151,010	151,330	141,354	9,976	151,330	151,330
Interest - Tax Collector	346	308	-	10	40	50	-
Special Assmnts- Tax Collector	1,933,294	1,577,671	1,581,016	1,476,792	104,224	1,581,016	1,571,653
Special Assmnts- Delinquent	-	927	-	-	-	-	-
Special Assmnts- Discounts	(69,574)	(61,996)	(69,294)	(64,436)	(1,042)	(65,479)	(68,919)
Other Miscellaneous Revenues	17,595	136,325	8,266	6,881	1,385	8,266	8,266
Gate Bar Code/Remotes	8,093	7,781	5,000	2,074	3,333	5,407	5,000
Access Cards	1,627	927	3,000	181	1,119	1,300	1,300
<b>TOTAL REVENUES</b>	<b>2,079,791</b>	<b>1,821,100</b>	<b>1,685,318</b>	<b>1,562,897</b>	<b>119,199</b>	<b>1,682,096</b>	<b>1,668,880</b>

**EXPENDITURES***Administrative*

P/R-Board of Supervisors	22,800	23,200	24,000	8,200	15,800	24,000	24,000
FICA Taxes	1,744	1,775	1,836	627	1,209	1,836	1,836
ProfServ-Engineering	51,592	11,315	25,000	-	16,667	16,667	25,000
ProfServ-Legal Services	42,091	37,922	45,000	9,419	30,000	39,419	45,000
ProfServ-Mgmt Consulting Serv	75,260	70,584	72,135	24,045	48,090	72,135	74,299
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Special Assessment	-	7,378	8,116	8,116	-	8,116	8,359
ProfServ-Trustee	-	4,041	4,050	4,041	-	4,041	4,050
ProfServ-Web Site Maintenance	1,399	7,321	2,500	1,553	947	2,500	2,500
Auditing Services	4,400	4,400	4,400	-	4,400	4,400	4,400
Postage and Freight	1,575	5,534	1,500	102	1,000	1,102	1,500

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JAN-2021	FEB- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Insurance - General Liability	32,197	35,562	39,118	34,556	-	34,556	38,012
Printing and Binding	1,823	919	1,200	41	800	841	1,000
Legal Advertising	489	4,083	850	1,359	-	1,359	1,500
Miscellaneous Services	1,279	896	1,200	328	800	1,128	1,200
Misc-Assessmnt Collection Cost	35,238	23,643	31,620	29,888	2,084	31,972	31,433
Misc-Supervisor Expenses	100	373	800	29	533	562	650
Office Supplies	110	28	180	-	120	120	150
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>272,422</b>	<b>239,299</b>	<b>263,830</b>	<b>122,479</b>	<b>122,600</b>	<b>245,079</b>	<b>265,214</b>
<b>Field</b>							
Contracts-Security Services	45,672	54,520	55,000	17,600	36,000	53,600	55,000
Contracts-Security Alarms	577	430	540	172	360	532	540
R&M-General	21,460	8,995	12,000	817	14,183	15,000	15,000
Misc-Animal Trapper	-	-	250	-	167	167	250
Misc-Contingency	449	19	2,500	-	1,667	1,667	2,500
<b>Total Field</b>	<b>68,158</b>	<b>63,964</b>	<b>70,290</b>	<b>18,589</b>	<b>52,376</b>	<b>70,965</b>	<b>73,290</b>
<b>Landscape</b>							
ProfServ-Landscape Architect	10,080	12,580	10,080	3,360	6,720	10,080	10,080
Contracts-Landscape	128,044	137,055	137,055	45,935	74,995	120,930	112,493
Contracts-Irrigation	13,608	13,608	13,608	1,134	-	1,134	-
R&M-Irrigation	12,224	4,669	6,000	-	4,000	4,000	6,000
R&M-Landscape Renovations	57,021	8,667	16,000	1,807	10,667	12,474	16,000
R&M-Mulch	15,580	15,580	15,580	-	10,387	10,387	15,580
R&M-Tree and Trimming	-	-	4,000	700	2,667	3,367	4,000
R&M-Annals	9,630	9,570	-	-	-	-	-
R&M-Perennials	-	-	10,000	-	6,667	-	10,000
<b>Total Landscape</b>	<b>246,187</b>	<b>201,729</b>	<b>212,323</b>	<b>52,936</b>	<b>116,102</b>	<b>162,371</b>	<b>174,153</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Utilities</b>							
Contracts-Solid Waste Services	133,100	135,583	135,583	57,502	92,003	149,505	138,004
Utility - General	7,543	7,303	7,500	2,371	4,869	7,240	7,500
Electricity - Streetlighting	204,569	203,336	210,000	67,098	140,000	207,098	210,000
Utility - Reclaimed Water	8,563	7,551	13,000	2,309	8,667	10,976	13,000
Misc-Property Taxes	20,084	3,655	-	10,324	-	10,324	11,000
Misc-Assessmnt Collection Cost	2,735	3,630	3,027	2,715	200	2,915	3,027
<b>Total Utilities</b>	<b>376,594</b>	<b>361,058</b>	<b>369,110</b>	<b>142,319</b>	<b>245,737</b>	<b>388,056</b>	<b>382,531</b>
<b>Lakes and Ponds</b>							
Contracts-Lakes	59,072	59,926	61,000	20,270	40,541	60,811	60,811
R&M-Mitigation	-	-	1,000	-	667	667	1,000
R&M-Ponds	-	10,919	45,000	-	30,000	30,000	45,000
Reserve - Ponds	-	-	5,000	-	-	-	5,000
<b>Total Lakes and Ponds</b>	<b>59,072</b>	<b>70,845</b>	<b>112,000</b>	<b>20,270</b>	<b>71,207</b>	<b>91,477</b>	<b>111,811</b>
<b>Parks and Recreation - General</b>							
ProfServ-Info Technology	7,762	17,465	12,000	8,770	8,000	16,770	12,000
Contracts-Pools	18,804	18,804	18,804	6,268	12,536	18,804	18,804
Communication - Telephone	8,821	15,522	-	-	-	-	-
Communication - Telephone & WiFi	-	-	8,700	2,511	5,800	8,311	8,700
Utility - General	1,222	1,128	1,500	470	1,000	1,470	1,500
Utility - Water & Sewer	3,040	5,659	4,500	1,629	3,000	4,629	5,000
Electricity - Rec Center	13,672	10,996	15,500	3,306	10,333	13,639	15,500
Lease - Copier	3,665	13,402	4,400	2,102	2,933	5,035	4,400
R&M-Clubhouse	9,532	11,777	13,000	1,245	8,667	9,912	13,000
R&M-Court Maintenance	2,047	3,113	5,000	-	3,333	3,333	5,000
R&M-Pools	1,633	4,160	3,500	116	2,784	2,900	3,500
R&M-Fitness Equipment	4,752	5,125	4,500	480	1,280	1,760	4,500
R&M-Playground	4,614	795	4,200	1,595	2,800	4,395	4,200
Misc-Clubhouse Activities	769	1,500	2,500	-	1,667	1,667	2,500
Misc-Contingency	5,747	5,383	2,000	712	1,250	1,962	2,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Office Supplies	3,309	5,420	2,500	282	1,667	1,949	2,500
Op Supplies - General	28,584	30,897	30,000	11,531	20,000	31,531	30,000
Op Supplies - Fuel, Oil	4,291	2,798	5,000	678	3,333	4,011	5,000
Cleaning Supplies	1,596	5,172	4,000	1,837	2,667	4,504	4,500
Cap Outlay - Pool Furniture	-	-	-	-	-	-	-
Capital Outlay	26,925	-	-	-	-	-	-
Reserve - Renewal&Replacement	81,792	-	21,340	-	-	-	21,340
<b>Total Parks and Recreation - General</b>	<b>232,577</b>	<b>159,175</b>	<b>162,944</b>	<b>43,532</b>	<b>93,050</b>	<b>136,582</b>	<b>163,944</b>
<b>Personnel</b>							
Payroll-Maintenance	361,602	319,643	414,830	91,908	276,553	368,461	414,830
Payroll-Benefits	4,257	3,159	3,600	851	2,400	3,251	3,600
FICA Taxes	27,760	24,421	31,734	7,069	21,156	28,225	31,734
Workers' Compensation	20,344	8,344	34,657	2,374	32,283	34,657	38,122
Unemployment Compensation	1,179	-	2,000	796	1,333	2,129	2,150
ProfServ-Human Resources	900	900	900	-	600	600	900
Op Supplies - Uniforms	5,365	3,974	6,000	1,322	4,000	5,322	5,500
Subscriptions and Memberships	1,042	784	1,100	870	230	1,100	1,100
<b>Total Personnel</b>	<b>422,449</b>	<b>361,225</b>	<b>494,821</b>	<b>105,190</b>	<b>338,556</b>	<b>443,746</b>	<b>497,937</b>
<b>TOTAL EXPENDITURES</b>	<b>1,677,459</b>	<b>1,457,295</b>	<b>1,685,318</b>	<b>505,315</b>	<b>1,039,629</b>	<b>1,538,277</b>	<b>1,668,880</b>
Excess (deficiency) of revenues							
Over (under) expenditures	402,332	363,805	-	1,057,582	(920,430)	143,819	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfer In	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	402,332	363,805	-	1,057,582	(920,430)	143,819	-
<b>FUND BALANCE, BEGINNING</b>	<b>2,025,874</b>	<b>2,431,480</b>	<b>2,785,288</b>	<b>2,785,288</b>	<b>-</b>	<b>2,785,288</b>	<b>2,929,107</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,431,480</b>	<b>\$ 2,795,285</b>	<b>\$ 2,785,288</b>	<b>\$ 3,842,870</b>	<b>\$ (920,430)</b>	<b>\$ 2,929,107</b>	<b>\$ 2,929,107</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 2,929,107
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	26,340
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>2,955,447</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	29,950
Subtotal	29,950

***Assigned Fund Balance***

Operating Reserve - Operating Capital	410,635 <sup>(1)</sup>
Reserve - Ponds	269,053 <sup>(2)</sup>
Reserve - Ponds - FY 21	5,000
Reserve - Ponds - FY 22	5,000
	279,053
Reserve - Renewal&Replacement	618,412 <sup>(3)</sup>
Reserve - Renewal&Replacement - FY 21	21,340
Reserve - Renewal&Replacement - FY 22	21,340
	661,092
Subtotal	1,350,780

<b>Total Allocation of Available Funds</b>	<b>1,380,730</b>
--	------------------

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 1,574,717</b>
---	---------------------

**Notes**

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

**Budget Narrative**  
Fiscal Year 2022

<b>REVENUES</b>
-----------------

**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 2022**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.

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**EXPENDITURES – Administrative (continued)****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 (551002-51301)**

Any Supplies used for special projects.

**Annual District Filing Fee (554007-51301)**

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

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**EXPENDITURES – Field****Contracts-Security Services (534037-53901)**

The District currently has a contract with Andrew Cobb 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 Mainscape, 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 Mainscape, Inc., including monitoring and inspections of the irrigation system throughout the District

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

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

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**R&M-Landscape Renovations (546051-53902)**

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

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

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

**R&M-Perennials (546162-53902)**

The District currently engages Mainscape, Inc. replace any seasonal flowers/plants with Perennials 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.

**EXPENDITURES – Utilities****Contracts-Solid Waste Services (534039-53903)**

The District currently has a contract with Waste Connection. 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 2022

**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 Solitude Lake Management, 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 Alliance Consulting for LAN, Server, Email, Software and Hardware support.

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

The District has a current contract with Positive Pool Service for maintenance of the pool.

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**EXPENDITURES – Parks and Recreation (continued)****Communication-Telephone & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

The District pays the Waste Connection 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.

**Miscellaneous-Clubhouse Activities (549120-5701)**

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

**MEADOW POINTE II**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**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.

**Payroll-Benefits (512010-57230)**

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

**MEADOW POINTE II**

Community Development District

*General Fund*

---

**Budget Narrative**  
Fiscal Year 2022**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.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 2,943	\$ 1,699	\$ 1,500	\$ 181	\$ 550	\$ 731	\$ 850
Special Assmnts- Tax Collector	34,646	33,868	41,856	39,097	2,759	41,856	43,303
Special Assmnts- Discounts	(1,162)	(1,215)	(1,674)	(1,557)	(28)	(1,585)	(1,732)
Settlements	5,050	3,176	5,000	475	3,333	3,808	5,000
<b>TOTAL REVENUES</b>	<b>41,477</b>	<b>37,528</b>	<b>46,682</b>	<b>38,196</b>	<b>6,615</b>	<b>44,811</b>	<b>47,421</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Payroll-Salaries	26,651	28,074	29,484	9,885	19,656	29,541	30,369
FICA Taxes	1,954	1,675	2,256	620	1,504	2,124	2,323
ProfServ-Legal Services	8,016	6,181	10,000	1,565	6,667	8,232	8,500
ProfServ-Mgmt Consulting Serv	2,163	2,163	2,163	743	1,442	2,185	2,163
Postage and Freight	1,842	741	2,500	380	1,667	2,047	2,000
Misc-Assessmnt Collection Cost	613	514	679	751	55	806	866
Office Supplies	1,193	1,177	1,600	320	1,067	1,387	1,200
<b>Total Administrative</b>	<b>42,432</b>	<b>40,525</b>	<b>48,682</b>	<b>14,264</b>	<b>32,057</b>	<b>46,321</b>	<b>47,421</b>
<b>TOTAL EXPENDITURES</b>	<b>42,432</b>	<b>40,525</b>	<b>48,682</b>	<b>14,264</b>	<b>32,057</b>	<b>46,321</b>	<b>47,421</b>
Excess (deficiency) of revenues Over (under) expenditures	(955)	(2,997)	-	23,932	(25,442)	(1,510)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(955)	(2,997)	-	23,932	(25,442)	(1,510)	-
<b>FUND BALANCE, BEGINNING</b>	<b>65,287</b>	<b>64,332</b>	<b>61,335</b>	<b>61,335</b>	<b>-</b>	<b>61,335</b>	<b>59,825</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 64,332</b>	<b>\$ 61,335</b>	<b>\$ 61,335</b>	<b>\$ 85,267</b>	<b>\$ (25,442)</b>	<b>\$ 59,825</b>	<b>\$ 59,825</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 59,825
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	-
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>59,825</b>

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

Operating Reserve - Operating Capital	11,855 <sup>(1)</sup>
Subtotal	<u>11,855</u>

<b>Total Allocation of Available Funds</b>	<b>23,089</b>
--	---------------

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 36,736</b>
---	------------------

**Notes**

(1) Represents approximately 3 months of operating expenditures

**MEADOW POINTE II**

Community Development District

*Deed Restriction Enforcement Fund***Budget Narrative**  
Fiscal Year 2022**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*

---

**Budget Narrative**

Fiscal Year 2022

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 6,374	\$ 3,674	\$ 3,000	\$ 411	\$ 822	\$ 1,233	\$ 1,200
Special Assmnts- Tax Collector	50,742	22,315	21,107	19,716	1,391	21,107	23,365
Special Assmnts- Discounts	(1,701)	(800)	(844)	(785)	(14)	(799)	(935)
<b>TOTAL REVENUES</b>	<b>55,415</b>	<b>25,189</b>	<b>23,263</b>	<b>19,342</b>	<b>2,199</b>	<b>21,541</b>	<b>23,631</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	795	799	500	260	533	793	800
FICA Taxes	61	61	38	20	41	61	61
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	401	867	1,268	1,300
R&M-Gate	1,785	1,380	3,000	-	2,000	2,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	981	226	422	379	28	407	467
Misc-Contingency	564	-	-	-	-	-	-
Reserve - Roadways	-	-	12,000	-	-	-	12,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
<b>Total Field</b>	<b>5,006</b>	<b>3,423</b>	<b>23,262</b>	<b>1,060</b>	<b>5,469</b>	<b>6,529</b>	<b>23,631</b>
<b>TOTAL EXPENDITURES</b>	<b>5,006</b>	<b>3,423</b>	<b>23,262</b>	<b>1,060</b>	<b>5,469</b>	<b>6,529</b>	<b>23,631</b>
Excess (deficiency) of revenues							
Over (under) expenditures	50,409	21,766	1	18,282	(3,270)	15,012	-
Net change in fund balance	50,409	21,766	1	18,282	(3,270)	15,012	-
<b>FUND BALANCE, BEGINNING</b>	178,666	229,075	250,923	250,924	-	250,924	265,936
<b>FUND BALANCE, ENDING</b>	<b>\$ 229,075</b>	<b>\$ 250,841</b>	<b>\$ 250,924</b>	<b>\$ 269,206</b>	<b>\$ (3,270)</b>	<b>\$ 265,936</b>	<b>\$ 265,936</b>

## MEADOW POINTE II

Community Development District

Charlesworth Fund

### Budget Narrative Fiscal Year 2022

#### 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 & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Charlesworth Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 1,470	\$ 846	\$ 1,000	\$ 104	312	\$ 416	\$ 450
Special Assmnts- Tax Collector	26,968	7,224	6,819	6,369	450	6,819	7,748
Special Assmnts- Discounts	(904)	(259)	(273)	(254)	(5)	(259)	(310)
<b>TOTAL REVENUES</b>	<b>27,534</b>	<b>7,811</b>	<b>7,546</b>	<b>6,219</b>	<b>758</b>	<b>6,977</b>	<b>7,888</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	750	780	500	285	500	785	800
FICA Taxes	57	60	38	22	38	60	61
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	401	1,033	1,434	1,550
R&M-Gate	1,091	-	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	477	31	136	122	9	131	155
Misc-Contingency	-	-	-	-	-	-	-
Reserve - Roadways	-	-	760	-	-	-	760
Reserve - Sidewalks	-	-	560	-	-	-	560
<b>Total Field</b>	<b>2,997</b>	<b>1,863</b>	<b>7,546</b>	<b>830</b>	<b>5,581</b>	<b>6,411</b>	<b>7,888</b>
<b>TOTAL EXPENDITURES</b>	<b>2,997</b>	<b>1,863</b>	<b>7,546</b>	<b>830</b>	<b>5,581</b>	<b>6,411</b>	<b>7,888</b>
Excess (deficiency) of revenues Over (under) expenditures	24,537	5,948	-	5,389	(4,823)	566	-
Net change in fund balance	24,537	5,948	-	5,389	(4,823)	566	-
<b>FUND BALANCE, BEGINNING</b>	52,440	76,977	82,925	82,925	-	82,925	83,491
<b>FUND BALANCE, ENDING</b>	<b>\$ 76,977</b>	<b>\$ 82,925</b>	<b>\$ 82,925</b>	<b>\$ 88,314</b>	<b>\$ (4,823)</b>	<b>\$ 83,491</b>	<b>\$ 83,491</b>

## MEADOW POINTE II

Community Development District

Colehaven Fund

### Budget Narrative Fiscal Year 2022

#### 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 & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Colehaven Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 8,652	\$ 4,989	\$ 4,000	\$ 549	1,647	\$ 2,196	\$ 2,100
Special Assmnts- Tax Collector	57,234	25,564	19,245	17,976	1,269	19,245	21,724
Special Assmnts- Discounts	(1,919)	(917)	(770)	(716)	(13)	(729)	(869)
<b>TOTAL REVENUES</b>	<b>63,967</b>	<b>29,636</b>	<b>22,475</b>	<b>17,809</b>	<b>2,903</b>	<b>20,712</b>	<b>22,955</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	884	848	500	339	550	889	900
FICA Taxes	68	65	38	26	42	68	69
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	281	1,059	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	401	1,033	1,434	1,550
R&M-Gate	6,285	275	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,106	335	385	345	25	370	434
Misc-Contingency	-	48	-	-	-	-	-
Reserve - Roadways	-	-	16,000	-	-	-	16,000
<b>Total Field</b>	<b>8,986</b>	<b>2,630</b>	<b>22,475</b>	<b>1,111</b>	<b>5,651</b>	<b>6,762</b>	<b>22,955</b>
<b>TOTAL EXPENDITURES</b>	<b>8,986</b>	<b>2,630</b>	<b>22,475</b>	<b>1,111</b>	<b>5,651</b>	<b>6,762</b>	<b>22,955</b>
Excess (deficiency) of revenues Over (under) expenditures	54,981	27,006	-	16,698	(2,747)	13,951	-
Net change in fund balance	54,981	27,006	-	16,698	(2,747)	13,951	-
<b>FUND BALANCE, BEGINNING</b>	230,562	285,543	312,641	312,641	-	312,641	326,592
<b>FUND BALANCE, ENDING</b>	<b>\$ 285,543</b>	<b>\$ 312,549</b>	<b>\$ 312,641</b>	<b>\$ 329,339</b>	<b>\$ (2,747)</b>	<b>\$ 326,592</b>	<b>\$ 326,592</b>

**Budget Narrative**  
Fiscal Year 2022

**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Covina Key Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU JAN-2021	FEB- SEPT-2018	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 643	\$ 370	\$ 500	\$ 53	159	\$ 212	\$ 200
Special Assmnts- Tax Collector	27,060	8,937	8,428	7,872	556	8,428	9,091
Special Assmnts- Discounts	(907)	(320)	(337)	(313)	(6)	(319)	(364)
TOTAL REVENUES	26,796	8,987	8,591	7,612	709	8,321	8,927
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	806	661	500	339	461	800	800
FICA Taxes	62	51	38	26	35	61	61
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	590	944	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	348	1,033	1,381	1,550
R&M-Gate	300	1,100	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	55	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	479	63	169	151	11	162	182
Misc-Contingency	-	-	-	-	-	-	-
Reserve - Roadways	-	-	1,930	-	-	-	1,930
Reserve - Sidewalks	-	-	402	-	-	-	402
Total Field	2,642	2,819	8,591	864	5,541	6,405	8,927
TOTAL EXPENDITURES	2,642	2,819	8,591	864	5,541	6,405	8,927
Excess (deficiency) of revenues							
Over (under) expenditures	24,154	6,168	-	6,748	(4,831)	1,917	-
Net change in fund balance	24,154	6,168	-	6,748	(4,831)	1,917	-
FUND BALANCE, BEGINNING	31,514	55,668	61,836	61,836	-	61,836	63,753
FUND BALANCE, ENDING	\$ 55,668	\$ 61,836	\$ 61,836	\$ 68,584	\$ (4,831)	\$ 63,753	\$ 63,753

## MEADOW POINTE II

Community Development District

Glenham Fund

### Budget Narrative Fiscal Year 2022

#### 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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Glenham Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 4,243	\$ 2,447	\$ 2,000	\$ 296	888	\$ 1,184	\$ 1,200
Special Assmnts- Tax Collector	73,325	22,388	21,027	19,641	1,386	21,027	23,514
Special Assmnts- Discounts	(2,459)	(803)	(841)	(782)	(14)	(796)	(941)
<b>TOTAL REVENUES</b>	<b>75,109</b>	<b>24,032</b>	<b>22,186</b>	<b>19,155</b>	<b>2,260</b>	<b>21,415</b>	<b>23,774</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	952	930	500	378	620	998	1,000
FICA Taxes	71	71	38	29	47	76	77
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	975	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	401	1,033	1,434	1,550
R&M-Gate	2,353	3,640	2,000	-	2,000	2,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,298	137	421	377	28	405	470
Misc-Contingency	-	54	-	-	-	-	-
Reserve - Roadways	-	-	14,000	-	-	-	14,000
Reserve - Sidewalks	-	-	1,675	-	-	-	1,675
<b>Total Field</b>	<b>5,296</b>	<b>5,807</b>	<b>22,186</b>	<b>1,185</b>	<b>5,728</b>	<b>6,913</b>	<b>23,774</b>
<b>TOTAL EXPENDITURES</b>	<b>5,296</b>	<b>5,807</b>	<b>22,186</b>	<b>1,185</b>	<b>5,728</b>	<b>6,913</b>	<b>23,774</b>
Excess (deficiency) of revenues							
Over (under) expenditures	69,813	18,225	-	17,970	(3,468)	14,502	-
Net change in fund balance	69,813	18,225	-	17,970	(3,468)	14,502	-
<b>FUND BALANCE, BEGINNING</b>	152,478	222,291	240,516	240,516	-	240,516	255,018
<b>FUND BALANCE, ENDING</b>	<b>\$ 222,291</b>	<b>\$ 240,516</b>	<b>\$ 240,516</b>	<b>\$ 258,486</b>	<b>\$ (3,468)</b>	<b>\$ 255,018</b>	<b>\$ 255,018</b>

## MEADOW POINTE II

Community Development District

Iverson Fund

### Budget Narrative Fiscal Year 2022

#### 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 & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Iverson Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Special Assmnts- Tax Collector	\$ 37,222	\$ 17,593	17,628	16,466	1,162	17,628	10,648
Special Assmnts- Other	-	-	-	-	-	-	11,402
Special Assmnts- Discounts	(1,249)	(631)	(705)	(656)	(12)	(668)	(882)
<b>TOTAL REVENUES</b>	<b>35,973</b>	<b>16,962</b>	<b>16,923</b>	<b>15,810</b>	<b>1,150</b>	<b>16,960</b>	<b>21,169</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	902	691	500	280	533	813	800
FICA Taxes	71	53	38	21	41	62	61
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	1,300	993	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	348	1,033	1,381	1,550
R&M-Gate	6,710	170	2,000	372	1,628	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	37,625	1	-	-	-	1
Misc-Assessmnt Collection Cost	659	190	353	316	23	339	441
Misc-Contingency	676	314	-	-	-	-	-
Reserve - Roadways	-	-	7,880	-	-	-	1,456
Reserve - Sidewalks	-	-	2,600	-	-	-	1,456
<b>Total Field</b>	<b>10,868</b>	<b>40,036</b>	<b>16,923</b>	<b>1,337</b>	<b>5,259</b>	<b>4,596</b>	<b>9,766</b>
<b>TOTAL EXPENDITURES</b>	<b>10,868</b>	<b>40,036</b>	<b>16,923</b>	<b>1,337</b>	<b>5,259</b>	<b>4,596</b>	<b>9,766</b>
Excess (deficiency) of revenues							
Over (under) expenditures	25,105	(23,074)	-	14,473	(4,108)	12,365	11,402
Net change in fund balance	25,105	(23,074)	-	14,473	(4,108)	12,365	11,402
<b>FUND BALANCE, BEGINNING</b>	(22,886)	2,219	(20,855)	(20,855)	-	(20,855)	(8,490)
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,219</b>	<b>\$ (20,855)</b>	<b>\$ (20,855)</b>	<b>\$ (6,382)</b>	<b>\$ (4,108)</b>	<b>\$ (8,490)</b>	<b>\$ 2,912</b>

**MEADOW POINTE II**  
Community Development District

Lettingwell Fund

**Budget Narrative**  
Fiscal Year 2022

**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 – Other (363015)**

This amount is for prior years expenses owed to the General Fund by Lettingwell.

**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Lettingwell Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 5,387	\$ 3,106	\$ 2,000	\$ 389	1,333	\$ 1,722	\$ 2,000
Special Assmnts- Tax Collector	96,364	65,353	37,330	34,869	2,461	37,330	38,018
Special Assmnts- Discounts	(3,231)	(2,344)	(1,493)	(1,389)	(25)	(1,414)	(1,521)
<b>TOTAL REVENUES</b>	<b>98,520</b>	<b>66,115</b>	<b>37,837</b>	<b>33,869</b>	<b>3,770</b>	<b>37,639</b>	<b>38,497</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	986	1,038	500	372	667	1,039	1,100
FICA Taxes	75	79	38	28	51	79	84
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	960	1,029	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	531	1,033	1,564	1,550
R&M-Gate	6,795	1,070	3,000	195	2,805	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,706	873	747	670	49	719	760
Misc-Contingency	-	2,956	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
<b>Total Field</b>	<b>11,012</b>	<b>7,045</b>	<b>37,837</b>	<b>1,796</b>	<b>6,605</b>	<b>8,401</b>	<b>38,497</b>
<b>TOTAL EXPENDITURES</b>	<b>11,012</b>	<b>7,045</b>	<b>37,837</b>	<b>1,796</b>	<b>6,605</b>	<b>8,401</b>	<b>38,497</b>
Excess (deficiency) of revenues Over (under) expenditures	87,508	59,070	-	32,073	(2,835)	29,238	-
Net change in fund balance	87,508	59,070	-	32,073	(2,835)	29,238	-
<b>FUND BALANCE, BEGINNING</b>	195,283	282,791	343,163	343,163	-	343,163	372,401
<b>FUND BALANCE, ENDING</b>	<b>\$ 282,791</b>	<b>\$ 341,861</b>	<b>\$ 343,163</b>	<b>\$ 375,236</b>	<b>\$ (2,835)</b>	<b>\$ 372,401</b>	<b>\$ 372,401</b>

**Budget Narrative**  
Fiscal Year 2022

**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Longleaf Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 4,045	\$ 2,332	\$ 2,500	\$ 267	801	\$ 1,068	\$ 1,000
Special Assmnts- Tax Collector	38,208	20,927	18,713	17,479	1,234	18,713	20,652
Special Assmnts- Discounts	(1,281)	(751)	(749)	(696)	(12)	(708)	(826)
<b>TOTAL REVENUES</b>	<b>40,972</b>	<b>22,508</b>	<b>20,464</b>	<b>17,050</b>	<b>2,023</b>	<b>19,073</b>	<b>20,826</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	800	764	500	357	443	800	800
FICA Taxes	61	58	38	27	34	61	61
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	472	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	401	1,033	1,434	1,550
R&M-Gate	556	1,910	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	676	250	374	336	25	361	413
Misc-Contingency	-	7	-	-	-	-	-
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
<b>Total Field</b>	<b>2,915</b>	<b>3,981</b>	<b>20,465</b>	<b>1,121</b>	<b>5,535</b>	<b>6,656</b>	<b>20,826</b>
<b>TOTAL EXPENDITURES</b>	<b>2,915</b>	<b>3,981</b>	<b>20,465</b>	<b>1,121</b>	<b>5,535</b>	<b>6,656</b>	<b>20,826</b>
Excess (deficiency) of revenues							
Over (under) expenditures	38,057	18,527	-	15,929	(3,512)	12,417	-
Net change in fund balance	38,057	18,527	-	15,929	(3,512)	12,417	-
<b>FUND BALANCE, BEGINNING</b>	<b>119,185</b>	<b>157,242</b>	<b>175,769</b>	<b>175,769</b>	<b>-</b>	<b>175,769</b>	<b>188,186</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 157,242</b>	<b>\$ 175,769</b>	<b>\$ 175,769</b>	<b>\$ 191,698</b>	<b>\$ (3,512)</b>	<b>\$ 188,186</b>	<b>\$ 188,186</b>

**MEADOW POINTE II**

Community Development District

Manor Isle Fund

**Budget Narrative**  
Fiscal Year 2022**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Manor Isle Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JAN-2021	FEB- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,862	\$ 3,956	\$ 2,500	\$ 435	1,305	\$ 1,740	\$ 1,800
Special Assmnts- Tax Collector	42,632	17,907	17,947	16,764	1,183	17,947	19,264
Special Assmnts- Discounts	(1,429)	(642)	(718)	(668)	(12)	(680)	(771)
TOTAL REVENUES	48,065	21,221	19,729	16,531	2,476	19,007	20,294
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	803	737	500	420	580	1,000	1,000
FICA Taxes	61	56	38	32	44	76	77
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	135	1,108	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	662	1,033	1,695	1,550
R&M-Gate	4,034	765	2,000	322	1,678	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	755	174	359	322	24	346	385
Misc-Contingency	89	132	-	-	-	-	-
Reserve - Roadways	-	-	9,720	-	-	-	9,720
Reserve - Sidewalks	-	-	3,560	-	-	-	3,560
Total Field	6,227	2,972	19,729	1,758	5,359	7,117	20,294
TOTAL EXPENDITURES	6,227	2,972	19,729	1,758	5,359	7,117	20,294
Excess (deficiency) of revenues							
Over (under) expenditures	41,838	18,249	-	14,773	(2,883)	11,890	-
Net change in fund balance	41,838	18,249	-	14,773	(2,883)	11,890	-
FUND BALANCE, BEGINNING	182,006	223,844	242,093	242,093	-	242,093	253,983
FUND BALANCE, ENDING	\$ 223,844	\$ 242,093	\$ 242,093	\$ 256,866	\$ (2,883)	\$ 253,983	\$ 253,983

**Budget Narrative**  
Fiscal Year 2022

**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Sedgwick Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 5,297	\$ 3,054	\$ 2,500	\$ 346	692	\$ 1,038	\$ 1,000
Special Assmnts- Tax Collector	44,937	28,888	19,511	18,225	1,286	19,511	21,450
Special Assmnts- Discounts	(1,507)	(1,036)	(780)	(726)	(13)	(739)	(858)
<b>TOTAL REVENUES</b>	<b>48,727</b>	<b>30,906</b>	<b>21,231</b>	<b>17,845</b>	<b>1,965</b>	<b>19,810</b>	<b>21,592</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	810	623	500	392	408	800	800
FICA Taxes	62	48	38	30	31	61	61
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	348	952	1,300	1,300
R&M-Gate	1,730	230	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	796	377	390	350	26	376	429
Misc-Contingency	-	-	-	-	43	43	-
Reserve - Roadways	-	-	10,000	43	(43)	-	10,000
Reserve - Sidewalks	-	-	5,000	-	-	-	5,000
<b>Total Field</b>	<b>4,020</b>	<b>2,235</b>	<b>21,230</b>	<b>1,163</b>	<b>5,417</b>	<b>6,580</b>	<b>21,592</b>
<b>TOTAL EXPENDITURES</b>	<b>4,020</b>	<b>2,235</b>	<b>21,230</b>	<b>1,163</b>	<b>5,417</b>	<b>6,580</b>	<b>21,592</b>
Excess (deficiency) of revenues							
Over (under) expenditures	44,707	28,671	1	16,682	(3,452)	13,230	-
Net change in fund balance	44,707	28,671	1	16,682	(3,452)	13,230	-
<b>FUND BALANCE, BEGINNING</b>	151,028	195,735	224,406	224,407	-	224,407	237,637
<b>FUND BALANCE, ENDING</b>	<b>\$ 195,735</b>	<b>\$ 224,406</b>	<b>\$ 224,407</b>	<b>\$ 241,089</b>	<b>\$ (3,452)</b>	<b>\$ 237,637</b>	<b>\$ 237,637</b>

**Budget Narrative**  
Fiscal Year 2022

**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Tullamore Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 6,763	\$ 3,899	\$ 3,000	\$ 435	870	\$ 1,305	\$ 1,300
Special Assmnts- Tax Collector	51,885	26,834	19,245	17,976	1,269	19,245	21,397
Special Assmnts- Discounts	(1,740)	(962)	(770)	(716)	(13)	(729)	(856)
<b>TOTAL REVENUES</b>	<b>56,908</b>	<b>29,771</b>	<b>21,475</b>	<b>17,695</b>	<b>2,126</b>	<b>19,821</b>	<b>21,841</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	821	665	500	325	475	800	800
FICA Taxes	63	51	38	25	36	61	61
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	217	1,012	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	416	1,033	1,449	1,550
R&M-Gate	7,015	2,165	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	919	309	385	345	25	370	428
Misc-Contingency	-	43	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
<b>Total Field</b>	<b>9,478</b>	<b>4,245</b>	<b>21,475</b>	<b>1,111</b>	<b>5,570</b>	<b>6,681</b>	<b>21,841</b>
<b>TOTAL EXPENDITURES</b>	<b>9,478</b>	<b>4,245</b>	<b>21,475</b>	<b>1,111</b>	<b>5,570</b>	<b>6,681</b>	<b>21,841</b>
Excess (deficiency) of revenues							
Over (under) expenditures	47,430	25,526	-	16,584	(3,444)	13,140	-
Net change in fund balance	47,430	25,526	-	16,584	(3,444)	13,140	-
<b>FUND BALANCE, BEGINNING</b>	185,051	232,481	258,007	258,007	-	258,007	271,147
<b>FUND BALANCE, ENDING</b>	<b>\$ 232,481</b>	<b>\$ 258,007</b>	<b>\$ 258,007</b>	<b>\$ 274,591</b>	<b>\$ (3,444)</b>	<b>\$ 271,147</b>	<b>\$ 271,147</b>

**Budget Narrative**  
Fiscal Year 2022

**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Vermillion Fund

---

**Budget Narrative**

Fiscal Year 2022

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

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 11,528	\$ 6,647	\$ 5,000	\$ 758	1,516	\$ 2,274	\$ 2,000
Special Assmnts- Tax Collector	112,387	65,442	40,522	37,851	2,671	40,522	44,286
Special Assmnts- Discounts	(3,768)	(2,347)	(1,621)	(1,507)	(27)	(1,534)	(1,771)
<b>TOTAL REVENUES</b>	<b>120,247</b>	<b>69,742</b>	<b>43,901</b>	<b>37,102</b>	<b>4,160</b>	<b>41,262</b>	<b>44,514</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	1,007	911	500	412	588	1,000	1,000
FICA Taxes	77	70	38	32	45	77	77
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	892	903	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	348	1,033	1,381	1,550
R&M-Gate	5,090	2,355	2,000	195	1,805	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,988	807	810	727	53	780	886
Misc-Contingency	-	2,873	-	-	-	-	-
Reserve - Roadways	-	-	22,000	-	-	-	22,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
<b>Total Field</b>	<b>9,716</b>	<b>7,919</b>	<b>43,901</b>	<b>1,714</b>	<b>5,525</b>	<b>7,239</b>	<b>44,514</b>
<i>Parks and Recreation - General</i>							
Reserve-Renewal & Replacement	-	8,980	1	-	-	-	1
<b>Total Parks and Recreation - General</b>	<b>-</b>	<b>8,980</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>TOTAL EXPENDITURES</b>	<b>9,716</b>	<b>16,899</b>	<b>43,901</b>	<b>1,714</b>	<b>5,525</b>	<b>7,239</b>	<b>44,514</b>
Excess (deficiency) of revenues Over (under) expenditures	110,531	52,843	-	35,388	(1,365)	34,023	-
Net change in fund balance	110,531	52,843	-	35,388	(1,365)	34,023	-
<b>FUND BALANCE, BEGINNING</b>	<b>336,513</b>	<b>447,044</b>	<b>499,887</b>	<b>499,887</b>	<b>-</b>	<b>499,887</b>	<b>533,910</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 447,044</b>	<b>\$ 499,887</b>	<b>\$ 499,887</b>	<b>\$ 535,275</b>	<b>\$ (1,365)</b>	<b>\$ 533,910</b>	<b>\$ 533,910</b>

**Budget Narrative**  
Fiscal Year 2022

**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

**MEADOW POINTE II**

Community Development District

Wrencrest Fund

---

**Budget Narrative**  
Fiscal Year 2022**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

**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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$ 5,612	\$ 5,242	\$ 370	\$ 5,612	\$ 3,032
Special Assmnts- Discounts	(225)	(209)	(4)	(213)	(121)
<b>TOTAL REVENUES</b>	<b>5,387</b>	<b>5,033</b>	<b>366</b>	<b>5,399</b>	<b>2,911</b>
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone & WiFi	850	147	567	714	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	112	101	7	108	61
Reserve - Sidewalks	2,425	-	-	-	-
<b>Total Field</b>	<b>5,387</b>	<b>248</b>	<b>2,727</b>	<b>2,975</b>	<b>2,911</b>
<b>TOTAL EXPENDITURES</b>	<b>5,387</b>	<b>248</b>	<b>2,727</b>	<b>2,975</b>	<b>2,911</b>
Excess (deficiency) of revenues Over (under) expenditures	-	4,785	-	2,424	-
Net change in fund balance	-	4,785	-	2,424	-
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	2,424
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 4,785</b>	<b>\$ -</b>	<b>\$ 2,424</b>	<b>\$ 2,424</b>

## MEADOW POINTE II

Community Development District

Deer Run Fund

### Budget Narrative Fiscal Year 2022

#### 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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi 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 2022 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$ 6,020	\$ 5,623	\$ 397	\$ 6,020	\$ 3,032
Special Assmnts- Discounts	(241)	(224)	(4)	(228)	(121)
<b>TOTAL REVENUES</b>	<b>5,779</b>	<b>5,399</b>	<b>393</b>	<b>5,792</b>	<b>2,911</b>
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone & WiFi	850	205	567	772	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	120	108	8	116	61
Reserve - Sidewalks	2,809	-	-	-	-
<b>Total Field</b>	<b>5,779</b>	<b>313</b>	<b>2,728</b>	<b>3,041</b>	<b>2,911</b>
<b>TOTAL EXPENDITURES</b>	<b>5,779</b>	<b>313</b>	<b>2,728</b>	<b>3,041</b>	<b>2,911</b>
Excess (deficiency) of revenues Over (under) expenditures	-	5,086	-	2,751	-
Net change in fund balance	-	5,086	-	2,751	-
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	2,751
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 5,086</b>	<b>\$ -</b>	<b>\$ 2,751</b>	<b>\$ 2,751</b>

**MEADOW POINTE II**

Community Development District

Morning Side Fund

**Budget Narrative**  
Fiscal Year 2022**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 & WiFi (541007-53901)**

The District is charged for Telephone and WiFi 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 2022	\$ 265,936	\$ 83,491	\$ 326,592	\$ 63,753	\$ 255,018	\$ (8,490)	\$ 372,401	\$ 188,186	\$ 253,983	\$ 237,637	\$ 271,147	\$ 533,910	\$ 2,424	\$ 2,751
Net Change in Fund Balance - Fiscal Year 2022	-	-	-	-	-	11,402	-	-	-	-	-	-	-	-
Reserves - Fiscal Year 2022 Addition	16,000	1,320	16,000	2,332	15,675	2,912	30,000	14,000	13,280	15,000	15,000	37,000	-	-
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>281,936</b>	<b>84,811</b>	<b>342,592</b>	<b>66,085</b>	<b>270,693</b>	<b>5,824</b>	<b>402,401</b>	<b>202,186</b>	<b>267,263</b>	<b>252,637</b>	<b>286,147</b>	<b>570,910</b>	<b>2,424</b>	<b>2,751</b>
<b>ALLOCATION OF AVAILABLE FUNDS</b>														
<b>Assigned Fund Balance</b>														
Operating Reserve - Operating Capital (1)	5,908	1,972	5,739	2,232	5,943	-	9,624	5,207	5,073	5,398	5,460	11,129	-	-
Reserves - Roadways Prior Years	163,923	55,450	160,645	32,531	161,930	-	150,788	82,267	123,507	84,160	147,026	233,016	-	-
Reserves - Roadways FY 2021	12,000	760	16,000	1,930	14,000	-	15,000	10,000	9,720	10,000	15,000	22,000	-	-
Reserves - Roadways FY2021 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Roadways FY 2022	12,000	760	16,000	1,930	14,000	1,456	15,000	10,000	9,720	10,000	15,000	22,000	-	-
<b>Total Reserves-Roadways</b>	<b>187,923</b>	<b>56,970</b>	<b>192,645</b>	<b>36,391</b>	<b>189,930</b>	<b>1,456</b>	<b>180,788</b>	<b>102,267</b>	<b>142,947</b>	<b>104,160</b>	<b>177,026</b>	<b>277,016</b>	<b>-</b>	<b>-</b>
Reserves - Sidewalks Prior Years	19,742	2,934	3,293	1,206	4,194	-	19,479	2,744	12,700	18,544	1,936	4,330	-	-
Reserves - Sidewalks FY 2021	4,000	560	-	402	1,675	-	15,000	4,000	3,560	5,000	-	15,000	2,425	2,751
Reserves - Sidewalks FY2021 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Sidewalks FY 2022	4,000	560	-	402	1,675	1,456	15,000	4,000	3,560	5,000	-	15,000	-	-
<b>Total Reserves-Sidewalks</b>	<b>27,742</b>	<b>4,054</b>	<b>3,293</b>	<b>2,010</b>	<b>7,544</b>	<b>1,456</b>	<b>49,479</b>	<b>10,744</b>	<b>19,820</b>	<b>28,544</b>	<b>1,936</b>	<b>34,330</b>	<b>2,425</b>	<b>2,751</b>
Subtotal	221,573	62,996	201,677	40,633	203,417	2,912	239,891	118,218	167,840	138,102	184,422	322,475	2,425	2,751
<b>Total Allocation of Available Funds</b>	<b>221,573</b>	<b>62,996</b>	<b>201,677</b>	<b>40,633</b>	<b>203,417</b>	<b>2,912</b>	<b>239,891</b>	<b>118,218</b>	<b>167,840</b>	<b>138,102</b>	<b>184,422</b>	<b>322,475</b>	<b>2,425</b>	<b>2,751</b>
<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 60,363</b>	<b>\$ 21,815</b>	<b>\$ 140,915</b>	<b>\$ 25,452</b>	<b>\$ 67,275</b>	<b>\$ 2,912</b>	<b>\$ 162,509</b>	<b>\$ 83,968</b>	<b>\$ 99,422</b>	<b>\$ 114,535</b>	<b>\$ 101,725</b>	<b>\$ 248,436</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 2022

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JAN-2021	PROJECTED FEB- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 1,303	\$ 1,687	\$ 800	\$ 5	\$ 250	\$ 255	\$ 800
Special Assmnts- Tax Collector	-	643,764	645,130	602,602	42,528	645,130	644,951
Special Assmnts- Prepayment	-	2,332	-	-	-	-	-
Special Assmnts- Discounts	-	(23,088)	(25,805)	(23,996)	(425)	(24,421)	(25,798)
<b>TOTAL REVENUES</b>	<b>1,303</b>	<b>624,695</b>	<b>620,124</b>	<b>578,611</b>	<b>42,352</b>	<b>620,963</b>	<b>619,953</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	12,415	12,903	11,572	851	12,423	12,899
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>12,903</b>	<b>11,572</b>	<b>851</b>	<b>12,423</b>	<b>12,899</b>
<i>Debt Service</i>							
Cost of Issuance	151,606	-	-	-	-	-	-
Principal Debt Retirement	-	305,000	310,000	-	310,000	310,000	320,000
Principal Prepayment	-	-	-	5,000	-	-	-
Interest Expense	152,421	303,159	295,915	147,958	147,861	295,819	287,971
<b>Total Debt Service</b>	<b>304,027</b>	<b>608,159</b>	<b>605,915</b>	<b>152,958</b>	<b>457,861</b>	<b>605,819</b>	<b>607,971</b>
<b>TOTAL EXPENDITURES</b>	<b>304,027</b>	<b>608,159</b>	<b>618,818</b>	<b>164,530</b>	<b>458,711</b>	<b>618,241</b>	<b>620,870</b>
Excess (deficiency) of revenues Over (under) expenditures	(302,724)	16,536	1,306	414,081	(416,359)	2,722	(917)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	(39)	-	-	-	-	-	-
Loan/Note Proceeds	607,212	-	-	-	-	-	-
Operating Transfers-Out	(496)	(989)	-	(3)	-	(3)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(917)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>606,677</b>	<b>(989)</b>	<b>-</b>	<b>(3)</b>	<b>-</b>	<b>(3)</b>	<b>(917)</b>
Net change in fund balance	303,952	3,132	1,306	414,078	(416,359)	2,719	(917)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>303,952</b>	<b>307,084</b>	<b>307,083</b>	<b>-</b>	<b>307,083</b>	<b>309,802</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 303,952</b>	<b>\$ 307,084</b>	<b>\$ 308,390</b>	<b>\$ 721,161</b>	<b>\$ (416,359)</b>	<b>\$ 309,802</b>	<b>\$ 308,885</b>

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

Period Ending	Outstanding Principal	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2021	7,805,000.00				143,985.63	143,985.63	
5/1/2022	7,805,000.00	320,000		2.625%	143,985.63	463,985.63	607,971.26
11/1/2022	7,485,000.00				139,785.63	139,785.63	
5/1/2023	7,485,000.00	330,000		2.750%	139,785.63	469,785.63	609,571.26
11/1/2023	7,155,000.00				135,248.13	135,248.13	
5/1/2024	7,155,000.00	340,000		2.875%	135,248.13	475,248.13	610,496.26
11/1/2024	6,815,000.00				130,360.63	130,360.63	
5/1/2025	6,815,000.00	350,000		3.000%	130,360.63	480,360.63	610,721.26
11/1/2025	6,465,000.00				125,110.63	125,110.63	
5/1/2026	6,465,000.00	360,000		3.125%	125,110.63	485,110.63	610,221.26
11/1/2026	6,105,000.00				119,485.63	119,485.63	
5/1/2027	6,105,000.00	370,000		3.250%	119,485.63	489,485.63	608,971.26
11/1/2027	5,735,000.00				113,473.13	113,473.13	
5/1/2028	5,735,000.00	385,000		3.400%	113,473.13	498,473.13	611,946.26
11/1/2028	5,350,000.00				106,928.13	106,928.13	
5/1/2029	5,350,000.00	395,000		3.500%	106,928.13	501,928.13	608,856.26
11/1/2029	4,955,000.00				100,015.63	100,015.63	
5/1/2030	4,955,000.00	410,000		3.875%	100,015.63	510,015.63	610,031.26
11/1/2030	4,545,000.00				92,071.88	92,071.88	
5/1/2031	4,545,000.00	430,000		3.875%	92,071.88	522,071.88	614,143.76
11/1/2031	4,115,000.00				83,740.63	83,740.63	
5/1/2032	4,115,000.00	445,000		3.875%	83,740.63	528,740.63	612,481.26
11/1/2032	3,670,000.00				75,118.75	75,118.75	
5/1/2033	3,670,000.00	460,000		3.875%	75,118.75	535,118.75	610,237.50
11/1/2033	3,210,000.00				66,206.25	66,206.25	
5/1/2034	3,210,000.00	480,000		4.125%	66,206.25	546,206.25	612,412.50
11/1/2034	2,730,000.00				56,306.25	56,306.25	
5/1/2035	2,730,000.00	500,000		4.125%	56,306.25	556,306.25	612,612.50
11/1/2035	2,230,000.00				45,993.75	45,993.75	
5/1/2036	2,230,000.00	525,000		4.125%	45,993.75	570,993.75	616,987.50
11/1/2036	1,705,000.00				35,165.63	35,165.63	
5/1/2037	1,705,000.00	545,000		4.125%	35,165.63	580,165.63	615,331.26
11/1/2037	1,160,000.00				23,925.00	23,925.00	
5/1/2038	1,160,000.00	570,000		4.125%	23,925.00	593,925.00	617,850.00
11/1/2038	590,000.00				12,168.75	12,168.75	
5/1/2039	590,000.00	590,000		4.125%	12,168.75	602,168.75	614,337.50
		<b>7,805,000</b>			<b>3,210,180</b>	<b>11,015,180</b>	<b>11,015,180</b>

**MEADOW POINTE II**

Community Development District

*Debt Service Series 2018 Fund***Budget Narrative**  
Fiscal Year 2022**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 2022

**MEADOW POINTE II**

Community Development District

Agenda Page #76

*All Funds***2022vs 2021 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 2022 Total	FY 2021 Total	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$829.23	\$119.53	\$30.72	\$45.11	\$174.08	\$1,198.67	\$1,199.05	-0.03%
9.2	Morningside	60'x110'	SF	63	\$829.23	\$119.53	\$30.72	\$45.11	\$174.08	\$1,198.67	\$1,199.05	-0.03%
9.3	Morningside	60'x110'	SF	56	\$829.23	\$119.53	\$30.72	\$45.11	\$174.08	\$1,198.67	\$1,199.05	-0.03%
10.1	Deer Run	65'x115'	SF	66	\$829.23	\$119.53	\$20.35	\$45.11	\$178.55	\$1,192.78	\$1,210.46	-1.46%
10.2	Deer Run	65'x115'	SF	51	\$829.23	\$119.53	\$20.35	\$45.11	\$178.55	\$1,192.78	\$1,210.46	-1.46%
10.3	Deer Run	65'x115'	SF	32	\$829.23	\$119.53	\$20.35	\$45.11	\$178.55	\$1,192.78	\$1,210.46	-1.46%
11.1	Manor Isle	80'x120'	SF	38	\$829.23	\$119.53	\$268.21	\$45.11	\$402.63	\$1,664.72	\$1,639.91	1.51%
11.2	Manor Isle	80'x120'	SF	39	\$829.23	\$119.53	\$268.21	\$45.11	\$402.63	\$1,664.72	\$1,639.91	1.51%
12.1	Longleaf	35'x110'	SVIL	124	\$829.23	\$119.53	\$172.81	\$0.00	\$318.33	\$1,439.90	\$1,438.66	0.09%
12.2	Longleaf	35'x110'	SVIL	96	\$829.23	\$119.53	\$172.81	\$0.00	\$318.33	\$1,439.90	\$1,438.66	0.09%
14.1	Covina Key	Townhome	TH	84	\$473.85	\$0.00	\$130.87	\$0.00	\$296.59	\$901.31	\$887.45	1.56%
14.2	Covina Key	Townhome	TH	82	\$473.85	\$0.00	\$130.87	\$0.00	\$296.59	\$901.31	\$887.45	1.56%
14.3	Anand Vihar	Multi Family	MF	24	\$276.41	\$0.00	\$0.00	\$0.00	\$51.77	\$328.19	\$328.81	-0.19%
14.4	Anand Vihar	Townhome	TH	155	\$473.85	\$0.00	\$0.00	\$0.00	\$88.76	\$562.60	\$563.68	-0.19%
15.1	Lettingwell	40'x110	SVIL	86	\$829.23	\$119.53	\$220.38	\$0.00	\$405.78	\$1,574.93	\$1,561.41	0.87%
15.2	Glenham	40'x110	SVIL	64	\$829.23	\$119.53	\$142.04	\$45.11	\$461.60	\$1,597.52	\$1,587.54	0.63%
16.1	Sedgwick	Townhome	TH	129	\$473.85	\$0.00	\$149.34	\$0.00	\$297.53	\$920.72	\$911.58	1.00%
16.2	Vermillion	Townhome	TH	174	\$473.85	\$0.00	\$122.97	\$0.00	\$249.77	\$846.59	\$835.30	1.35%
16.3	Charlesworth	Townhome	TH	118	\$473.85	\$0.00	\$198.01	\$0.00	\$346.68	\$1,018.54	\$1,000.47	1.81%
16.4	Tullamore	Townhome	TH	130	\$473.85	\$0.00	\$165.00	\$0.00	\$229.14	\$867.98	\$854.14	1.62%
17.1	Wrencrest	50'x110	SF	71	\$829.23	\$119.53	\$175.04	\$45.11	\$363.77	\$1,532.69	\$1,518.18	0.96%
17.2	Wrencrest	50'x110	SF	102	\$829.23	\$119.53	\$175.04	\$45.11	\$363.77	\$1,532.69	\$1,518.18	0.96%
17.3	Wrencrest	40'x110	SF	80	\$829.23	\$119.53	\$175.04	\$45.11	\$363.77	\$1,532.69	\$1,518.18	0.96%
18.1	Iverson	60'x110'	SF	81	\$829.23	\$119.53	\$138.32	\$45.11	\$478.13	\$1,610.32	\$1,596.06	0.89%
18.2	Iverson	60'x110'	SF	89	\$829.23	\$119.53	\$138.32	\$45.11	\$478.13	\$1,610.32	\$1,596.06	0.89%
18.3	Colehaven	80'x120'	SF	51	\$829.23	\$119.53	\$151.92	\$45.11	\$565.54	\$1,711.33	\$1,693.50	1.05%
ZCOM			ZCOM	6.151	\$16,584.70	\$0.00	\$0.00	\$0.00		\$16,584.70	\$16,622.29	-0.23%
Total				2168.151								

## GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	47.27%	896	\$ 742,995	\$829.23
VILLA	19.52%	370	\$ 306,817	\$829.23
TH	26.29%	872	\$ 413,195	\$473.85
MF	0.42%	24	\$ 6,634	\$276.41
COMM	6.49%	6.15	\$ 102,012	\$16,584.70
<b>100.00%</b>			<b>\$1,571,653</b>	

	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
GROSS ASSESSMENT	\$1,581,016	<b>\$1,571,653</b>	
ASSMT PER UNIT			
SF 47.27%	\$831.11	<b>\$829.23</b>	-0.23%
VILLA 19.52%	\$831.11	<b>\$829.23</b>	-0.23%
TH 26.29%	\$474.92	<b>\$473.85</b>	-0.23%
MF 0.42%	\$277.04	<b>\$276.41</b>	-0.23%
COMM 6.49%	\$16,622.29	<b>\$16,584.70</b>	-0.23%
<b>100.00%</b>			

## TRASH COLLECTION

	UNITS/ ACRES	FISCAL YEAR 2021	FISCAL YEAR 2022	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 2021	FISCAL YEAR 2022	Increase / (Decrease)
GROSS ASSESSMENT		\$41,856	<b>\$43,303</b>	
ASSMT PER RESIDENTIAL	960	\$43.60	<b>\$45.11</b>	3.46%

## GATES

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	6,020.48	\$30.72
SP 10	DEER RUN	015	149	3,031.91	\$20.35
SP 11	MANOR ISLES	010	77	20,652.34	\$268.21
SP 12	LONGLEAF	009	220	38,017.50	\$172.81
SP 14-1	COVINA KEY	005	166	21,724.31	\$130.87
SP 15-1	LETTINGWELL	008	86	18,952.82	\$220.38
SP 15-2	GLENHAM	006	64	9,090.64	\$142.04
SP 16-1	SEDWICK	011	129	19,264.36	\$149.34
SP 16-2	VERMILLION	013	174	21,397.02	\$122.97
SP 16-3A	CHARLESWORTH	003	118	23,365.11	\$198.01
SP 16-3B	TULLAMORE	012	130	21,450.21	\$165.00
SP 17	WRENCREST	014	253	44,285.64	\$175.04
SP 18-1, 2	IVERSON	007	170	23,514.36	\$138.32
SP 18-3	COLEHAVEN	004	51	7,747.87	\$151.92
Total			<b>1,983.00</b>	<b>278,514.57</b>	

	SUBDIVISION	FUND	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$30.72	<b>\$30.72</b>	N/A
SP 10	DEER RUN	015	\$37.66	<b>\$20.35</b>	N/A
SP 11	MANOR ISLES	010	\$243.03	<b>\$268.21</b>	10%
SP 12	LONGLEAF	009	\$169.68	<b>\$172.81</b>	2%
SP 14-1	COVINA KEY	005	\$115.93	<b>\$130.87</b>	13%
SP 15-1	LETTINGWELL	008	\$204.98	<b>\$220.38</b>	8%
SP 15-2	GLENHAM	006	\$131.69	<b>\$142.04</b>	8%
SP 16-1	SEDWICK	011	\$139.12	<b>\$149.34</b>	7%
SP 16-2	VERMILLION	013	\$110.60	<b>\$122.97</b>	11%
SP 16-3A	CHARLESWORTH	003	\$178.87	<b>\$198.01</b>	11%
SP 16-3B	TULLAMORE	012	\$150.08	<b>\$165.00</b>	10%
SP 17	WRENCREST	014	\$160.16	<b>\$175.04</b>	9%
SP 18-1, 2	IVERSON	007	\$123.69	<b>\$138.32</b>	12%
SP 18-3	COLEHAVEN	004	\$133.71	<b>\$151.92</b>	14%

NOTE: The assessments provided on this page are based on preliminary numbers and are for review purposes only. The final assessments will be computed with the financial consultant.