

**Meadow Pointe II  
Community Development District**

**August 4, 2021**

**AGENDA PACKAGE**

**Communications Media Technology Via Zoom**

**Meeting ID #: 837-5577-7753**

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

**Passcode: 123456**

**<https://us02web.zoom.us/j/83755777753?pwd=SWx6UFRITVlwRXd5MWVWY2dOMjhQUT09>**

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

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

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

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

July 28, 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, August 4, 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 (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**
  - A. Lighthouse Billing and Invoicing
- 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.  
July 28, 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**

Modified Tentative Budget  
(Meeting 07/07/2021)

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JUN-2021	JUL- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 16,699	\$ 8,147	\$ 6,000	\$ 468	\$ 156	\$ 624	\$ 250
Garbage/Solid Waste Revenue	141,502	151,010	151,330	150,849	481	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	1,575,991	5,025	1,581,016	1,770,737
Special Assmnts- Discounts	(69,574)	(61,996)	(69,294)	(64,454)	-	(64,454)	(76,883)
Other Miscellaneous Revenues	17,595	136,325	8,266	27,954	2,500	30,454	8,266
Gate Bar Code/Remotes	8,093	7,781	5,000	5,235	1,250	6,485	5,000
Access Cards	1,627	927	3,000	837	463	1,300	1,300
<b>TOTAL REVENUES</b>	<b>2,079,791</b>	<b>1,821,100</b>	<b>1,685,318</b>	<b>1,696,890</b>	<b>9,915</b>	<b>1,706,805</b>	<b>1,860,000</b>

**EXPENDITURES****Administrative**

P/R-Board of Supervisors	22,800	23,200	24,000	18,000	6,000	24,000	24,000
FICA Taxes	1,744	1,775	1,836	1,377	459	1,836	1,836
ProfServ-Engineering	51,592	11,315	25,000	-	6,250	6,250	60,000
ProfServ-Legal Services	42,091	37,922	45,000	23,912	11,250	35,162	45,000
ProfServ-Mgmt Consulting Serv	75,260	70,584	72,135	54,101	18,034	72,135	74,299
ProfServ-Property Appraiser	150	150	150	150	150	300	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	273	375	648	1,000
Insurance - General Liability	32,197	35,562	39,118	34,556	-	34,556	38,012
Printing and Binding	1,823	919	1,200	223	300	523	500

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

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Legal Advertising	489	4,083	850	815	-	815	1,000
Miscellaneous Services	1,279	896	1,200	490	300	790	1,000
Misc-Assessmnt Collection Cost	35,238	23,643	31,620	30,678	101	30,779	35,415
Misc-Supervisor Expenses	100	373	800	165	200	365	500
Office Supplies	110	28	180	-	45	45	150
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>272,422</b>	<b>239,299</b>	<b>263,830</b>	<b>183,025</b>	<b>44,410</b>	<b>227,435</b>	<b>302,346</b>
<b>Field</b>							
Contracts-Security Services	45,672	54,520	55,000	36,960	13,500	50,460	55,000
Contracts-Security Alarms	577	430	540	388	135	523	540
R&M-General	21,460	8,995	12,000	6,136	8,864	15,000	10,000
Misc-Animal Trapper	-	-	250	-	63	63	250
Misc-Contingency	449	19	2,500	485	625	1,110	35,874
<b>Total Field</b>	<b>68,158</b>	<b>63,964</b>	<b>70,290</b>	<b>43,969</b>	<b>23,187</b>	<b>67,156</b>	<b>101,664</b>
<b>Landscape</b>							
ProfServ-Landscape Architect	10,080	12,580	10,080	7,560	2,520	10,080	10,080
Contracts-Landscape	128,044	137,055	137,055	114,651	28,123	142,774	149,000
Contracts-Irrigation	13,608	13,608	13,608	1,134	-	1,134	-
R&M-Irrigation	12,224	4,669	6,000	5,231	1,500	6,731	6,000
R&M-Landscape Renovations	57,021	8,667	16,000	8,357	4,000	12,357	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	1,000	1,700	4,000
R&M-Perennials	-	-	10,000	-	10,000	10,000	10,000
<b>Total Landscape</b>	<b>246,187</b>	<b>201,729</b>	<b>212,323</b>	<b>137,633</b>	<b>62,723</b>	<b>200,356</b>	<b>254,660</b>

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

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Utilities</b>							
Contracts-Solid Waste Services	133,100	135,583	135,583	103,503	34,501	138,004	138,004
Utility - General	7,543	7,303	7,500	6,157	1,826	7,983	7,500
Electricity - Streetlighting	204,569	203,336	210,000	153,116	52,500	205,616	210,000
Utility - Reclaimed Water	8,563	7,551	13,000	5,295	3,250	8,545	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	2,790	10	2,800	3,027
<b>Total Utilities</b>	<b>376,594</b>	<b>361,058</b>	<b>369,110</b>	<b>281,185</b>	<b>92,086</b>	<b>373,271</b>	<b>382,531</b>
<b>Lakes and Ponds</b>							
Contracts-Lakes	59,072	59,926	61,000	46,064	15,203	61,267	63,000
R&M-Mitigation	-	-	1,000	-	250	250	1,000
R&M-Ponds	-	10,919	45,000	541	11,250	11,791	45,000
Reserve - Ponds	-	-	5,000	-	-	-	5,000
<b>Total Lakes and Ponds</b>	<b>59,072</b>	<b>70,845</b>	<b>112,000</b>	<b>46,605</b>	<b>26,703</b>	<b>73,308</b>	<b>114,000</b>
<b>Parks and Recreation - General</b>							
ProfServ-Info Technology	7,762	17,465	12,000	16,403	3,000	19,403	12,000
Contracts-Pools	18,804	18,804	18,804	14,103	4,701	18,804	27,600
Communication - Telephone & WiFi	-	-	8,700	6,496	2,175	8,671	8,700
Utility - General	1,222	1,128	1,500	846	375	1,221	1,500
Utility - Water & Sewer	3,040	5,659	4,500	4,314	1,125	5,439	5,000
Electricity - Rec Center	13,672	10,996	15,500	8,566	3,875	12,441	15,500
Lease - Copier	3,665	13,402	4,400	3,562	1,100	4,662	4,400
R&M-Clubhouse	9,532	11,777	13,000	5,356	3,250	8,606	13,000
R&M-Court Maintenance	2,047	3,113	5,000	-	1,250	1,250	5,000
R&M-Pools	1,633	4,160	3,500	1,967	933	2,900	3,500
R&M-Fitness Equipment	4,752	5,125	4,500	1,440	480	1,920	4,500
R&M-Playground	4,614	795	4,200	1,815	1,050	2,865	3,000
Misc-Clubhouse Activities	769	1,500	2,500	1,000	625	1,625	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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Office Supplies	3,309	5,420	2,500	725	625	1,350	2,500
Op Supplies - General	28,584	30,897	30,000	22,809	7,500	30,309	30,000
Op Supplies - Fuel, Oil	4,291	2,798	5,000	1,820	1,250	3,070	5,000
Cleaning Supplies	1,596	5,172	4,000	3,701	1,000	4,701	3,500
Reserve - Renewal&Replacement	81,792	-	21,340	-	-	-	21,340
<b>Total Parks and Recreation - General</b>	<b>232,577</b>	<b>159,175</b>	<b>162,944</b>	<b>106,320</b>	<b>35,164</b>	<b>141,484</b>	<b>223,827</b>
<b>Personnel</b>							
Payroll-Maintenance	361,602	319,643	414,830	226,632	103,708	330,340	400,000
Payroll-Benefits	4,257	3,159	3,600	1,229	900	2,129	3,600
FICA Taxes	27,760	24,421	31,734	16,919	7,934	24,853	30,600
Workers' Compensation	20,344	8,344	34,657	8,276	26,381	34,657	38,122
Unemployment Compensation	1,179	-	2,000	2,446	500	2,946	2,150
ProfServ-Human Resources	900	900	900	675	225	900	900
Op Supplies - Uniforms	5,365	3,974	6,000	3,146	1,500	4,646	4,500
Subscriptions and Memberships	1,042	784	1,100	915	185	1,100	1,100
<b>Total Personnel</b>	<b>422,449</b>	<b>361,225</b>	<b>494,821</b>	<b>260,238</b>	<b>141,332</b>	<b>401,570</b>	<b>480,972</b>
<b>TOTAL EXPENDITURES</b>	<b>1,677,459</b>	<b>1,457,295</b>	<b>1,685,318</b>	<b>1,058,975</b>	<b>425,605</b>	<b>1,484,580</b>	<b>1,860,000</b>
Excess (deficiency) of revenues							
Over (under) expenditures	402,332	363,805	-	637,915	(415,690)	222,225	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfer In	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	402,332	363,805	-	637,915	(415,690)	222,225	-
<b>FUND BALANCE, BEGINNING</b>	<b>2,025,874</b>	<b>2,431,480</b>	<b>2,785,288</b>	<b>2,784,125</b>	<b>-</b>	<b>2,784,125</b>	<b>3,006,350</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,431,480</b>	<b>\$ 2,795,285</b>	<b>\$ 2,785,288</b>	<b>\$ 3,422,040</b>	<b>\$ (415,690)</b>	<b>\$ 3,006,350</b>	<b>\$ 3,006,350</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 3,006,350
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	26,340
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>3,032,690</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	29,950
Subtotal	29,950

***Assigned Fund Balance***

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

<b>Total Allocation of Available Funds</b>	<b>810,098</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 2,222,592</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

(2) Represents Reserve-Pond prior year



**Budget Narrative**  
Fiscal Year 2022

<b>REVENUES</b>
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**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*

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**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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 2,943	\$ 1,699	\$ 1,500	\$ 296	\$ 350	\$ 646	\$ 850
Special Assmnts- Tax Collector	34,646	33,868	41,856	41,723	133	41,856	43,303
Special Assmnts- Discounts	(1,162)	(1,215)	(1,674)	(1,557)	-	(1,557)	(1,732)
Settlements	5,050	3,176	5,000	7,632	1,250	8,882	5,000
<b>TOTAL REVENUES</b>	<b>41,477</b>	<b>37,528</b>	<b>46,682</b>	<b>48,094</b>	<b>1,733</b>	<b>49,827</b>	<b>47,421</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Payroll-Salaries	26,651	28,074	29,484	22,031	7,371	29,402	30,369
FICA Taxes	1,954	1,675	2,256	1,045	564	1,609	2,323
ProfServ-Legal Services	8,016	6,181	10,000	3,792	2,500	6,292	8,500
ProfServ-Mgmt Consulting Serv	2,163	2,163	2,163	1,671	492	2,163	2,163
Postage and Freight	1,842	741	2,500	1,182	625	1,807	2,000
Misc-Assessmnt Collection Cost	613	514	679	772	3	775	866
Office Supplies	1,193	1,177	1,600	780	400	1,180	1,200
<b>Total Administrative</b>	<b>42,432</b>	<b>40,525</b>	<b>48,682</b>	<b>31,273</b>	<b>11,955</b>	<b>43,228</b>	<b>47,421</b>
<b>TOTAL EXPENDITURES</b>	<b>42,432</b>	<b>40,525</b>	<b>48,682</b>	<b>31,273</b>	<b>11,955</b>	<b>43,228</b>	<b>47,421</b>
Excess (deficiency) of revenues Over (under) expenditures	(955)	(2,997)	-	16,821	(10,222)	6,599	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(955)	(2,997)	-	16,821	(10,222)	6,599	-
<b>FUND BALANCE, BEGINNING</b>	<b>65,287</b>	<b>64,332</b>	<b>61,335</b>	<b>61,334</b>	<b>-</b>	<b>61,334</b>	<b>67,933</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 64,332</b>	<b>\$ 61,335</b>	<b>\$ 61,335</b>	<b>\$ 78,155</b>	<b>\$ (10,222)</b>	<b>\$ 67,933</b>	<b>\$ 67,933</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 67,933
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	-
<b>Total Funds Available (Estimated) - 9/30/22</b>	<b>67,933</b>

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

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

<b>Total Allocation of Available Funds</b>	<b>23,089</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 44,844</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**MEADOW POINTE II**

Community Development District

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

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**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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 6,374	\$ 3,674	\$ 3,000	\$ 783	\$ 261	\$ 1,044	\$ 1,200
Special Assmnts- Tax Collector	50,742	22,315	21,107	21,040	67	21,107	24,045
Special Assmnts- Discounts	(1,701)	(800)	(844)	(785)	-	(785)	(962)
<b>TOTAL REVENUES</b>	<b>55,415</b>	<b>25,189</b>	<b>23,263</b>	<b>21,038</b>	<b>328</b>	<b>21,366</b>	<b>24,283</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	795	799	500	314	-	314	-
FICA Taxes	61	61	38	24	-	24	-
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	1,114	325	1,439	1,300
R&M-Gate	1,785	1,380	3,000	450	750	1,200	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	389	1	390	481
Misc-Contingency	564	-	-	-	-	-	-
Reserve - Roadways	-	-	12,000	-	-	-	12,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
<b>Total Field</b>	<b>5,006</b>	<b>3,423</b>	<b>23,262</b>	<b>2,291</b>	<b>3,076</b>	<b>5,367</b>	<b>24,283</b>
<b>TOTAL EXPENDITURES</b>	<b>5,006</b>	<b>3,423</b>	<b>23,262</b>	<b>2,291</b>	<b>3,076</b>	<b>5,367</b>	<b>24,283</b>
Excess (deficiency) of revenues Over (under) expenditures	50,409	21,766	1	18,747	(2,748)	15,999	-
Net change in fund balance	50,409	21,766	1	18,747	(2,748)	15,999	-
<b>FUND BALANCE, BEGINNING</b>	178,666	229,075	250,923	250,923	-	250,923	266,921
<b>FUND BALANCE, ENDING</b>	<b>\$ 229,075</b>	<b>\$ 250,841</b>	<b>\$ 250,924</b>	<b>\$ 269,670</b>	<b>\$ (2,748)</b>	<b>\$ 266,921</b>	<b>\$ 266,921</b>

**MEADOW POINTE II**

Community Development District

Charlesworth Fund

**Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

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

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

**Special Assessments-Discounts (363090)**

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

**EXPENDITURES - Field****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

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### **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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 1,470	\$ 846	\$ 1,000	\$ 225	350	\$ 575	\$ 450
Special Assmnts- Tax Collector	26,968	7,224	6,819	6,797	22	6,819	7,896
Special Assmnts- Discounts	(904)	(259)	(273)	(254)	-	(254)	(316)
<b>TOTAL REVENUES</b>	<b>27,534</b>	<b>7,811</b>	<b>7,546</b>	<b>6,768</b>	<b>372</b>	<b>7,140</b>	<b>8,030</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	750	780	500	367	-	367	-
FICA Taxes	57	60	38	28	-	28	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,114	388	1,502	1,550
R&M-Gate	1,091	-	2,000	300	1,700	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	126	0	126	158
Reserve - Roadways	-	-	760	-	-	-	760
Reserve - Sidewalks	-	-	560	-	-	-	560
<b>Total Field</b>	<b>2,997</b>	<b>1,863</b>	<b>7,546</b>	<b>1,935</b>	<b>4,088</b>	<b>6,023</b>	<b>8,030</b>
<b>TOTAL EXPENDITURES</b>	<b>2,997</b>	<b>1,863</b>	<b>7,546</b>	<b>1,935</b>	<b>4,088</b>	<b>6,023</b>	<b>8,030</b>
Excess (deficiency) of revenues Over (under) expenditures	24,537	5,948	-	4,833	(3,716)	1,117	-
Net change in fund balance	24,537	5,948	-	4,833	(3,716)	1,117	-
<b>FUND BALANCE, BEGINNING</b>	52,440	76,977	82,925	82,925	-	82,925	84,042
<b>FUND BALANCE, ENDING</b>	<b>\$ 76,977</b>	<b>\$ 82,925</b>	<b>\$ 82,925</b>	<b>\$ 87,758</b>	<b>\$ (3,716)</b>	<b>\$ 84,042</b>	<b>\$ 84,042</b>

**MEADOW POINTE II**  
Community Development District

Colehaven Fund

**Budget Narrative**  
Fiscal Year 2022

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

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

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

**Special Assessments-Discounts (363090)**

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

**EXPENDITURES - Field**

**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

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### **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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 8,652	\$ 4,989	\$ 4,000	\$ 1,003	700	\$ 1,703	\$ 2,100
Special Assmnts- Tax Collector	57,234	25,564	19,245	19,184	61	19,245	21,757
Special Assmnts- Discounts	(1,919)	(917)	(770)	(716)	-	(716)	(870)
<b>TOTAL REVENUES</b>	<b>63,967</b>	<b>29,636</b>	<b>22,475</b>	<b>19,471</b>	<b>761</b>	<b>20,232</b>	<b>22,987</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	884	848	500	408	-	408	-
FICA Taxes	68	65	38	31	-	31	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	281	1,059	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,114	388	1,502	1,550
R&M-Gate	6,285	275	2,000	300	1,700	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	355	1	356	435
Misc-Contingency	-	48	-	-	-	-	-
Reserve - Roadways	-	-	16,000	-	-	-	16,000
<b>Total Field</b>	<b>8,986</b>	<b>2,630</b>	<b>22,475</b>	<b>2,208</b>	<b>4,089</b>	<b>6,297</b>	<b>22,987</b>
<b>TOTAL EXPENDITURES</b>	<b>8,986</b>	<b>2,630</b>	<b>22,475</b>	<b>2,208</b>	<b>4,089</b>	<b>6,297</b>	<b>22,987</b>
Excess (deficiency) of revenues Over (under) expenditures	54,981	27,006	-	17,263	(3,328)	13,935	-
Net change in fund balance	54,981	27,006	-	17,263	(3,328)	13,935	-
<b>FUND BALANCE, BEGINNING</b>	<b>230,562</b>	<b>285,543</b>	<b>312,641</b>	<b>312,641</b>	<b>-</b>	<b>312,641</b>	<b>326,576</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 285,543</b>	<b>\$ 312,549</b>	<b>\$ 312,641</b>	<b>\$ 329,904</b>	<b>\$ (3,328)</b>	<b>\$ 326,576</b>	<b>\$ 326,576</b>

**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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 643	\$ 370	\$ 500	\$ 148	150	\$ 298	\$ 200
Special Assmnts- Tax Collector	27,060	8,937	8,428	8,401	27	8,428	9,238
Special Assmnts- Discounts	(907)	(320)	(337)	(314)	-	(314)	(370)
<b>TOTAL REVENUES</b>	<b>26,796</b>	<b>8,987</b>	<b>8,591</b>	<b>8,235</b>	<b>177</b>	<b>8,412</b>	<b>9,069</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	806	661	500	395	-	395	-
FICA Taxes	62	51	38	30	-	30	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	590	944	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,045	388	1,433	1,550
R&M-Gate	300	1,100	2,000	300	1,700	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	155	1	156	185
Misc-Contingency	-	-	-	-	-	-	-
Reserve - Roadways	-	-	1,930	-	-	-	1,930
Reserve - Sidewalks	-	-	402	-	-	-	402
<b>Total Field</b>	<b>2,642</b>	<b>2,819</b>	<b>8,591</b>	<b>1,925</b>	<b>4,088</b>	<b>6,013</b>	<b>9,069</b>
<b>TOTAL EXPENDITURES</b>	<b>2,642</b>	<b>2,819</b>	<b>8,591</b>	<b>1,925</b>	<b>4,088</b>	<b>6,013</b>	<b>9,069</b>
Excess (deficiency) of revenues							
Over (under) expenditures	24,154	6,168	-	6,310	(3,911)	2,399	-
Net change in fund balance	24,154	6,168	-	6,310	(3,911)	2,399	-
<b>FUND BALANCE, BEGINNING</b>	31,514	55,668	61,836	61,836	-	61,836	64,235
<b>FUND BALANCE, ENDING</b>	<b>\$ 55,668</b>	<b>\$ 61,836</b>	<b>\$ 61,836</b>	<b>\$ 68,146</b>	<b>\$ (3,911)</b>	<b>\$ 64,235</b>	<b>\$ 64,235</b>

**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

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### **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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 4,243	\$ 2,447	\$ 2,000	\$ 654	350	\$ 1,004	\$ 1,200
Special Assmnts- Tax Collector	73,325	22,388	21,027	20,960	67	21,027	22,369
Special Assmnts- Discounts	(2,459)	(803)	(841)	(782)	-	(782)	(895)
<b>TOTAL REVENUES</b>	<b>75,109</b>	<b>24,032</b>	<b>22,186</b>	<b>20,832</b>	<b>417</b>	<b>21,249</b>	<b>22,674</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	952	930	500	466	-	466	-
FICA Taxes	71	71	38	36	-	36	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	975	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,114	388	1,502	1,550
R&M-Gate	2,353	3,640	2,000	300	1,700	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	388	1	389	447
Misc-Contingency	-	54	-	-	-	-	-
Reserve - Roadways	-	-	14,000	-	-	-	14,000
Reserve - Sidewalks	-	-	1,675	-	-	-	1,675
<b>Total Field</b>	<b>5,296</b>	<b>5,807</b>	<b>22,186</b>	<b>2,304</b>	<b>4,089</b>	<b>6,393</b>	<b>22,674</b>
<b>TOTAL EXPENDITURES</b>	<b>5,296</b>	<b>5,807</b>	<b>22,186</b>	<b>2,304</b>	<b>4,089</b>	<b>6,393</b>	<b>22,674</b>
Excess (deficiency) of revenues							
Over (under) expenditures	69,813	18,225	-	18,528	(3,672)	14,856	-
Net change in fund balance	69,813	18,225	-	18,528	(3,672)	14,856	-
<b>FUND BALANCE, BEGINNING</b>	152,478	222,291	240,516	240,516	-	240,516	255,372
<b>FUND BALANCE, ENDING</b>	<b>\$ 222,291</b>	<b>\$ 240,516</b>	<b>\$ 240,516</b>	<b>\$ 259,044</b>	<b>\$ (3,672)</b>	<b>\$ 255,372</b>	<b>\$ 255,372</b>

**MEADOW POINTE II**

Community Development District

Iverson Fund

**Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

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

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

**Special Assessments-Discounts (363090)**

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

**EXPENDITURES - Field****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

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### **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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Special Assmnts- Tax Collector	\$ 37,222	\$ 17,593	17,628	17,572	56	17,628	13,017
Special Assmnts- Other	-	-	-	-	-	-	11,402
Special Assmnts- Discounts	(1,249)	(631)	(705)	(656)	-	(656)	(977)
<b>TOTAL REVENUES</b>	<b>35,973</b>	<b>16,962</b>	<b>16,923</b>	<b>16,916</b>	<b>56</b>	<b>16,972</b>	<b>23,443</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	902	691	500	368	-	368	-
FICA Taxes	71	53	38	28	-	28	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	1,300	993	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,046	388	1,434	1,550
R&M-Gate	6,710	170	2,000	672	1,328	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	-	37,625	1	-	-	-	1
Misc-Assessmnt Collection Cost	659	190	353	325	1	326	488
Misc-Contingency	676	314	-	-	-	-	-
Reserve - Roadways	-	-	7,880	-	-	-	2,500
Reserve - Sidewalks	-	-	2,600	-	-	-	2,500
<b>Total Field</b>	<b>10,868</b>	<b>40,036</b>	<b>16,923</b>	<b>2,439</b>	<b>3,717</b>	<b>6,156</b>	<b>12,040</b>
<b>TOTAL EXPENDITURES</b>	<b>10,868</b>	<b>40,036</b>	<b>16,923</b>	<b>2,439</b>	<b>3,717</b>	<b>6,156</b>	<b>12,040</b>
Excess (deficiency) of revenues							
Over (under) expenditures	25,105	(23,074)	-	14,477	(3,661)	10,816	11,402
Net change in fund balance	25,105	(23,074)	-	14,477	(3,661)	10,816	11,402
<b>FUND BALANCE, BEGINNING</b>	(22,886)	2,219	(20,854)	(20,854)	-	(20,854)	(10,038)
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,219</b>	<b>\$ (20,855)</b>	<b>\$ (20,854)</b>	<b>\$ (6,377)</b>	<b>\$ (3,661)</b>	<b>\$ (10,038)</b>	<b>\$ 1,365</b>

**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

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### **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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 5,387	\$ 3,106	\$ 2,000	\$ 907	500	\$ 1,407	\$ 2,000
Special Assmnts- Tax Collector	96,364	65,353	37,330	37,211	119	37,330	38,353
Special Assmnts- Discounts	(3,231)	(2,344)	(1,493)	(1,389)	-	(1,389)	(1,534)
<b>TOTAL REVENUES</b>	<b>98,520</b>	<b>66,115</b>	<b>37,837</b>	<b>36,729</b>	<b>619</b>	<b>37,348</b>	<b>38,819</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	986	1,038	500	447	-	447	-
FICA Taxes	75	79	38	34	-	34	-
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	960	1,029	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,417	388	1,805	1,550
R&M-Gate	6,795	1,070	3,000	716	2,284	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	688	2	690	767
Misc-Contingency	-	2,956	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
<b>Total Field</b>	<b>11,012</b>	<b>7,045</b>	<b>37,837</b>	<b>3,302</b>	<b>4,674</b>	<b>7,976</b>	<b>38,819</b>
<b>TOTAL EXPENDITURES</b>	<b>11,012</b>	<b>7,045</b>	<b>37,837</b>	<b>3,302</b>	<b>4,674</b>	<b>7,976</b>	<b>38,819</b>
Excess (deficiency) of revenues Over (under) expenditures	87,508	59,070	-	33,427	(4,055)	29,372	-
Net change in fund balance	87,508	59,070	-	33,427	(4,055)	29,372	-
<b>FUND BALANCE, BEGINNING</b>	195,283	282,791	343,163	343,163	-	343,163	372,535
<b>FUND BALANCE, ENDING</b>	<b>\$ 282,791</b>	<b>\$ 341,861</b>	<b>\$ 343,163</b>	<b>\$ 376,590</b>	<b>\$ (4,055)</b>	<b>\$ 372,535</b>	<b>\$ 372,535</b>



**Budget Narrative**  
Fiscal Year 2022

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

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

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

**Special Assessments-Discounts (363090)**

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

**EXPENDITURES - Field**

**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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 4,045	\$ 2,332	\$ 2,500	\$ 532	350	\$ 882	\$ 1,000
Special Assmnts- Tax Collector	38,208	20,927	18,713	18,654	59	18,713	20,800
Special Assmnts- Discounts	(1,281)	(751)	(749)	(696)	-	(696)	(832)
<b>TOTAL REVENUES</b>	<b>40,972</b>	<b>22,508</b>	<b>20,464</b>	<b>18,490</b>	<b>409</b>	<b>18,899</b>	<b>20,968</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	800	764	500	419	-	419	-
FICA Taxes	61	58	38	32	-	32	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	472	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,114	388	1,502	1,550
R&M-Gate	556	1,910	2,000	300	1,700	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	345	1	346	416
Misc-Contingency	-	7	-	-	-	-	-
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
<b>Total Field</b>	<b>2,915</b>	<b>3,981</b>	<b>20,465</b>	<b>2,210</b>	<b>4,089</b>	<b>6,299</b>	<b>20,968</b>
<b>TOTAL EXPENDITURES</b>	<b>2,915</b>	<b>3,981</b>	<b>20,465</b>	<b>2,210</b>	<b>4,089</b>	<b>6,299</b>	<b>20,968</b>
Excess (deficiency) of revenues							
Over (under) expenditures	38,057	18,527	-	16,280	(3,680)	12,600	-
Net change in fund balance	38,057	18,527	-	16,280	(3,680)	12,600	-
<b>FUND BALANCE, BEGINNING</b>	<b>119,185</b>	<b>157,242</b>	<b>175,769</b>	<b>175,769</b>	<b>-</b>	<b>175,769</b>	<b>188,369</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 157,242</b>	<b>\$ 175,769</b>	<b>\$ 175,769</b>	<b>\$ 192,049</b>	<b>\$ (3,680)</b>	<b>\$ 188,369</b>	<b>\$ 188,369</b>

**MEADOW POINTE II**

Community Development District

Manor Isle Fund

**Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

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

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

**Special Assessments-Discounts (363090)**

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

**EXPENDITURES - Field****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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JUN-2021	JUL- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,862	\$ 3,956	\$ 2,500	\$ 789	500	\$ 1,289	\$ 1,000
Special Assmnts- Tax Collector	42,632	17,907	17,947	17,890	57	17,947	20,034
Special Assmnts- Discounts	(1,429)	(642)	(718)	(668)	-	(668)	(801)
TOTAL REVENUES	48,065	21,221	19,729	18,011	557	18,568	20,233
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	803	737	500	494	-	494	-
FICA Taxes	61	56	38	38	-	38	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	135	1,108	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,196	388	1,584	1,550
R&M-Gate	4,034	765	2,000	622	1,378	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	331	1	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	2,681	3,767	6,448	20,233
TOTAL EXPENDITURES	6,227	2,972	19,729	2,681	3,767	6,448	20,233
Excess (deficiency) of revenues							
Over (under) expenditures	41,838	18,249	-	15,330	(3,210)	12,120	-
Net change in fund balance	41,838	18,249	-	15,330	(3,210)	12,120	-
FUND BALANCE, BEGINNING	182,006	223,844	242,093	242,093	-	242,093	254,213
FUND BALANCE, ENDING	\$ 223,844	\$ 242,093	\$ 242,093	\$ 257,423	\$ (3,210)	\$ 254,213	\$ 254,213

**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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 5,297	\$ 3,054	\$ 2,500	\$ 680	227	\$ 907	\$ 1,000
Special Assmnts- Tax Collector	44,937	28,888	19,511	19,449	62	19,511	21,598
Special Assmnts- Discounts	(1,507)	(1,036)	(780)	(726)	-	(726)	(864)
<b>TOTAL REVENUES</b>	<b>48,727</b>	<b>30,906</b>	<b>21,231</b>	<b>19,403</b>	<b>289</b>	<b>19,692</b>	<b>21,734</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	810	623	500	480	-	480	-
FICA Taxes	62	48	38	37	-	37	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	1,046	254	1,300	1,300
R&M-Gate	1,730	230	2,000	300	1,700	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	360	1	361	432
Misc-Contingency	-	-	-	43	-	43	-
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	5,000	-	-	-	5,000
<b>Total Field</b>	<b>4,020</b>	<b>2,235</b>	<b>21,230</b>	<b>2,266</b>	<b>3,955</b>	<b>6,221</b>	<b>21,734</b>
<b>TOTAL EXPENDITURES</b>	<b>4,020</b>	<b>2,235</b>	<b>21,230</b>	<b>2,266</b>	<b>3,955</b>	<b>6,221</b>	<b>21,734</b>
Excess (deficiency) of revenues							
Over (under) expenditures	44,707	28,671	1	17,137	(3,667)	13,470	-
Net change in fund balance	44,707	28,671	1	17,137	(3,667)	13,470	-
<b>FUND BALANCE, BEGINNING</b>	151,028	195,735	224,406	224,406	-	224,406	237,876
<b>FUND BALANCE, ENDING</b>	<b>\$ 195,735</b>	<b>\$ 224,406</b>	<b>\$ 224,407</b>	<b>\$ 241,543</b>	<b>\$ (3,667)</b>	<b>\$ 237,876</b>	<b>\$ 237,876</b>

**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

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### **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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 6,763	\$ 3,899	\$ 3,000	\$ 813	271	\$ 1,084	\$ 1,300
Special Assmnts- Tax Collector	51,885	26,834	19,245	19,184	61	19,245	21,545
Special Assmnts- Discounts	(1,740)	(962)	(770)	(716)	-	(716)	(862)
<b>TOTAL REVENUES</b>	<b>56,908</b>	<b>29,771</b>	<b>21,475</b>	<b>19,281</b>	<b>332</b>	<b>19,613</b>	<b>21,983</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	821	665	500	402	-	402	-
FICA Taxes	63	51	38	31	-	31	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	217	1,012	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,113	388	1,501	1,550
R&M-Gate	7,015	2,165	2,000	300	1,700	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	355	1	356	431
Misc-Contingency	-	43	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
<b>Total Field</b>	<b>9,478</b>	<b>4,245</b>	<b>21,475</b>	<b>2,201</b>	<b>4,089</b>	<b>6,290</b>	<b>21,983</b>
<b>TOTAL EXPENDITURES</b>	<b>9,478</b>	<b>4,245</b>	<b>21,475</b>	<b>2,201</b>	<b>4,089</b>	<b>6,290</b>	<b>21,983</b>
Excess (deficiency) of revenues							
Over (under) expenditures	47,430	25,526	-	17,080	(3,757)	13,323	-
Net change in fund balance	47,430	25,526	-	17,080	(3,757)	13,323	-
<b>FUND BALANCE, BEGINNING</b>	185,051	232,481	258,007	258,007	-	258,007	271,330
<b>FUND BALANCE, ENDING</b>	<b>\$ 232,481</b>	<b>\$ 258,007</b>	<b>\$ 258,007</b>	<b>\$ 275,087</b>	<b>\$ (3,757)</b>	<b>\$ 271,330</b>	<b>\$ 271,330</b>

**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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 11,528	\$ 6,647	\$ 5,000	\$ 1,494	498	\$ 1,992	\$ 2,000
Special Assmnts- Tax Collector	112,387	65,442	40,522	40,393	129	40,522	44,204
Special Assmnts- Discounts	(3,768)	(2,347)	(1,621)	(1,508)	-	(1,508)	(1,768)
Other Miscellaneous Revenues	100	-	-	2,000	-	2,000	-
<b>TOTAL REVENUES</b>	<b>120,247</b>	<b>69,742</b>	<b>43,901</b>	<b>42,379</b>	<b>627</b>	<b>41,006</b>	<b>44,436</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	1,007	911	500	500	-	500	-
FICA Taxes	77	70	38	38	-	38	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	892	903	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	1,046	388	1,434	1,550
R&M-Gate	5,090	2,355	2,000	2,810	-	2,810	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	747	3	750	884
Misc-Contingency	-	2,873	-	-	-	-	-
Reserve - Roadways	-	-	22,000	-	-	-	22,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
<b>Total Field</b>	<b>9,716</b>	<b>7,919</b>	<b>43,901</b>	<b>5,141</b>	<b>2,390</b>	<b>7,531</b>	<b>44,436</b>
<i>Parks and Recreation - General</i>							
Reserve-Renewal & Replacement	-	8,980	1	10,772	-	10,772	-
<b>Total Parks and Recreation - General</b>	<b>-</b>	<b>8,980</b>	<b>1</b>	<b>10,772</b>	<b>-</b>	<b>10,772</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>9,716</b>	<b>16,899</b>	<b>43,901</b>	<b>15,913</b>	<b>2,390</b>	<b>7,531</b>	<b>44,436</b>
Excess (deficiency) of revenues							
Over (under) expenditures	110,531	52,843	-	26,466	(1,764)	33,474	-
Net change in fund balance	110,531	52,843	-	26,466	(1,764)	33,474	-
<b>FUND BALANCE, BEGINNING</b>	<b>336,513</b>	<b>447,044</b>	<b>499,887</b>	<b>499,887</b>	<b>-</b>	<b>499,887</b>	<b>533,361</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 447,044</b>	<b>\$ 499,887</b>	<b>\$ 499,887</b>	<b>\$ 526,353</b>	<b>\$ (1,764)</b>	<b>\$ 533,361</b>	<b>\$ 533,361</b>

**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

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### **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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$ 5,612	\$ 5,594	\$ 18	\$ 5,612	\$ 5,027
Special Assmnts- Discounts	(225)	(209)	-	(209)	(201)
<b>TOTAL REVENUES</b>	<b>5,387</b>	<b>5,385</b>	<b>18</b>	<b>5,403</b>	<b>4,826</b>
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone & WiFi	850	477	213	690	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	112	103	0	103	101
Reserve - Sidewalks	2,425	-	-	-	1,875
<b>Total Field</b>	<b>5,387</b>	<b>580</b>	<b>2,366</b>	<b>2,946</b>	<b>4,826</b>
<b>TOTAL EXPENDITURES</b>	<b>5,387</b>	<b>580</b>	<b>2,366</b>	<b>2,946</b>	<b>4,826</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	4,805	-	2,457	-
Net change in fund balance	-	4,805	-	2,457	-
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	2,457
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 4,805</b>	<b>\$ -</b>	<b>\$ 2,457</b>	<b>\$ 2,457</b>

## MEADOW POINTE II

Community Development District

Deer Run Fund

### Budget Narrative Fiscal Year 2022

#### REVENUES

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

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

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

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

#### EXPENDITURES - *Field*

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

The District is charged for Telephone and WiFi expenditures.

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

This budget line is to repair the security cameras.

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

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

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

This budget line is to repair the sidewalk and includes prior years expenses (\$7,500 over four years).

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

Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$ 6,020	\$ 6,001	\$ 19	\$ 6,020	\$ 5,435
Special Assmnts- Discounts	(241)	(224)	-	(224)	(217)
Other Miscellaneous Revenues	-	331	-	331	-
<b>TOTAL REVENUES</b>	<b>5,779</b>	<b>6,108</b>	<b>19</b>	<b>5,796</b>	<b>5,218</b>
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone & WiFi	850	551	213	764	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	120	111	0	112	109
Reserve - Sidewalks	2,809	-	-	-	2,259
<b>Total Field</b>	<b>5,779</b>	<b>662</b>	<b>2,366</b>	<b>3,028</b>	<b>5,218</b>
<b>TOTAL EXPENDITURES</b>	<b>5,779</b>	<b>662</b>	<b>2,366</b>	<b>3,028</b>	<b>5,218</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	5,446	-	2,768	-
Net change in fund balance	-	5,446	-	2,768	-
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	2,768
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 5,446</b>	<b>\$ -</b>	<b>\$ 2,768</b>	<b>\$ 2,768</b>

## MEADOW POINTE II

Community Development District

Morning Side Fund

### Budget Narrative Fiscal Year 2022

#### REVENUES

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

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

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

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

#### EXPENDITURES - Field

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

The District is charged for Telephone and WiFi expenditures.

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

This budget line is to repair the security cameras.

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

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

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

This budget line is to repair the sidewalk 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
<b>AVAILABLE FUNDS</b>														
Beginning Fund Balance - Fiscal Year 2022	\$ 266,921	\$ 84,042	\$ 326,576	\$ 64,235	\$ 255,372	\$ (10,038)	\$ 372,535	\$ 188,369	\$ 254,213	\$ 237,876	\$ 271,330	\$ 533,361	\$ 2,457	\$ 2,768
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
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>282,921</b>	<b>85,362</b>	<b>342,576</b>	<b>66,567</b>	<b>271,047</b>	<b>6,365</b>	<b>402,535</b>	<b>202,369</b>	<b>267,493</b>	<b>252,876</b>	<b>286,330</b>	<b>570,361</b>	<b>4,332</b>	<b>5,027</b>
<b>ALLOCATION OF AVAILABLE FUNDS</b>														
<b>Assigned Fund Balance</b>														
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	-	-
<b>Total Reserves-Roadways</b>	<b>187,923</b>	<b>56,970</b>	<b>192,645</b>	<b>36,391</b>	<b>189,930</b>	<b>2,500</b>	<b>180,788</b>	<b>102,267</b>	<b>142,947</b>	<b>104,160</b>	<b>177,026</b>	<b>277,016</b>	<b>-</b>	<b>-</b>
Reserves - Sidewalks Prior Years	19,742	2,934	3,293	1,206	4,194	-	19,479	2,744	12,700	18,544	1,936	4,330	-	-
Reserves - Sidewalks FY 2021	4,000	560	-	402	1,675	-	15,000	4,000	3,560	5,000	-	15,000	2,425	2,809
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
<b>Total Reserves-Sidewalks</b>	<b>27,742</b>	<b>4,054</b>	<b>3,293</b>	<b>2,010</b>	<b>7,544</b>	<b>2,500</b>	<b>49,479</b>	<b>10,744</b>	<b>19,820</b>	<b>28,544</b>	<b>1,936</b>	<b>34,330</b>	<b>4,300</b>	<b>5,068</b>
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
<b>Total Allocation of Available Funds</b>	<b>221,736</b>	<b>63,031</b>	<b>201,685</b>	<b>40,668</b>	<b>203,143</b>	<b>5,000</b>	<b>239,972</b>	<b>118,253</b>	<b>167,825</b>	<b>138,137</b>	<b>184,458</b>	<b>322,455</b>	<b>4,300</b>	<b>5,068</b>
<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 61,186</b>	<b>\$ 22,331</b>	<b>\$ 140,891</b>	<b>\$ 25,899</b>	<b>\$ 67,905</b>	<b>\$ 1,365</b>	<b>\$ 162,563</b>	<b>\$ 84,116</b>	<b>\$ 99,668</b>	<b>\$ 114,739</b>	<b>\$ 101,873</b>	<b>\$ 247,906</b>	<b>\$ -</b>	<b>\$ -</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures

**MEADOW POINTE II**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU JUN-2021	PROJECTED JUL- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 1,303	\$ 1,687	\$ 800	\$ 15	\$ 100	\$ 115	\$ 200
Special Assmnts- Tax Collector	-	643,764	645,130	643,079	2,051	645,130	644,951
Special Assmnts- Prepayment	-	2,332	-	-	-	-	-
Special Assmnts- Discounts	-	(23,088)	(25,805)	(24,003)	-	(24,003)	(25,798)
<b>TOTAL REVENUES</b>	<b>1,303</b>	<b>624,695</b>	<b>620,124</b>	<b>619,091</b>	<b>2,151</b>	<b>621,242</b>	<b>619,353</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	12,415	12,903	11,894	41	11,935	12,899
<b>Total Administrative</b>	<b>-</b>	<b>12,415</b>	<b>12,903</b>	<b>11,894</b>	<b>41</b>	<b>11,935</b>	<b>12,899</b>
<i>Debt Service</i>							
Cost of Issuance	151,606	-	-	-	-	-	-
Principal Debt Retirement	-	305,000	310,000	310,000	-	310,000	320,000
Principal Prepayment	-	-	-	10,000	-	-	-
Interest Expense	152,421	303,159	295,915	295,818	-	295,818	287,971
<b>Total Debt Service</b>	<b>304,027</b>	<b>608,159</b>	<b>605,915</b>	<b>615,818</b>	<b>-</b>	<b>605,818</b>	<b>607,971</b>
<b>TOTAL EXPENDITURES</b>	<b>304,027</b>	<b>620,574</b>	<b>618,818</b>	<b>627,712</b>	<b>41</b>	<b>617,753</b>	<b>620,870</b>
Excess (deficiency) of revenues Over (under) expenditures	(302,724)	4,121	1,306	(8,621)	2,110	3,489	(1,517)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	(39)	-	-	-	-	-	-
Loan/Note Proceeds	607,212	-	-	-	-	-	-
Operating Transfers-Out	(496)	(989)	-	(6)	-	(6)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(1,517)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>606,677</b>	<b>(989)</b>	<b>-</b>	<b>(6)</b>	<b>-</b>	<b>(6)</b>	<b>(1,517)</b>
Net change in fund balance	303,952	3,132	1,306	(8,627)	2,110	3,483	(1,517)
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>303,952</b>	<b>307,084</b>	<b>307,083</b>	<b>-</b>	<b>307,083</b>	<b>310,566</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 303,952</b>	<b>\$ 307,084</b>	<b>\$ 308,390</b>	<b>\$ 298,456</b>	<b>\$ 2,110</b>	<b>\$ 310,566</b>	<b>\$ 309,048</b>



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

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

**MEADOW POINTE II**

Community Development District

*Debt Service Series 2018 Fund***Budget Narrative**  
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

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

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

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

**Special Assessments-Discounts (363090)**

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

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

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

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

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

**Interest Expense (572001-51701)**

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

**MEADOW POINTE II**  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2022

**MEADOW POINTE II**

Community Development District

Agenda Page #76

*All Funds***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
<b>100.00%</b>			<b>\$1,770,737</b>	

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

## TRASH COLLECTION

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

## DEED RESTRICTION

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

## GATES

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	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			<b>1,983.00</b>	<b>286,720.83</b>	

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