

**Meadow Pointe II
Community Development District**

July 7, 2021

AGENDA PACKAGE

Communications Media Technology Via Zoom

Meeting ID #: 831-5812-8756

Meeting URL: Call-In #: 1-929-205-6099

Passcode: 123456

**[https://us02web.zoom.us/j/83158128756?pwd=TElZcE
Uza3dORGfjN0FibjlZUIVIdz09](https://us02web.zoom.us/j/83158128756?pwd=TElZcEUza3dORGfjN0FibjlZUIVIdz09)**

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

June 30, 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, July 7, 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. Residents Council
 - B. 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**
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisor Comments**
- 12. Adjourn the Regular Meeting and Proceed to a Workshop**

Meadow Point II C.D.D.
June 30, 2021
Page Two

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

1. Call to Order

2. Items for Discussion

A. Discussion of Tentative 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

Approved Tentative Budget
(Meeting 06/02/2021)

Prepared by:



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MEADOW POINTE II
Community Development District

Operating Budgets
Fiscal Year 2022

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU APR-2021	MAY- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 16,699	\$ 8,147	\$ 6,000	\$ 466	\$ 333	\$ 799	\$ 250
Garbage/Solid Waste Revenue	141,502	151,010	151,330	148,869	2,461	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	1,555,303	25,713	1,581,016	1,770,737
Special Assmnts- Discounts	(69,574)	(61,996)	(69,294)	(65,089)	-	(65,089)	(76,883)
Other Miscellaneous Revenues	17,595	136,325	8,266	27,136	2,500	29,636	8,266
Gate Bar Code/Remotes	8,093	7,781	5,000	3,756	2,083	5,839	5,000
Access Cards	1,627	927	3,000	431	869	1,300	1,300
TOTAL REVENUES	2,079,791	1,821,100	1,685,318	1,670,882	33,999	1,704,881	1,860,000

EXPENDITURES**Administrative**

P/R-Board of Supervisors	22,800	23,200	24,000	14,200	9,800	24,000	24,000
FICA Taxes	1,744	1,775	1,836	1,086	750	1,836	1,836
ProfServ-Engineering	51,592	11,315	25,000	-	10,417	10,417	80,000
ProfServ-Legal Services	42,091	37,922	45,000	19,458	18,750	38,208	45,000
ProfServ-Mgmt Consulting Serv	75,260	70,584	72,135	42,079	30,056	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	198	625	823	1,500

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU APR-2021	MAY- 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	172	500	672	500
Legal Advertising	489	4,083	850	304	-	304	1,500
Miscellaneous Services	1,279	896	1,200	474	500	974	1,200
Misc-Assessmnt Collection Cost	35,238	23,643	31,620	30,248	514	30,762	35,415
Misc-Supervisor Expenses	100	373	800	96	333	429	650
Office Supplies	110	28	180	-	75	75	150
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	272,422	239,299	263,830	161,156	73,417	234,573	323,696
Field							
Contracts-Security Services	45,672	54,520	55,000	28,160	22,500	50,660	55,000
Contracts-Security Alarms	577	430	540	301	225	526	540
R&M-General	21,460	8,995	12,000	4,526	10,474	15,000	15,000
Misc-Animal Trapper	-	-	250	-	104	104	250
Misc-Contingency	449	19	2,500	485	1,042	1,527	48,631
Total Field	68,158	63,964	70,290	33,472	34,345	67,817	119,421
Landscape							
ProfServ-Landscape Architect	10,080	12,580	10,080	5,880	4,200	10,080	10,080
Contracts-Landscape	128,044	137,055	137,055	83,433	46,872	130,305	112,493
Contracts-Irrigation	13,608	13,608	13,608	1,134	-	1,134	-
R&M-Irrigation	12,224	4,669	6,000	5,231	2,500	7,731	6,000
R&M-Landscape Renovations	57,021	8,667	16,000	4,069	6,667	10,736	60,000
R&M-Mulch	15,580	15,580	15,580	-	15,580	15,580	15,580
R&M-Tree and Trimming	-	-	4,000	700	1,667	2,367	4,000
R&M-Annuals	9,630	9,570	-	-	-	-	-
R&M-Perennials	-	-	10,000	-	10,000	-	10,000
Total Landscape	246,187	201,729	212,323	100,447	87,485	177,932	218,153

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

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Utilities							
Contracts-Solid Waste Services	133,100	135,583	135,583	80,502	57,502	138,004	138,004
Utility - General	7,543	7,303	7,500	4,398	3,043	7,441	7,500
Electricity - Streetlighting	204,569	203,336	210,000	118,897	87,500	206,397	210,000
Utility - Reclaimed Water	8,563	7,551	13,000	3,726	5,417	9,143	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	2,749	49	2,798	3,027
Total Utilities	376,594	361,058	369,110	220,596	153,510	374,106	382,531
Lakes and Ponds							
Contracts-Lakes	59,072	59,926	61,000	35,625	25,338	60,963	63,000
R&M-Mitigation	-	-	1,000	-	417	417	1,000
R&M-Ponds	-	10,919	45,000	291	18,750	19,041	45,000
Reserve - Ponds	-	-	5,000	-	-	-	5,000
Total Lakes and Ponds	59,072	70,845	112,000	35,916	44,505	80,421	114,000
Parks and Recreation - General							
ProfServ-Info Technology	7,762	17,465	12,000	13,443	5,000	18,443	12,000
Contracts-Pools	18,804	18,804	18,804	10,969	7,835	18,804	25,000
Communication - Telephone	8,821	15,522	-	-	-	-	-
Communication - Telephone & WiFi	-	-	8,700	5,427	3,625	9,052	8,700
Utility - General	1,222	1,128	1,500	752	625	1,377	1,500
Utility - Water & Sewer	3,040	5,659	4,500	3,455	1,875	5,330	5,000
Electricity - Rec Center	13,672	10,996	15,500	6,475	6,458	12,933	15,500
Lease - Copier	3,665	13,402	4,400	3,197	1,833	5,030	4,400
R&M-Clubhouse	9,532	11,777	13,000	4,063	5,417	9,480	13,000
R&M-Court Maintenance	2,047	3,113	5,000	-	2,083	2,083	5,000
R&M-Pools	1,633	4,160	3,500	1,527	1,373	2,900	3,500
R&M-Fitness Equipment	4,752	5,125	4,500	1,120	800	1,920	4,500
R&M-Playground	4,614	795	4,200	1,815	1,750	3,565	3,000
Misc-Clubhouse Activities	769	1,500	2,500	-	1,042	1,042	2,500
Misc-Contingency	5,747	5,383	2,000	11,397	850	12,247	55,287

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

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Office Supplies	3,309	5,420	2,500	516	1,042	1,558	2,500
Op Supplies - General	28,584	30,897	30,000	18,353	12,500	30,853	30,000
Op Supplies - Fuel, Oil	4,291	2,798	5,000	1,701	2,083	3,784	5,000
Cleaning Supplies	1,596	5,172	4,000	2,912	1,667	4,579	3,500
Capital Outlay	26,925	-	-	-	-	-	-
Reserve - Renewal&Replacement	81,792	-	21,340	-	-	-	21,340
Total Parks and Recreation - General	232,577	159,175	162,944	87,122	57,858	144,980	221,227
Personnel							
Payroll-Maintenance	361,602	319,643	414,830	164,006	172,846	336,852	400,000
Payroll-Benefits	4,257	3,159	3,600	1,229	1,500	2,729	3,600
FICA Taxes	27,760	24,421	31,734	12,743	13,223	25,966	30,600
Workers' Compensation	20,344	8,344	34,657	6,063	28,594	34,657	38,122
Unemployment Compensation	1,179	-	2,000	2,446	833	3,279	2,150
ProfServ-Human Resources	900	900	900	600	300	900	900
Op Supplies - Uniforms	5,365	3,974	6,000	2,447	2,500	4,947	4,500
Subscriptions and Memberships	1,042	784	1,100	915	185	1,100	1,100
Total Personnel	422,449	361,225	494,821	190,449	219,980	410,429	480,972
TOTAL EXPENDITURES	1,677,459	1,457,295	1,685,318	829,158	671,101	1,490,259	1,860,000
Excess (deficiency) of revenues							
Over (under) expenditures	402,332	363,805	-	841,724	(637,102)	214,622	-
OTHER FINANCING SOURCES (USES)							
Transfer In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	402,332	363,805	-	841,724	(637,102)	214,622	-
FUND BALANCE, BEGINNING	2,025,874	2,431,480	2,785,288	2,784,125	-	2,784,125	2,998,747
FUND BALANCE, ENDING	\$ 2,431,480	\$ 2,795,285	\$ 2,785,288	\$ 3,625,849	\$ (637,102)	\$ 2,998,747	\$ 2,998,747

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 2,998,747
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	26,340
Total Funds Available (Estimated) - 9/30/2022	3,025,087

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	29,950
Subtotal	29,950

Assigned Fund Balance

Operating Reserve - Operating Capital	458,415 ⁽¹⁾
Reserve - Ponds	269,053 ⁽²⁾
Reserve - Ponds - FY 21	5,000
Reserve - Ponds - FY 22	5,000
	279,053
Reserve - Renewal&Replacement - FY 21	21,340
Reserve - Renewal&Replacement - FY 22	21,340
	42,680
Subtotal	780,148

Total Allocation of Available Funds	810,098
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Total Unassigned (undesignated) Cash	\$ 2,214,989
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Notes

(1) Represents approximately 3 months of operating expenditures

(2) Represents Reserve-Pond prior year

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

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

Garbage/Solid Waste Revenue (343400)

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

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 Mike Wells 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-Special Assessment (531038-51301)

This budget line is for preparation of the District's assessment roll.

ProfServ-Trustee Fees (531045-51301)

This budget line is for Trustee Fees paid to US Bank

MEADOW POINTE II
Community Development District

General Fund

Budget Narrative
Fiscal Year 2022

EXPENDITURES – Administrative (continued)

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.

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.

MEADOW POINTE II
Community Development District

General Fund

Budget Narrative
Fiscal Year 2022

Miscellaneous-Supervisor Expenses (549140-51301)

Any Supplies to be reimbursed to 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.

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.

MEADOW POINTE II

Community Development District

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

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.

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-Tree and Trimming (546099-53902)

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

R&M-Perennials (546162-53902)

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

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.

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES – Utilities (continued)****Miscellaneous-Property Taxes (549044-53903)**

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

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.

MEADOW POINTE II

Community Development District

General Fund

Budget Narrative
Fiscal Year 2022**EXPENDITURES – Parks and Recreation (continued)****Contracts-Pools (534078-57201)**

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

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.

MEADOW POINTE II

Community Development District

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

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.

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 2,943	\$ 1,699	\$ 1,500	\$ 245	\$ 450	\$ 695	\$ 850
Special Assmnts- Tax Collector	34,646	33,868	41,856	41,175	681	41,856	43,303
Special Assmnts- Discounts	(1,162)	(1,215)	(1,674)	(1,573)	-	(1,573)	(1,732)
Settlements	5,050	3,176	5,000	1,850	2,083	3,933	5,000
TOTAL REVENUES	41,477	37,528	46,682	41,697	3,214	44,911	47,421
EXPENDITURES							
<i>Administrative</i>							
Payroll-Salaries	26,651	28,074	29,484	16,929	12,285	29,214	30,369
FICA Taxes	1,954	1,675	2,256	1,000	940	1,940	2,323
ProfServ-Legal Services	8,016	6,181	10,000	2,849	4,167	7,016	8,500
ProfServ-Mgmt Consulting Serv	2,163	2,163	2,163	1,300	863	2,163	2,163
Postage and Freight	1,842	741	2,500	999	1,042	2,041	2,000
Misc-Assessmnt Collection Cost	613	514	679	760	14	774	866
Office Supplies	1,193	1,177	1,600	594	667	1,261	1,200
Total Administrative	42,432	40,525	48,682	24,431	19,976	44,407	47,421
TOTAL EXPENDITURES	42,432	40,525	48,682	24,431	19,976	44,407	47,421
Excess (deficiency) of revenues							
Over (under) expenditures	(955)	(2,997)	-	17,266	(16,762)	504	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(955)	(2,997)	-	17,266	(16,762)	504	-
FUND BALANCE, BEGINNING	65,287	64,332	61,335	61,334	-	61,334	61,838
FUND BALANCE, ENDING	\$ 64,332	\$ 61,335	\$ 61,335	\$ 78,600	\$ (16,762)	\$ 61,838	\$ 61,838

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 61,838
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	-
Total Funds Available (Estimated) - 9/30/22	61,838

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

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

Total Allocation of Available Funds	23,089
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Total Unassigned (undesignated) Cash	\$ 38,749
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Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE II

Community Development District

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

FICA Taxes (521001-57230)

Payroll taxes for employees.

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.

MEADOW POINTE II

Community Development District

Deed Restriction Enforcement Fund

Budget Narrative

Fiscal Year 2022

Postage and Freight (541006-51301)

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

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,374	\$ 3,674	\$ 3,000	\$ 617	\$ 441	\$ 1,058	\$ 1,200
Special Assmnts- Tax Collector	50,742	22,315	21,107	20,764	343	21,107	24,045
Special Assmnts- Discounts	(1,701)	(800)	(844)	(793)	-	(793)	(962)
TOTAL REVENUES	55,415	25,189	23,263	20,588	784	21,372	24,283
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	795	799	500	314	333	647	-
FICA Taxes	61	61	38	24	26	50	-
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	810	542	1,352	1,300
R&M-Gate	1,785	1,380	3,000	-	1,250	1,250	4,500
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	383	7	390	481
Misc-Contingency	564	-	-	-	-	-	-
Reserve - Roadways	-	-	12,000	-	-	-	12,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
Total Field	5,006	3,423	23,262	1,531	4,157	5,688	24,283
TOTAL EXPENDITURES	5,006	3,423	23,262	1,531	4,157	5,688	24,283
Excess (deficiency) of revenues							
Over (under) expenditures	50,409	21,766	1	19,057	(3,374)	15,683	-
Net change in fund balance	50,409	21,766	1	19,057	(3,374)	15,683	-
FUND BALANCE, BEGINNING	178,666	229,075	250,923	250,923	-	250,923	266,606
FUND BALANCE, ENDING	\$ 229,075	\$ 250,841	\$ 250,924	\$ 269,980	\$ (3,374)	\$ 266,606	\$ 266,606

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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Charlesworth Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 1,470	\$ 846	\$ 1,000	\$ 170	350	\$ 520	\$ 450
Special Assmnts- Tax Collector	26,968	7,224	6,819	6,708	111	6,819	7,896
Special Assmnts- Discounts	(904)	(259)	(273)	(256)	-	(256)	(316)
TOTAL REVENUES	27,534	7,811	7,546	6,622	461	7,083	8,030
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	750	780	500	367	500	867	-
FICA Taxes	57	60	38	28	38	66	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	810	646	1,456	1,550
R&M-Gate	1,091	-	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	477	31	136	124	2	126	158
Reserve - Roadways	-	-	760	-	-	-	760
Reserve - Sidewalks	-	-	560	-	-	-	560
Total Field	2,997	1,863	7,546	1,329	5,186	6,515	8,030
TOTAL EXPENDITURES	2,997	1,863	7,546	1,329	5,186	6,515	8,030
Excess (deficiency) of revenues Over (under) expenditures	24,537	5,948	-	5,293	(4,725)	568	-
Net change in fund balance	24,537	5,948	-	5,293	(4,725)	568	-
FUND BALANCE, BEGINNING	52,440	76,977	82,925	82,925	-	82,925	83,493
FUND BALANCE, ENDING	\$ 76,977	\$ 82,925	\$ 82,925	\$ 88,218	\$ (4,725)	\$ 83,493	\$ 83,493

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

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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Colehaven Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 8,652	\$ 4,989	\$ 4,000	\$ 801	700	\$ 1,501	\$ 2,100
Special Assmnts- Tax Collector	57,234	25,564	19,245	18,932	313	19,245	21,757
Special Assmnts- Discounts	(1,919)	(917)	(770)	(723)	-	(723)	(870)
TOTAL REVENUES	63,967	29,636	22,475	19,010	1,013	20,023	22,987
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	884	848	500	408	550	958	-
FICA Taxes	68	65	38	31	42	73	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	281	1,059	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	810	646	1,456	1,550
R&M-Gate	6,285	275	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	1,106	335	385	350	6	356	435
Misc-Contingency	-	48	-	-	-	-	-
Reserve - Roadways	-	-	16,000	-	-	-	16,000
Total Field	8,986	2,630	22,475	1,599	5,244	6,843	22,987
TOTAL EXPENDITURES	8,986	2,630	22,475	1,599	5,244	6,843	22,987
Excess (deficiency) of revenues							
Over (under) expenditures	54,981	27,006	-	17,411	(4,231)	13,180	-
Net change in fund balance	54,981	27,006	-	17,411	(4,231)	13,180	-
FUND BALANCE, BEGINNING	230,562	285,543	312,641	312,641	-	312,641	325,821
FUND BALANCE, ENDING	\$ 285,543	\$ 312,549	\$ 312,641	\$ 330,052	\$ (4,231)	\$ 325,821	\$ 325,821

MEADOW POINTE II

Community Development District

Covina Key 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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-2021	MAY- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 643	\$ 370	\$ 500	\$ 105	150	\$ 255	\$ 200
Special Assmnts- Tax Collector	27,060	8,937	8,428	8,291	137	8,428	9,238
Special Assmnts- Discounts	(907)	(320)	(337)	(317)	-	(317)	(370)
TOTAL REVENUES	26,796	8,987	8,591	8,079	287	8,366	9,069
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	806	661	500	395	405	800	-
FICA Taxes	62	51	38	30	31	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	590	944	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	775	646	1,421	1,550
R&M-Gate	300	1,100	2,000	-	2,000	2,000	3,000
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	153	3	156	185
Misc-Contingency	-	-	-	-	-	-	-
Reserve - Roadways	-	-	1,930	-	-	-	1,930
Reserve - Sidewalks	-	-	402	-	-	-	402
Total Field	2,642	2,819	8,591	1,353	5,085	6,438	9,069
TOTAL EXPENDITURES	2,642	2,819	8,591	1,353	5,085	6,438	9,069
Excess (deficiency) of revenues							
Over (under) expenditures	24,154	6,168	-	6,726	(4,798)	1,928	-
Net change in fund balance	24,154	6,168	-	6,726	(4,798)	1,928	-
FUND BALANCE, BEGINNING	31,514	55,668	61,836	61,836	-	61,836	63,764
FUND BALANCE, ENDING	\$ 55,668	\$ 61,836	\$ 61,836	\$ 68,562	\$ (4,798)	\$ 63,764	\$ 63,764

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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Glenham Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 4,243	\$ 2,447	\$ 2,000	\$ 494	350	\$ 844	\$ 1,200
Special Assmnts- Tax Collector	73,325	22,388	21,027	20,685	342	21,027	22,369
Special Assmnts- Discounts	(2,459)	(803)	(841)	(790)	-	(790)	(895)
TOTAL REVENUES	75,109	24,032	22,186	20,389	692	21,081	22,674
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	952	930	500	466	388	854	-
FICA Taxes	71	71	38	36	30	66	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	975	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	810	646	1,456	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	382	7	389	447
Misc-Contingency	-	54	-	-	-	-	-
Reserve - Roadways	-	-	14,000	-	-	-	14,000
Reserve - Sidewalks	-	-	1,675	-	-	-	1,675
Total Field	5,296	5,807	22,186	1,694	5,070	6,764	22,674
TOTAL EXPENDITURES	5,296	5,807	22,186	1,694	5,070	6,764	22,674
Excess (deficiency) of revenues							
Over (under) expenditures	69,813	18,225	-	18,695	(4,378)	14,317	-
Net change in fund balance	69,813	18,225	-	18,695	(4,378)	14,317	-
FUND BALANCE, BEGINNING	152,478	222,291	240,516	240,516	-	240,516	254,833
FUND BALANCE, ENDING	\$ 222,291	\$ 240,516	\$ 240,516	\$ 259,211	\$ (4,378)	\$ 254,833	\$ 254,833

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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Iverson Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Special Assmnts- Tax Collector	\$ 37,222	\$ 17,593	17,628	17,341	287	17,628	13,017
Special Assmnts- Other	-	-	-	-	-	-	11,402
Special Assmnts- Discounts	(1,249)	(631)	(705)	(662)	-	(662)	(977)
TOTAL REVENUES	35,973	16,962	16,923	16,679	287	16,966	23,443
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	902	691	500	368	333	701	-
FICA Taxes	71	53	38	28	26	54	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	1,300	993	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	775	646	1,421	1,550
R&M-Gate	6,710	170	2,000	372	1,628	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	-	37,625	1	-	-	-	1
Misc-Assessmnt Collection Cost	659	190	353	320	6	326	488
Misc-Contingency	676	314	-	-	-	-	-
Reserve - Roadways	-	-	7,880	-	-	-	2,500
Reserve - Sidewalks	-	-	2,600	-	-	-	2,500
Total Field	10,868	40,036	16,923	1,863	4,638	4,501	12,040
TOTAL EXPENDITURES	10,868	40,036	16,923	1,863	4,638	4,501	12,040
Excess (deficiency) of revenues							
Over (under) expenditures	25,105	(23,074)	-	14,816	(4,351)	12,465	11,402
Net change in fund balance	25,105	(23,074)	-	14,816	(4,351)	12,465	11,402
FUND BALANCE, BEGINNING	(22,886)	2,219	(20,855)	(20,855)	-	(20,855)	(8,390)
FUND BALANCE, ENDING	\$ 2,219	\$ (20,855)	\$ (20,855)	\$ (6,039)	\$ (4,351)	\$ (8,390)	\$ 3,012

MEADOW POINTE II

Community Development District

Lettingwell 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 – 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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Lettingwell Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 5,387	\$ 3,106	\$ 2,000	\$ 676	500	\$ 1,176	\$ 2,000
Special Assmnts- Tax Collector	96,364	65,353	37,330	36,723	607	37,330	38,353
Special Assmnts- Discounts	(3,231)	(2,344)	(1,493)	(1,403)	-	(1,403)	(1,534)
TOTAL REVENUES	98,520	66,115	37,837	35,996	1,107	37,103	38,819
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	986	1,038	500	447	417	864	-
FICA Taxes	75	79	38	34	32	66	-
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	960	1,029	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,079	646	1,725	1,550
R&M-Gate	6,795	1,070	3,000	266	2,734	3,000	4,500
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	678	12	690	767
Misc-Contingency	-	2,956	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
Total Field	11,012	7,045	37,837	2,504	5,841	8,345	38,819
TOTAL EXPENDITURES	11,012	7,045	37,837	2,504	5,841	8,345	38,819
Excess (deficiency) of revenues Over (under) expenditures	87,508	59,070	-	33,492	(4,734)	28,758	-
Net change in fund balance	87,508	59,070	-	33,492	(4,734)	28,758	-
FUND BALANCE, BEGINNING	195,283	282,791	343,163	343,163	-	343,163	371,921
FUND BALANCE, ENDING	\$ 282,791	\$ 341,861	\$ 343,163	\$ 376,655	\$ (4,734)	\$ 371,921	\$ 371,921

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

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.

R&M-Sidewalk (546084-53901)

This budget line is to repair the sidewalk.

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.

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 4,045	\$ 2,332	\$ 2,500	\$ 414	350	\$ 764	\$ 1,000
Special Assmnts- Tax Collector	38,208	20,927	18,713	18,409	304	18,713	20,800
Special Assmnts- Discounts	(1,281)	(751)	(749)	(703)	-	(703)	(832)
TOTAL REVENUES	40,972	22,508	20,464	18,120	654	18,774	20,968
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	800	764	500	419	381	800	-
FICA Taxes	61	58	38	32	29	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	472	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	810	646	1,456	1,550
R&M-Gate	556	1,910	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	676	250	374	340	6	346	416
Misc-Contingency	-	7	-	-	-	-	-
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
<i>Total Field</i>	2,915	3,981	20,465	1,601	5,062	6,663	20,968
TOTAL EXPENDITURES	2,915	3,981	20,465	1,601	5,062	6,663	20,968
Excess (deficiency) of revenues Over (under) expenditures	38,057	18,527	-	16,519	(4,408)	12,111	-
Net change in fund balance	38,057	18,527	-	16,519	(4,408)	12,111	-
FUND BALANCE, BEGINNING	119,185	157,242	175,769	175,769	-	175,769	187,880
FUND BALANCE, ENDING	\$ 157,242	\$ 175,769	\$ 175,769	\$ 192,288	\$ (4,408)	\$ 187,880	\$ 187,880

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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Manor Isle Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU APR-2021	MAY- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,862	\$ 3,956	\$ 2,500	\$ 631	500	\$ 1,131	\$ 1,000
Special Assmnts- Tax Collector	42,632	17,907	17,947	17,655	292	17,947	20,034
Special Assmnts- Discounts	(1,429)	(642)	(718)	(674)	-	(674)	(801)
TOTAL REVENUES	48,065	21,221	19,729	17,612	792	18,404	20,233
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	803	737	500	494	506	1,000	-
FICA Taxes	61	56	38	38	39	77	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	135	1,108	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,089	646	1,735	1,550
R&M-Gate	4,034	765	2,000	322	1,678	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	755	174	359	326	6	332	401
Misc-Contingency	89	132	-	-	-	-	-
Reserve - Roadways	-	-	9,720	-	-	-	9,720
Reserve - Sidewalks	-	-	3,560	-	-	-	3,560
Total Field	6,227	2,972	19,729	2,269	4,874	7,143	20,233
TOTAL EXPENDITURES	6,227	2,972	19,729	2,269	4,874	7,143	20,233
Excess (deficiency) of revenues							
Over (under) expenditures	41,838	18,249	-	15,343	(4,082)	11,261	-
Net change in fund balance	41,838	18,249	-	15,343	(4,082)	11,261	-
FUND BALANCE, BEGINNING	182,006	223,844	242,093	242,093	-	242,093	253,354
FUND BALANCE, ENDING	\$ 223,844	\$ 242,093	\$ 242,093	\$ 257,436	\$ (4,082)	\$ 253,354	\$ 253,354

MEADOW POINTE II
Community Development District

Sedgwick 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

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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 5,297	\$ 3,054	\$ 2,500	\$ 530	379	\$ 909	\$ 1,000
Special Assmnts- Tax Collector	44,937	28,888	19,511	19,194	317	19,511	21,598
Special Assmnts- Discounts	(1,507)	(1,036)	(780)	(733)	-	(733)	(864)
TOTAL REVENUES	48,727	30,906	21,231	18,991	696	19,687	21,734
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	810	623	500	480	320	800	-
FICA Taxes	62	48	38	37	24	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	775	525	1,300	1,300
R&M-Gate	1,730	230	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	796	377	390	354	6	360	432
Misc-Contingency	-	-	-	43	-	43	-
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	5,000	-	-	-	5,000
Total Field	4,020	2,235	21,230	1,689	4,876	6,565	21,734
TOTAL EXPENDITURES	4,020	2,235	21,230	1,689	4,876	6,565	21,734
Excess (deficiency) of revenues							
Over (under) expenditures	44,707	28,671	1	17,302	(4,180)	13,122	-
Net change in fund balance	44,707	28,671	1	17,302	(4,180)	13,122	-
FUND BALANCE, BEGINNING	151,028	195,735	224,406	224,406	-	224,406	237,528
FUND BALANCE, ENDING	\$ 195,735	\$ 224,406	\$ 224,407	\$ 241,708	\$ (4,180)	\$ 237,528	\$ 237,528

MEADOW POINTE II

Community Development District

Tullamore 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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Tullamore Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,763	\$ 3,899	\$ 3,000	\$ 644	460	\$ 1,104	\$ 1,300
Special Assmnts- Tax Collector	51,885	26,834	19,245	18,932	313	19,245	21,545
Special Assmnts- Discounts	(1,740)	(962)	(770)	(723)	-	(723)	(862)
TOTAL REVENUES	56,908	29,771	21,475	18,853	773	19,626	21,983
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	821	665	500	402	398	800	-
FICA Taxes	63	51	38	31	30	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	217	1,012	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	843	646	1,489	1,550
R&M-Gate	7,015	2,165	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	919	309	385	350	6	356	431
Misc-Contingency	-	43	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
Total Field	9,478	4,245	21,475	1,626	5,081	6,707	21,983
TOTAL EXPENDITURES	9,478	4,245	21,475	1,626	5,081	6,707	21,983
Excess (deficiency) of revenues							
Over (under) expenditures	47,430	25,526	-	17,227	(4,308)	12,919	-
Net change in fund balance	47,430	25,526	-	17,227	(4,308)	12,919	-
FUND BALANCE, BEGINNING	185,051	232,481	258,007	258,007	-	258,007	270,926
FUND BALANCE, ENDING	\$ 232,481	\$ 258,007	\$ 258,007	\$ 275,234	\$ (4,308)	\$ 270,926	\$ 270,926

MEADOW POINTE II

Community Development District

Vermillion 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**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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 11,528	\$ 6,647	\$ 5,000	\$ 1,165	832	\$ 1,997	\$ 2,000
Special Assmnts- Tax Collector	112,387	65,442	40,522	39,863	659	40,522	44,204
Special Assmnts- Discounts	(3,768)	(2,347)	(1,621)	(1,523)	-	(1,523)	(1,768)
TOTAL REVENUES	120,247	69,742	43,901	39,505	1,491	40,996	44,436
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	1,007	911	500	500	500	1,000	-
FICA Taxes	77	70	38	38	38	76	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	892	903	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	775	646	1,421	1,550
R&M-Gate	5,090	2,355	2,000	2,510	250	2,760	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	1,988	807	810	736	13	749	884
Misc-Contingency	-	2,873	-	-	-	-	-
Reserve - Roadways	-	-	22,000	-	-	-	22,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
Total Field	9,716	7,919	43,901	4,559	3,447	8,006	44,436
<i>Parks and Recreation - General</i>							
Reserve-Renewal & Replacement	-	8,980	1	-	-	-	-
Total Parks and Recreation - General	-	8,980	1	-	-	-	-
TOTAL EXPENDITURES	9,716	16,899	43,901	4,559	3,447	8,006	44,436
Excess (deficiency) of revenues Over (under) expenditures	110,531	52,843	-	34,946	(1,957)	32,989	-
Net change in fund balance	110,531	52,843	-	34,946	(1,957)	32,989	-
FUND BALANCE, BEGINNING	336,513	447,044	499,887	499,887	-	499,887	532,876
FUND BALANCE, ENDING	\$ 447,044	\$ 499,887	\$ 499,887	\$ 534,833	\$ (1,957)	\$ 532,876	\$ 532,876

MEADOW POINTE II
Community Development District

Wrencrest 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

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.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

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.

MEADOW POINTE II

Community Development District

Wrencrest Fund

Budget Narrative

Fiscal Year 2022

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 Approved Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES					
Special Assmnts- Tax Collector	\$ 5,612	\$ 5,521	\$ 91	\$ 5,612	\$ 5,027
Special Assmnts- Discounts	(225)	(211)	-	(211)	(201)
TOTAL REVENUES	5,387	5,310	91	5,401	4,826
EXPENDITURES					
<i>Field</i>					
Communication - Telephone & WiFi	850	443	354	797	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	112	102	2	104	101
Reserve - Sidewalks	2,425	-	-	-	1,875
Total Field	5,387	545	2,509	3,054	4,826
TOTAL EXPENDITURES	5,387	545	2,509	3,054	4,826
Excess (deficiency) of revenues Over (under) expenditures	-	4,765	-	2,347	-
Net change in fund balance	-	4,765	-	2,347	-
FUND BALANCE, BEGINNING	-	-	-	-	2,347
FUND BALANCE, ENDING	\$ -	\$ 4,765	\$ -	\$ 2,347	\$ 2,347

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 and includes prior years expenses (\$7,500 over four years).

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES					
Special Assmnts- Tax Collector	\$ 6,020	\$ 5,922	\$ 98	\$ 6,020	\$ 5,435
Special Assmnts- Discounts	(241)	(226)	-	(226)	(217)
TOTAL REVENUES	5,779	5,696	98	5,794	5,218
EXPENDITURES					
<i>Field</i>					
Communication - Telephone & WiFi	850	483	354	837	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	120	109	2	111	109
Reserve - Sidewalks	2,809	-	-	-	2,259
Total Field	5,779	592	2,509	3,101	5,218
TOTAL EXPENDITURES	5,779	592	2,509	3,101	5,218
Excess (deficiency) of revenues Over (under) expenditures	-	5,104	-	2,693	-
Net change in fund balance	-	5,104	-	2,693	-
FUND BALANCE, BEGINNING	-	-	-	-	2,693
FUND BALANCE, ENDING	\$ -	\$ 5,104	\$ -	\$ 2,693	\$ 2,693

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 and includes prior years expenses (\$9,037 over four years).

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
AVAILABLE FUNDS														
Beginning Fund Balance - Fiscal Year 2022	\$ 266,606	\$ 83,493	\$ 325,821	\$ 63,764	\$ 254,833	\$ (8,390)	\$ 371,921	\$ 187,880	\$ 253,354	\$ 237,528	\$ 270,926	\$ 532,876	\$ 2,347	\$ 2,693
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	5,000	30,000	14,000	13,280	15,000	15,000	37,000	1,875	2,259
Total Funds Available (Estimated) - 9/30/2022	282,606	84,813	341,821	66,096	270,508	8,012	401,921	201,880	266,634	252,528	285,926	569,876	4,222	4,952
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital (1)	6,071	2,007	5,747	2,267	5,669	-	9,705	5,242	5,058	5,433	5,496	11,109	-	-
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	2,500	15,000	10,000	9,720	10,000	15,000	22,000	-	-
Total Reserves-Roadways	187,923	56,970	192,645	36,391	189,930	2,500	180,788	102,267	142,947	104,160	177,026	277,016	-	-
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	2,809
Reserves - Sidewalks FY2021 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Sidewalks FY 2022	4,000	560	-	402	1,675	2,500	15,000	4,000	3,560	5,000	-	15,000	1,875	2,259
Total Reserves-Sidewalks	27,742	4,054	3,293	2,010	7,544	2,500	49,479	10,744	19,820	28,544	1,936	34,330	4,300	5,068
Subtotal	221,736	63,031	201,685	40,668	203,143	5,000	239,972	118,253	167,825	138,137	184,458	322,455	4,300	5,068
Total Allocation of Available Funds	221,736	63,031	201,685	40,668	203,143	5,000	239,972	118,253	167,825	138,137	184,458	322,455	4,300	5,068
Total Unassigned (undesignated) Cash	\$ 60,870	\$ 21,782	\$ 140,136	\$ 25,428	\$ 67,366	\$ 3,012	\$ 161,950	\$ 83,627	\$ 98,808	\$ 114,390	\$ 101,469	\$ 247,421	\$ -	\$ -

Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE II
Community Development District

Supporting Budget Schedules
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 1,303	\$ 1,687	\$ 800	\$ 11	\$ 100	\$ 111	\$ 200
Special Assmnts- Tax Collector	-	643,764	645,130	634,638	10,492	645,130	644,951
Special Assmnts- Prepayment	-	2,332	-	-	-	-	-
Special Assmnts- Discounts	-	(23,088)	(25,805)	(24,239)	-	(24,239)	(25,798)
TOTAL REVENUES	1,303	624,695	620,124	610,410	10,592	621,002	619,353
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	12,415	12,903	11,719	210	11,929	12,899
Total Administrative	-	12,415	12,903	11,719	210	11,929	12,899
<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
Total Debt Service	304,027	608,159	605,915	152,958	457,861	605,819	607,971
TOTAL EXPENDITURES	304,027	620,574	618,818	164,677	458,070	617,747	620,870
Excess (deficiency) of revenues Over (under) expenditures	(302,724)	4,121	1,306	445,733	(447,479)	3,254	(1,517)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	(39)	-	-	-	-	-	-
Loan/Note Proceeds	607,212	-	-	-	-	-	-
Operating Transfers-Out	(496)	(989)	-	(4)	-	(4)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(1,517)
TOTAL OTHER SOURCES (USES)	606,677	(989)	-	(4)	-	(4)	(1,517)
Net change in fund balance	303,952	3,132	1,306	445,729	(447,479)	3,250	(1,517)
FUND BALANCE, BEGINNING	-	303,952	307,084	307,083	-	307,083	310,333
FUND BALANCE, ENDING	\$ 303,952	\$ 307,084	\$ 308,390	\$ 752,812	\$ (447,479)	\$ 310,333	\$ 308,816

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
		7,805,000			3,210,180	11,015,180	11,015,180

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

Debt Service Budget
Fiscal Year 2022

MEADOW POINTE II

Community Development District

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*All Funds***2022 vs 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	\$934.28	\$119.53	\$27.73	\$45.11	\$174.08	\$1,300.73	\$1,199.05	8.48%
9.2	Morningside	60'x110'	SF	63	\$934.28	\$119.53	\$27.73	\$45.11	\$174.08	\$1,300.73	\$1,199.05	8.48%
9.3	Morningside	60'x110'	SF	56	\$934.28	\$119.53	\$27.73	\$45.11	\$174.08	\$1,300.73	\$1,199.05	8.48%
10.1	Deer Run	65'x115'	SF	66	\$934.28	\$119.53	\$33.74	\$45.11	\$178.55	\$1,311.20	\$1,210.46	8.32%
10.2	Deer Run	65'x115'	SF	51	\$934.28	\$119.53	\$33.74	\$45.11	\$178.55	\$1,311.20	\$1,210.46	8.32%
10.3	Deer Run	65'x115'	SF	32	\$934.28	\$119.53	\$33.74	\$45.11	\$178.55	\$1,311.20	\$1,210.46	8.32%
11.1	Manor Isle	80'x120'	SF	38	\$934.28	\$119.53	\$270.13	\$45.11	\$402.63	\$1,771.68	\$1,639.91	8.04%
11.2	Manor Isle	80'x120'	SF	39	\$934.28	\$119.53	\$270.13	\$45.11	\$402.63	\$1,771.68	\$1,639.91	8.04%
12.1	Longleaf	35'x110'	SVIL	124	\$934.28	\$119.53	\$174.33	\$0.00	\$318.33	\$1,546.47	\$1,438.66	7.49%
12.2	Longleaf	35'x110'	SVIL	96	\$934.28	\$119.53	\$174.33	\$0.00	\$318.33	\$1,546.47	\$1,438.66	7.49%
14.1	Covina Key	Townhome	TH	84	\$533.87	\$0.00	\$131.07	\$0.00	\$296.59	\$961.53	\$887.45	8.35%
14.2	Covina Key	Townhome	TH	82	\$533.87	\$0.00	\$131.07	\$0.00	\$296.59	\$961.53	\$887.45	8.35%
14.3	Anand Vihar	Multi Family	MF	24	\$311.43	\$0.00	\$0.00	\$0.00	\$51.77	\$363.20	\$328.81	10.46%
14.4	Anand Vihar	Townhome	TH	155	\$533.87	\$0.00	\$0.00	\$0.00	\$88.76	\$622.63	\$563.68	10.46%
15.1	Lettingwell	40'x110	SVIL	86	\$934.28	\$119.53	\$283.95	\$0.00	\$405.78	\$1,743.54	\$1,561.41	11.66%
15.2	Glenham	40'x110	SF	64	\$934.28	\$119.53	\$144.35	\$45.11	\$461.60	\$1,704.87	\$1,587.54	7.39%
16.1	Sedgwick	Townhome	TH	129	\$533.87	\$0.00	\$155.30	\$0.00	\$297.53	\$986.70	\$911.58	8.24%
16.2	Vermillion	Townhome	TH	174	\$533.87	\$0.00	\$123.82	\$0.00	\$249.77	\$907.46	\$835.30	8.64%
16.3	Charlesworth	Townhome	TH	118	\$533.87	\$0.00	\$203.77	\$0.00	\$346.68	\$1,084.32	\$1,000.47	8.38%
16.4	Tullamore	Townhome	TH	130	\$533.87	\$0.00	\$166.14	\$0.00	\$229.14	\$929.14	\$854.14	8.78%
17.1	Wrencrest	50'x110	SF	71	\$934.28	\$119.53	\$174.72	\$45.11	\$363.77	\$1,637.41	\$1,518.18	7.85%
17.2	Wrencrest	50'x110	SF	102	\$934.28	\$119.53	\$174.72	\$45.11	\$363.77	\$1,637.41	\$1,518.18	7.85%
17.3	Wrencrest	40'x110	SF	80	\$934.28	\$119.53	\$174.72	\$45.11	\$363.77	\$1,637.41	\$1,518.18	7.85%
18.1	Iverson	60'x110'	SF	81	\$934.28	\$119.53	\$131.58	\$45.11	\$478.13	\$1,708.63	\$1,596.06	7.05%
18.2	Iverson	60'x110'	SF	89	\$934.28	\$119.53	\$131.58	\$45.11	\$478.13	\$1,708.63	\$1,596.06	7.05%
18.3	Colehaven	80'x120'	SF	51	\$934.28	\$119.53	\$154.82	\$45.11	\$565.54	\$1,819.27	\$1,693.50	7.43%
ZCOM			ZCOM	6.151	\$18,685.52	\$0.00	\$0.00	\$0.00		\$18,685.52	\$16,622.29	12.41%
Total				2168.151								

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 896,905	\$934.28
VILLA	16.15%	306	\$ 285,888	\$934.28
TH	26.29%	872	\$ 465,535	\$533.87
MF	0.42%	24	\$ 7,474	\$311.43
COMM	6.49%	6.15	\$ 114,935	\$18,685.52
100.00%		\$1,770,737		

	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
GROSS ASSESSMENT	\$1,581,016	\$1,770,737	
ASSMT PER UNIT			
SF 50.65%	\$831.11	\$934.28	12.41%
VILLA 16.15%	\$831.11	\$934.28	12.41%
TH 26.29%	\$474.92	\$533.87	12.41%
MF 0.42%	\$277.04	\$311.43	12.41%
COMM 6.49%	\$16,622.29	\$18,685.52	12.41%
100.00%			

TRASH COLLECTION

	UNITS/ ACRES	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
GROSS ASSESSMENT		151,330	151,330	
ASSMT PER RESIDENTIAL	1,266	\$119.53	\$119.53	0.00%

DEED RESTRICTION

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

GATES

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	5,435.37	\$27.73
SP 10	DEER RUN	015	149	5,026.60	\$33.74
SP 11	MANOR ISLES	010	77	20,800.00	\$270.13
SP 12	LONGLEAF	009	220	38,353.06	\$174.33
SP 14-1	COVINA KEY	005	166	21,757.45	\$131.07
SP 15-1	LETTINGWELL	008	86	24,419.63	\$283.95
SP 15-2	GLENHAM	006	64	9,238.30	\$144.35
SP 16-1	SEDWICK	011	129	20,034.04	\$155.30
SP 16-2	VERMILLION	013	174	21,544.68	\$123.82
SP 16-3A	CHARLESWORTH	003	118	24,044.68	\$203.77
SP 16-3B	TULLAMORE	012	130	21,597.87	\$166.14
SP 17	WRENCREST	014	253	44,204.26	\$174.72
SP 18-1, 2	IVERSON	007	170	22,369.15	\$131.58
SP 18-3	COLEHAVEN	004	51	7,895.74	\$154.82
Total			1,983.00	286,720.83	

	SUBDIVISION	FUND	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$30.72	\$27.73	N/A
SP 10	DEER RUN	015	\$37.66	\$33.74	N/A
SP 11	MANOR ISLES	010	\$243.03	\$270.13	11%
SP 12	LONGLEAF	009	\$169.68	\$174.33	3%
SP 14-1	COVINA KEY	005	\$115.93	\$131.07	13%
SP 15-1	LETTINGWELL	008	\$204.98	\$283.95	39%
SP 15-2	GLENHAM	006	\$131.69	\$144.35	10%
SP 16-1	SEDWICK	011	\$139.12	\$155.30	12%
SP 16-2	VERMILLION	013	\$110.60	\$123.82	12%
SP 16-3A	CHARLESWORTH	003	\$178.87	\$203.77	14%
SP 16-3B	TULLAMORE	012	\$150.08	\$166.14	11%
SP 17	WRENCREST	014	\$160.16	\$174.72	9%
SP 18-1, 2	IVERSON	007	\$123.69	\$131.58	6%
SP 18-3	COLEHAVEN	004	\$133.71	\$154.82	16%

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.