

**Meadow Pointe II
Community Development District**

May 4, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/81630575354?pwd=MzBiRG1mYmhnTDdzeksxNnpJSFdEUT09>

Meeting ID: 816 3057 5354

Passcode: 629625

Call In #: 1-929-205-6099

Meadow Pointe II Community Development District

Inframark, Infrastructure Management Services

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

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

April 27, 2022

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, May 4, 2022**, 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/Community Updates
- 7. Consent Agenda**
 - A. Deed Restrictions/DRVC
- 8. Reports**
 - A. Architectural Review
 - B. District Counsel
 - C. District Engineer
 - D. Operations Manager
- 9. Approval/Disapproval/Discussion**
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisor Comments**
- 12. Adjourn the Regular Meeting and Proceed to a Workshop**

Meadow Point II C.D.D.
April 27, 2022
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 the Fiscal Year 2023 Budget
 - B. Mailboxes
 - C. Operations Manager Salary
- 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 2023

Prepared by:



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MEADOW POINTE II
Community Development District

Operating Budgets
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU FEB-2022	MAR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 8,147	\$ 388	\$ 250	\$ 2	\$ 3	\$ 5	\$ 100
Garbage/Solid Waste Revenue	151,010	150,992	151,330	142,827	8,503	151,330	151,330
Interest - Tax Collector	308	10	-	2	-	2	-
Special Assmnts- Tax Collector	1,577,671	1,577,486	1,559,864	1,472,212	87,652	1,559,864	1,561,214
Special Assmnts- Discounts	(61,996)	(64,432)	(68,448)	(63,849)	-	(63,849)	(68,502)
Other Miscellaneous Revenues	136,325	29,790	8,266	9,066	1,200	10,266	25,000
Gate Bar Code/Remotes	7,781	6,644	5,000	2,001	2,801	4,802	5,000
Access Cards	927	1,167	1,300	181	866	1,047	1,300
TOTAL REVENUES	1,821,100	1,702,045	1,657,562	1,562,442	101,025	1,663,467	1,675,442

EXPENDITURES**Administrative**

P/R-Board of Supervisors	23,200	23,200	24,000	9,600	14,400	24,000	24,000
FICA Taxes	1,775	1,775	1,836	734	1,102	1,836	1,836
ProfServ-Engineering	11,315	55,198	60,000	21,643	30,300	51,943	60,000
ProfServ-Legal Services	37,922	36,844	40,000	7,957	23,333	31,290	40,000
ProfServ-Mgmt Consulting Serv	70,584	72,135	74,299	30,958	43,341	74,299	76,528
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Special Assessment	7,378	8,116	8,359	8,359	-	8,359	8,610
ProfServ-Trustee	4,041	4,041	4,050	4,041	-	4,041	4,050
ProfServ-Web Site Maintenance	7,321	1,553	2,500	1,553	947	2,500	1,553
Auditing Services	4,400	4,400	4,400	-	4,400	4,400	4,400
Postage and Freight	5,534	2,654	1,000	223	583	806	1,000
Insurance - General Liability	35,562	35,755	38,012	31,396	-	31,396	34,536
Printing and Binding	919	259	500	35	292	327	500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Legal Advertising	4,083	3,334	1,000	450	630	1,080	1,000
Miscellaneous Services	896	816	1,000	360	583	943	1,000
Misc-Assessmnt Collection Cost	23,643	26,032	31,197	29,929	1,753	31,682	31,224
Misc-Supervisor Expenses	373	205	500	-	500	500	500
Office Supplies	28	-	150	-	150	150	150
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	239,299	277,642	293,128	147,413	122,465	269,878	291,212
Field							
Contracts-Security Services	54,520	23,760	30,000	-	30,000	30,000	20,000
Contracts-Security Alarms	430	560	540	216	315	531	540
R&M-General	8,995	9,620	10,000	686	8,622	9,308	10,000
Misc-Animal Trapper	-	-	250	-	250	250	250
Misc-Contingency	19	779	-	-	-	-	15,765
Total Field	63,964	34,719	40,790	902	39,187	40,089	46,555
Landscape							
ProfServ-Landscape Architect	12,580	10,080	10,080	4,200	5,880	10,080	10,080
Contracts-Landscape	137,055	149,163	149,000	62,496	65,621	128,117	149,000
Contracts-Irrigation	13,608	1,134	-	-	-	-	-
R&M-Irrigation	4,669	5,842	6,000	1,075	3,500	4,575	6,000
R&M-Landscape Renovations	8,667	11,139	30,000	3,985	17,500	21,485	30,000
R&M-Mulch	15,580	15,821	15,580	20,286	-	20,286	25,000
R&M-Tree and Trimming	-	700	4,000	-	4,000	4,000	4,000
R&M-Perennials	-	-	10,000	5,174	4,826	10,000	10,000
Total Landscape	201,729	193,879	224,660	97,216	101,327	198,543	234,080

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Utilities							
Contracts-Solid Waste Services	135,583	138,004	138,004	58,510	80,502	139,012	138,004
Utility - General	7,303	9,163	7,500	3,108	4,260	7,368	7,500
Electricity - Streetlighting	203,336	222,458	210,000	75,381	122,500	197,881	210,000
Utility - Reclaimed Water	7,551	5,876	13,000	2,133	7,583	9,716	13,000
Misc-Property Taxes	3,655	10,324	11,000	4,762	6,238	11,000	11,000
Misc-Assessmnt Collection Cost	3,630	2,478	3,027	2,744	-	2,744	3,027
Total Utilities	361,058	388,303	382,531	146,638	221,084	367,722	382,531
Lakes and Ponds							
Contracts-Lakes	59,926	61,723	63,000	26,098	35,473	61,571	63,000
R&M-Mitigation	-	-	1,000	-	583	583	1,000
R&M-Ponds	10,919	791	45,000	7,689	26,250	33,939	45,000
Reserve - Ponds	-	-	5,000	-	5,000	5,000	5,000
Total Lakes and Ponds	70,845	62,514	114,000	33,787	67,307	101,094	114,000
Parks and Recreation - General							
ProfServ-Info Technology	17,465	21,444	8,000	6,090	1,910	8,000	8,000
Contracts-Pools	18,804	19,878	27,600	9,750	10,969	20,719	27,600
Communication - Telephone & WiFi	15,522	8,984	8,700	4,857	5,075	9,932	9,500
Utility - General	1,128	1,222	1,500	395	875	1,270	1,500
Utility - Water & Sewer	5,659	5,928	5,000	1,845	2,917	4,762	5,000
Electricity - Rec Center	10,996	14,036	15,500	4,935	9,042	13,977	15,500
Lease - Copier	13,402	5,053	4,400	1,826	2,567	4,393	4,400
R&M-Clubhouse	11,777	9,478	13,000	1,396	7,583	8,979	13,000
R&M-Court Maintenance	3,113	336	5,000	923	2,917	3,840	5,000
R&M-Pools	4,160	3,328	3,500	-	2,900	2,900	3,500
R&M-Fitness Equipment	5,125	1,957	4,500	800	1,120	1,920	4,500
R&M-Playground	795	1,915	3,000	302	1,750	2,052	3,000
Misc-Clubhouse Activities	1,500	1,000	2,500	1,000	1,458	2,458	2,500
Misc-Contingency	5,383	11,397	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Office Supplies	5,420	1,540	2,500	983	1,458	2,441	2,500
Op Supplies - General	30,897	33,783	30,000	17,175	12,825	30,000	30,000
Op Supplies - Fuel, Oil	2,798	3,190	5,000	1,260	2,917	4,177	5,000
Cleaning Supplies	5,172	5,375	3,500	2,604	2,042	4,646	3,500
Reserve - Renewal&Replacement	-	-	21,340	-	21,340	21,340	21,340
Total Parks and Recreation - General	159,116	149,844	164,540	56,141	91,664	147,805	165,340
Personnel							
Payroll-Maintenance	319,643	317,544	360,000	136,442	210,000	346,442	360,000
Payroll-Benefits	3,159	1,797	3,600	-	3,600	3,600	3,600
FICA Taxes	24,421	24,946	27,540	10,438	16,065	26,503	27,540
Workers' Compensation	8,344	9,014	38,122	6,557	31,565	38,122	41,934
Unemployment Compensation	-	2,446	2,150	-	2,150	2,150	2,150
ProfServ-Human Resources	900	975	900	75	825	900	900
Op Supplies - Uniforms	3,974	4,576	4,500	2,170	2,330	4,500	4,500
Subscriptions and Memberships	784	915	1,100	870	230	1,100	1,100
Total Personnel	361,225	362,213	437,912	156,552	266,765	423,317	441,724
TOTAL EXPENDITURES	1,457,236	1,469,114	1,657,561	638,649	909,797	1,548,446	1,675,442
Excess (deficiency) of revenues							
Over (under) expenditures	232,931	-	-	923,793	(808,772)	115,021	-
OTHER FINANCING SOURCES (USES)							
Transfer In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	232,931		-	923,793	(808,772)	115,021	-
FUND BALANCE, BEGINNING	2,431,480	2,795,285	3,017,054	3,017,054	-	3,017,054	3,132,075
FUND BALANCE, ENDING	\$ 2,795,285	\$ 3,017,054	\$ 3,017,054	\$ 3,940,847	\$ (808,772)	\$ 3,132,075	\$ 3,132,075

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 3,132,075
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Addition	26,340
Total Funds Available (Estimated) - 9/30/2023	3,158,415

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	29,950
Subtotal	29,950

Assigned Fund Balance

Operating Reserve - Operating Capital	412,275 ⁽¹⁾
Reserve - Ponds Prior Years	274,053
Reserve - Ponds - FY 22	5,000
Reserve - Ponds - FY 23	5,000
	284,053
Reserve - Renewal&Replacement Prior Years	639,752
Reserve - Renewal&Replacement - FY 22	21,340
Reserve - Renewal&Replacement - FY 23	21,340
	661,092
Subtotal	1,357,420

Total Allocation of Available Funds	1,387,370
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Total Unassigned (undesignated) Cash	\$ 1,771,045
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments (361001)

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

Garbage/Solid Waste Revenue (343400)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

Other Miscellaneous Revenues (369900)

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

Gate Bar Code/Remotes (369940)

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

Access Cards (369941)

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

Budget Narrative
Fiscal Year 2023

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

Budget Narrative
Fiscal Year 2023

EXPENDITURES – Administrative (continued)
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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.

Budget Narrative
Fiscal Year 2023

Miscellaneous-Supervisor Expenses (549140-51301)

Any Supplies to be reimbursed from the Supervisors.

Office Supplies (551002-51301)

Any Supplies used for special projects.

Annual District Filing Fee (554007-51301)

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

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.

Budget Narrative
Fiscal Year 2023

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 2023

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.

Budget Narrative
Fiscal Year 2023

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.

Budget Narrative
Fiscal Year 2023

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.

Budget Narrative
Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,699	\$ 355	\$ 850	\$ 82	\$ 115	\$ 197	\$ 200
Special Assmnts- Tax Collector	33,868	41,763	43,303	40,870	2,433	43,303	42,980
Special Assmnts- Discounts	(1,215)	(1,557)	(1,732)	(1,616)	-	(1,616)	(1,719)
Settlements	3,176	9,103	5,000	-	2,917	2,917	4,000
TOTAL REVENUES	37,528	49,664	47,421	39,336	5,464	44,800	45,460
EXPENDITURES							
<i>Administrative</i>							
Payroll-Salaries	28,074	23,487	30,369	-	17,715	17,715	31,280
FICA Taxes	1,675	1,045	2,323	-	1,355	1,355	2,393
ProfServ-Legal Services	6,181	4,355	8,500	334	4,958	5,292	6,000
ProfServ-Mgmt Consulting Serv	2,163	2,228	2,163	901	1,262	2,163	2,228
Postage and Freight	741	1,518	2,000	100	1,167	1,267	1,500
Misc-Assessmnt Collection Cost	514	699	866	785	49	834	860
Office Supplies	1,177	1,138	1,200	281	919	1,200	1,200
Total Administrative	40,525	34,470	47,421	2,401	27,425	29,826	45,460
TOTAL EXPENDITURES	40,525	34,470	47,421	2,401	27,425	29,826	45,460
Excess (deficiency) of revenues Over (under) expenditures	(2,997)	15,194	-	36,935	(21,961)	14,974	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(2,997)	15,194	-	36,935	(21,961)	14,974	-
FUND BALANCE, BEGINNING	64,332	61,335	76,528	76,528	-	76,528	91,502
FUND BALANCE, ENDING	\$ 61,335	\$ 76,528	\$ 76,528	\$ 113,463	\$ (21,961)	\$ 91,502	\$ 91,502

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 91,502
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Addition	-
Total Funds Available (Estimated) - 9/30/23	91,502

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

Operating Reserve - Operating Capital	11,365 ⁽¹⁾
Subtotal	11,365

Total Allocation of Available Funds	22,599
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Total Unassigned (undesignated) Cash	\$ 68,903
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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 2023

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

Settlements (369300)

The District receives amounts for settlements on Deed Restriction violations.

EXPENDITURES - Administrative

Payroll-Salaries (512001-51301)

This is for the payroll for the Deed Restriction employee.

FICA Taxes (521001-57230)

Payroll taxes for employees.

Professional Services-Legal Services (531023-51401)

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

Professional Services-Management Consulting Services (531027-51301)

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

MEADOW POINTE II

Community Development District

Deed Restriction Enforcement Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,674	\$ 991	\$ 1,200	\$ 281	\$ 393	\$ 674	\$ 700
Special Assmnts- Tax Collector	22,315	21,060	21,917	20,685	1,232	21,917	22,449
Special Assmnts- Discounts	(800)	(785)	(877)	(818)	-	(818)	(898)
TOTAL REVENUES	25,189	21,266	22,240	20,148	1,625	21,773	22,251
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	-	1,577	1,300	512	758	1,270	1,300
R&M-Gate	1,380	450	4,500	1,116	3,384	4,500	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	226	252	438	397	25	422	449
Reserve - Roadways	-	-	12,000	-	12,000	12,000	12,000
Reserve - Sidewalks	-	-	2,000	-	2,000	2,000	2,000
Total Field	3,423	2,617	22,240	2,025	20,167	22,192	22,251
TOTAL EXPENDITURES	3,423	2,617	22,240	2,025	20,167	22,192	22,251
Excess (deficiency) of revenues Over (under) expenditures	21,766	18,649	-	18,123	(18,542)	(419)	-
Net change in fund balance	21,766	18,649	-	18,123	(18,542)	(419)	-
FUND BALANCE, BEGINNING	229,075	250,841	269,572	269,572	-	269,572	269,153
FUND BALANCE, ENDING	\$ 250,841	\$ 269,572	\$ 269,572	\$ 287,695	\$ (18,542)	\$ 269,153	\$ 269,153

MEADOW POINTE II

Community Development District

Charlesworth Fund

Budget Narrative Fiscal Year 2023

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

MEADOW POINTE II

Community Development District

Charlesworth Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 846	\$ 291	\$ 450	\$ 92	129	\$ 221	\$ 250
Special Assmnts- Tax Collector	7,224	6,804	7,896	7,452	444	7,896	8,109
Special Assmnts- Discounts	(259)	(254)	(316)	(295)	-	(295)	(324)
TOTAL REVENUES	7,811	6,841	8,030	7,249	573	7,822	8,034
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	992	1577	1,550	512	904	1,416	1,550
R&M-Gate	-	300	3,000	5,440	-	5,440	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	31	49	158	143	9	152	162
Reserve - Roadways	-	-	760	-	760	760	760
Reserve - Sidewalks	-	-	560	-	560	560	560
Total Field	1,863	2,321	8,030	6,095	4,235	10,330	8,034
TOTAL EXPENDITURES	1,863	2,321	8,030	6,095	4,235	10,330	8,034
Excess (deficiency) of revenues							
Over (under) expenditures	5,948	4,520	-	1,154	(3,662)	(2,508)	-
Net change in fund balance	5,948	4,520	-	1,154	(3,662)	(2,508)	-
FUND BALANCE, BEGINNING	76,977	82,925	87,445	87,445	-	87,445	84,937
FUND BALANCE, ENDING	\$ 82,925	\$ 87,445	\$ 87,445	\$ 88,599	\$ (3,662)	\$ 84,937	\$ 84,937

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

MEADOW POINTE II

Community Development District

Colehaven Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 4,989	\$ 1,257	\$ 2,100	\$ 343	480	\$ 823	\$ 800
Special Assmnts- Tax Collector	25,564	19,202	13,247	12,503	744	13,247	13,247
Special Assmnts- Discounts	(917)	(716)	(530)	(494)	-	(494)	(530)
TOTAL REVENUES	29,636	19,743	14,817	12,352	1,224	13,576	13,517
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,059	1,577	1,550	492	904	1,396	1,550
R&M-Gate	275	300	3,000	786	2,214	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	335	196	385	240	15	255	265
Reserve - Roadways	-	-	8,000	-	8,000	8,000	8,000
Total Field	2,630	2,512	14,937	1,518	13,135	14,653	14,817
TOTAL EXPENDITURES	2,630	2,512	14,937	1,518	13,135	14,653	14,817
Excess (deficiency) of revenues Over (under) expenditures	27,006	17,231	-	10,834	(11,911)	(1,077)	(1,300)
Net change in fund balance	27,006	17,231	-	10,834	(11,911)	(1,077)	(1,300)
FUND BALANCE, BEGINNING	285,543	312,549	329,872	329,872	-	329,872	328,795
FUND BALANCE, ENDING	\$ 312,549	\$ 329,872	\$ 329,872	\$ 340,706	\$ (11,911)	\$ 328,795	\$ 327,495

MEADOW POINTE II

Community Development District

Covina Key Fund

Budget Narrative Fiscal Year 2023

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

Covina Key Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU FEB-2022	MAR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 370	\$ 200	\$ 200	\$ 71	10	\$ 81	\$ 75
Special Assmnts- Tax Collector	8,937	8,409	9,238	8,719	519	9,238	9,371
Special Assmnts- Discounts	(320)	(313)	(370)	(345)	-	(345)	(375)
TOTAL REVENUES	8,987	8,296	9,068	8,445	529	8,974	9,071
EXPENDITURES							
Field							
Communication - Telephone & WiFi	944	1,523	1,550	536	904	1,440	1,550
R&M-Gate	1,100	300	3,000	786	2,214	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	63	80	185	167	10	177	187
Reserve - Roadways	-	-	1,930	-	1,930	1,930	1,930
Reserve - Sidewalks	-	-	402	-	402	402	402
Total Field	2,819	2,328	9,069	1,489	7,463	8,952	9,071
TOTAL EXPENDITURES	2,819	2,328	9,069	1,489	7,463	8,952	9,071
Excess (deficiency) of revenues							
Over (under) expenditures	6,168	5,968	-	6,956	(6,933)	23	-
Net change in fund balance	6,168	5,968	-	6,956	(6,933)	23	-
FUND BALANCE, BEGINNING	55,668	61,836	67,804	67,804	-	67,804	67,827
FUND BALANCE, ENDING	\$ 61,836	\$ 67,804	\$ 67,804	\$ 74,760	\$ (6,933)	\$ 67,827	\$ 67,827

Budget Narrative
Fiscal Year 2023

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 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 2,447	\$ 852	\$ 1,200	\$ 271	39	\$ 310	\$ 500
Special Assmnts- Tax Collector	22,388	20,980	22,369	21,112	1,257	22,369	23,114
Special Assmnts- Discounts	(803)	(782)	(895)	(835)	-	(835)	(925)
TOTAL REVENUES	24,032	21,050	22,674	20,548	1,296	21,844	22,689
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	975	1,577	1,550	537	904	1,441	1,550
R&M-Gate	3,640	300	3,000	786	2,214	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	137	181	447	406	25	431	462
Misc-Contingency	54	-	-	-	-	-	-
Reserve - Roadways	-	-	14,000	-	14,000	14,000	14,000
Reserve - Sidewalks	-	-	1,675	-	1,675	1,675	1,675
Total Field	5,807	2,560	22,674	1,729	20,820	22,549	22,689
<i>Landscape Services</i>							
R&M - Landscape Renovations	-	-	-	-	-	-	-
Total Landscape Services	-	-	-	-	-	-	-
TOTAL EXPENDITURES	5,807	2,560	22,674	1,729	20,820	22,549	22,689
Excess (deficiency) of revenues Over (under) expenditures	18,225	18,490	-	18,819	(19,525)	(706)	-
Net change in fund balance	18,225	18,490	-	18,819	(19,525)	(706)	-
FUND BALANCE, BEGINNING	222,291	240,516	248,907	248,907	-	248,907	248,201
FUND BALANCE, ENDING	\$ 240,516	\$ 248,907	\$ 248,907	\$ 267,725	\$ (19,525)	\$ 248,201	\$ 248,201

MEADOW POINTE II

Community Development District

Iverson Fund

Budget Narrative Fiscal Year 2023

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

MEADOW POINTE II

Community Development District

Iverson Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Special Assmnts- Tax Collector	\$ 17,593	\$ 17,589	\$ 15,677	\$ 15,214	\$ 463	\$ 15,677	\$ 15,677
Special Assmnts- Other	-	-	11,402	10,344	1,058	11,402	11,402
Special Assmnts- Discounts	(631)	(656)	(1,083)	(1,010)	-	(1,010)	(1,083)
TOTAL REVENUES	16,962	16,933	25,996	24,548	1,521	26,069	25,996
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	993	1,523	1,550	536	904	1,440	1,550
R&M-Gate	170	1,207	3,000	726	2,274	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	3,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	37,625	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	190	226	542	491	30	521	542
Reserve - Roadways	-	-	5,000	-	5,000	5,000	5,000
Reserve - Sidewalks	-	-	2,500	-	2,500	2,500	2,500
Total Field	40,036	3,352	14,594	1,753	12,711	15,464	14,594
TOTAL EXPENDITURES	40,036	3,352	14,594	1,753	12,711	15,464	14,594
Excess (deficiency) of revenues Over (under) expenditures	(23,074)	13,581	11,402	22,795	(11,190)	10,605	11,402
Net change in fund balance	(23,074)	13,581	11,402	22,795	(11,190)	10,605	11,402
FUND BALANCE, BEGINNING	2,219	(20,855)	(7,275)	(7,275)	-	(7,275)	3,330
FUND BALANCE, ENDING	\$ (20,855)	\$ (7,275)	\$ 4,127	\$ 15,520	\$ (11,190)	\$ 3,330	\$ 14,733

MEADOW POINTE II
Community Development District

Lettingwell Fund

Budget Narrative
Fiscal Year 2023

REVENUES

Special Assessments-Tax Collector (363010)

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

Special Assessments – Other (363015)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

MEADOW POINTE II

Community Development District

Lettingwell Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,106	\$ 1,196	\$ 2,000	\$ 393	550	\$ 943	\$ 1,000
Special Assmnts- Tax Collector	65,353	37,247	33,034	31,178	1,856	33,034	34,098
Special Assmnts- Discounts	(2,344)	(1,388)	(1,321)	(1,233)	-	(1,233)	(1,364)
TOTAL REVENUES	66,115	37,055	33,713	30,338	2,406	32,744	33,734
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,029	1,984	1,550	709	904	1,613	1,550
R&M-Gate	1,070	1,251	4,500	1,389	3,111	4,500	4,500
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	873	425	661	599	37	636	682
Reserve - Roadways	-	-	15,000	-	15,000	15,000	15,000
Reserve - Sidewalks	-	-	10,000	-	10,000	10,000	10,000
Total Field	7,045	4,141	33,713	2,697	31,054	33,751	33,734
TOTAL EXPENDITURES	7,045	4,141	33,713	2,697	31,054	33,751	33,734
Excess (deficiency) of revenues							
Over (under) expenditures	59,070	32,914	-	27,641	(28,648)	(1,007)	-
Net change in fund balance	59,070	32,914	-	27,641	(28,648)	(1,007)	-
FUND BALANCE, BEGINNING	282,791	341,861	376,077	376,077	-	376,077	375,070
FUND BALANCE, ENDING	\$ 341,861	\$ 376,077	\$ 376,077	\$ 403,718	\$ (28,648)	\$ 375,070	\$ 375,070

Budget Narrative
Fiscal Year 2023

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-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 2,332	\$ 680	\$ 1,000	\$ 201	281	\$ 482	\$ 550
Special Assmnts- Tax Collector	20,927	18,671	18,672	17,623	1,049	18,672	19,151
Special Assmnts- Discounts	(751)	(696)	(747)	(697)	-	(697)	(766)
TOTAL REVENUES	22,508	18,655	18,925	17,127	1,330	18,457	18,935
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	992	1,577	1,550	512	904	1,416	1,550
R&M-Gate	1,910	300	3,000	906	2,094	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	250	244	373	339	21	360	383
Reserve - Roadways	-	-	10,000	-	10,000	10,000	10,000
Reserve - Sidewalks	-	-	2,000	-	2,000	2,000	2,000
Total Field	3,981	2,572	18,925	1,757	17,021	18,778	18,935
TOTAL EXPENDITURES	3,981	2,572	18,925	1,757	17,021	18,778	18,935
Excess (deficiency) of revenues							
Over (under) expenditures	18,527	16,083	-	15,370	(15,691)	(321)	-
Net change in fund balance	18,527	16,083	-	15,370	(15,691)	(321)	-
FUND BALANCE, BEGINNING	157,242	175,769	191,852	191,852	-	191,852	191,531
FUND BALANCE, ENDING	\$ 175,769	\$ 191,852	\$ 191,852	\$ 207,222	\$ (15,691)	\$ 191,531	\$ 191,531

MEADOW POINTE II

Community Development District

Manor Isle Fund

Budget Narrative Fiscal Year 2023

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 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU FEB-2022	MAR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,956	\$ 987	\$ 1,000	\$ 267	374	\$ 641	\$ 700
Special Assmnts- Tax Collector	17,907	17,907	20,034	18,908	1,126	20,034	20,353
Special Assmnts- Discounts	(642)	(668)	(801)	(747)	-	(747)	(814)
TOTAL REVENUES	21,221	18,226	20,233	18,428	1,500	19,928	20,239
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,108	1,674	1,550	536	904	1,440	1,550
R&M-Gate	765	622	3,000	786	2,214	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	174	215	401	363	23	386	407
Misc-Contingency	132	-	-	-	-	-	-
Reserve - Roadways	-	-	9,720	-	9,720	9,720	9,720
Reserve - Sidewalks	-	-	3,560	-	3,560	3,560	3,560
Total Field	2,972	3,043	20,233	1,685	18,423	20,108	20,239
TOTAL EXPENDITURES	2,972	3,043	20,233	1,685	18,423	20,108	20,239
Excess (deficiency) of revenues							
Over (under) expenditures	18,249	15,183	-	16,743	(16,923)	(180)	-
Net change in fund balance	18,249	15,183	-	16,743	(16,923)	(180)	-
FUND BALANCE, BEGINNING	223,844	242,093	257,276	257,276	-	257,276	257,096
FUND BALANCE, ENDING	\$ 242,093	\$ 257,276	\$ 257,276	\$ 274,019	\$ (16,923)	\$ 257,096	\$ 257,096

Budget Narrative
Fiscal Year 2023

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 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,054	\$ 867	\$ 1,000	\$ 251	351	\$ 602	\$ 650
Special Assmnts- Tax Collector	28,888	19,467	17,343	16,368	975	17,343	17,715
Special Assmnts- Discounts	(1,036)	(726)	(694)	(647)	-	(647)	(709)
TOTAL REVENUES	30,906	19,608	17,649	15,972	1,326	17,298	17,656
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	957	1,523	1,300	536	750	1,286	1,300
R&M-Gate	230	1,388	3,000	786	2,214	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	377	239	347	314	20	334	354
Reserve - Roadways	-	-	8,000	-	8,000	8,000	8,000
Reserve - Sidewalks	-	-	3,000	-	3,000	3,000	3,000
Total Field	2,235	3,710	17,649	1,636	15,986	17,622	17,656
TOTAL EXPENDITURES	2,235	3,710	17,649	1,636	15,986	17,622	17,656
Excess (deficiency) of revenues							
Over (under) expenditures	28,671	15,898	1	14,336	(14,660)	(324)	-
Net change in fund balance	28,671	15,898	1	14,336	(14,660)	(324)	-
FUND BALANCE, BEGINNING	195,735	224,406	240,304	240,304	-	240,304	239,981
FUND BALANCE, ENDING	\$ 224,406	\$ 240,304	\$ 240,304	\$ 254,640	\$ (14,660)	\$ 239,981	\$ 239,981

MEADOW POINTE II

Community Development District

Tullamore Fund

Budget Narrative Fiscal Year 2023

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

MEADOW POINTE II

Community Development District

Tullamore Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,899	\$ 1,025	\$ 1,300	\$ 287	402	\$ 689	\$ 700
Special Assmnts- Tax Collector	26,834	19,202	16,226	15,314	912	16,226	16,864
Special Assmnts- Discounts	(962)	(716)	(649)	(605)	-	(605)	(675)
TOTAL REVENUES	29,771	19,511	16,877	14,996	1,314	16,310	16,889
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	665	402	-	-	-	-	-
Communication - Telephone & WiFi	1,012	1,591	1,550	536	904	1,440	1,550
R&M-Gate	2,165	300	3,000	1,004	1,996	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	309	213	325	294	18	312	337
Reserve - Roadways	-	-	10,000	-	10,000	10,000	10,000
Total Field	4,245	2,537	16,877	1,834	14,920	16,754	16,889
TOTAL EXPENDITURES	4,245	2,537	16,877	1,834	14,920	16,754	16,889
Excess (deficiency) of revenues Over (under) expenditures	25,526	16,974	-	13,162	(13,607)	(445)	-
Net change in fund balance	25,526	16,974	-	13,162	(13,607)	(445)	-
FUND BALANCE, BEGINNING	232,481	258,007	274,981	274,981	-	274,981	274,536
FUND BALANCE, ENDING	\$ 258,007	\$ 274,981	\$ 274,981	\$ 288,143	\$ (13,607)	\$ 274,536	\$ 274,536

MEADOW POINTE II
Community Development District

Vermillion Fund

Budget Narrative
Fiscal Year 2023

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

Vermillion Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 6,647	\$ 1,899	\$ 2,000	\$ 547	766	\$ 1,313	\$ 1,300
Special Assmnts- Tax Collector	65,442	40,432	33,566	31,680	1,886	33,566	34,311
Special Assmnts- Discounts	(2,347)	(1,507)	(1,343)	(1,252)	-	(1,252)	(1,372)
Other Miscellaneous Revenues	-	3,695	-	-	-	-	-
TOTAL REVENUES	69,742	44,519	34,223	30,975	2,652	33,627	34,238
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	903	1,523	1,550	561	904	1,465	1,550
R&M-Gate	2,355	7,138	3,000	999	2,001	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	807	436	671	609	38	647	686
Reserve - Roadways	-	-	20,000	-	20,000	20,000	20,000
Reserve - Sidewalks	-	-	7,000	-	7,000	7,000	7,000
Total Field	7,919	9,635	34,223	2,169	31,945	34,114	34,238
<i>Parks and Recreation - General</i>							
Reserve-Renewal & Replacement	8,980	8,980	-	-	-	-	-
Total Parks and Recreation - General	8,980	8,980	-	-	-	-	-
TOTAL EXPENDITURES	7,919	18,615	34,223	2,169	31,945	34,114	34,238
Excess (deficiency) of revenues Over (under) expenditures	52,843	25,904	-	28,806	(29,293)	(487)	-
Net change in fund balance	52,843	25,904	-	28,806	(29,293)	(487)	-
FUND BALANCE, BEGINNING	447,044	499,887	523,999	523,999	-	523,999	523,512
FUND BALANCE, ENDING	\$ 499,887	\$ 523,999	\$ 523,999	\$ 552,805	\$ (29,293)	\$ 523,512	\$ 523,512

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

MEADOW POINTE II

Community Development District

Wrencrest Fund

Budget Narrative

Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES						
Special Assmnts- Tax Collector	5,599	\$ 5,027	\$ 4,745	\$ 282	\$ 5,027	\$ 5,027
Special Assmnts- Discounts	(209)	(201)	(188)	-	(188)	(201)
TOTAL REVENUES	5,390	4,826	4,557	282	4,839	4,826
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	698	850	368	496	864	850
R&M-Security Cameras	-	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	108	101	91	6	97	101
Reserve - Sidewalks	-	1,875	-	-	-	1,875
Total Field	806	4,826	459	2,654	3,113	4,826
TOTAL EXPENDITURES	806	4,826	459	2,654	3,113	4,826
Excess (deficiency) of revenues						
Over (under) expenditures	4,584	-	4,098	-	1,726	-
Net change in fund balance	4,584	-	4,098	-	1,726	-
FUND BALANCE, BEGINNING	-	4,585	4,585	-	4,585	6,311
FUND BALANCE, ENDING	\$ 4,585	\$ 4,585	\$ 8,683	\$ -	\$ 6,311	\$ 6,311

MEADOW POINTE II

Community Development District

Deer Run Fund

Budget Narrative Fiscal Year 2023

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 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	THRU FEB-2022	MAR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES						
Special Assmnts- Tax Collector	\$ 6,007	\$ 5,435	\$ 5,130	\$ 305	\$ 5,435	\$ 5,435
Special Assmnts- Discounts	(224)	(217)	(203)	-	(203)	(217)
Other Miscellaneous Revenues	331	-	-	-	-	-
TOTAL REVENUES	6,114	5,218	4,927	305	5,232	5,218
EXPENDITURES						
Field						
Communication - Telephone & WiFi	758	850	343	496	839	850
R&M-Security Cameras	-	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	116	109	99	6	105	109
Reserve - Sidewalks	-	2,259	-	-	-	2,259
Total Field	874	5,218	442	2,655	3,097	5,218
TOTAL EXPENDITURES	874	5,218	442	2,655	3,097	5,218
Excess (deficiency) of revenues						
Over (under) expenditures	5,240	-	4,485	-	2,135	-
Net change in fund balance	5,240	-	4,485	-	2,135	-
FUND BALANCE, BEGINNING	-	5,240	5,240	-	5,240	7,375
FUND BALANCE, ENDING	\$ 5,240	\$ 5,240	\$ 9,725	\$ -	\$ 7,375	\$ 7,375

MEADOW POINTE II

Community Development District

Morningside Fund

Budget Narrative Fiscal Year 2023

REVENUES

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk and includes prior years expenses (\$9,037 over four years).

Exhibit "C"
Allocation of Reserves - Villages

	003 Charlesworth	004 Colehaven	005 Covina Key	006 Glenham	007 Iverson	008 Lettingwell	009 Longleaf	010 Manor Isle	011 Sedgwick	012 Tullamore	013 Vermillion	014 Wrencrest	015 Deer Run	016 Morning Side
AVAILABLE FUNDS														
Beginning Fund Balance - Fiscal Year 2023	\$ 269,153	\$ 84,937	\$ 328,795	\$ 67,827	\$ 248,201	\$ 3,330	\$ 375,070	\$ 191,531	\$ 257,096	\$ 239,981	\$ 274,536	\$ 523,512	\$ 6,311	\$ 7,375
Net Change in Fund Balance - Fiscal Year 2023	-	-	(1,300)	-	-	11,402	-	-	-	-	-	-	-	-
Reserves - Fiscal Year 2023 Addition	14,000	1,320	8,000	2,332	15,675	7,500	25,000	12,000	13,280	11,000	10,000	27,000	1,875	2,259
Total Funds Available (Estimated) - 9/30/2023	283,153	86,257	335,495	70,159	263,876	22,233	400,070	203,531	270,376	250,981	284,536	550,512	8,186	9,634
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital (1)	5,563	2,009	3,704	2,268	5,672	-	8,433	4,734	5,060	4,414	4,222	8,560	1,206	1,305
Reserves - Roadways Prior Years	173,423	56,210	176,645	34,461	175,930	-	165,798	92,267	133,227	94,160	162,026	263,996	-	-
Reserves - Roadways FY 2022	12,000	760	8,000	1,930	14,000	-	15,000	10,000	9,720	8,000	10,000	20,000	-	-
Reserves - Roadways FY 2022 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Roadways FY 2023	12,000	760	8,000	1,930	14,000	5,000	15,000	10,000	9,720	8,000	10,000	20,000	-	-
Total Reserves-Roadways	197,423	57,730	192,645	38,321	203,930	5,000	195,798	112,267	152,667	110,160	182,026	303,996	-	-
Reserves - Sidewalks Prior Years	23,660	3,494	3,293	1,608	5,869	-	34,479	6,744	16,260	23,544	1,936	19,330	2,425	2,809
Reserves - Sidewalks FY 2022	2,000	560	-	402	1,675	-	10,000	2,000	3,560	3,000	-	7,000	1,875	2,259
Reserves - Sidewalks FY2022 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Sidewalks FY 2023	2,000	560	-	402	1,675	2,500	10,000	2,000	3,560	3,000	-	7,000	1,875	2,259
Total Reserves-Sidewalks	27,660	4,614	3,293	2,412	9,219	2,500	54,479	10,744	23,380	29,544	1,936	33,330	6,175	7,327
Subtotal	230,646	64,353	199,642	43,001	218,821	7,500	258,710	127,745	181,107	144,118	188,184	345,886	7,381	8,632
Total Allocation of Available Funds	230,646	64,353	199,642	43,001	218,821	7,500	258,710	127,745	181,107	144,118	188,184	345,886	7,381	8,632
Total Unassigned (undesignated) Cash	\$ 52,508	\$ 21,904	\$ 135,853	\$ 27,158	\$ 45,055	\$ 14,733	\$ 141,359	\$ 75,786	\$ 89,269	\$ 106,862	\$ 96,352	\$ 204,626	\$ 804	\$ 1,003

Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE II
Community Development District

Debt Service Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,687	\$ 20	\$ 200	\$ 6	\$ 8	\$ 14	\$ 25
Special Assmnts- Tax Collector	643,764	643,689	644,951	608,710	36,241	644,951	644,951
Special Assmnts- Prepayment	2,332		-	-	-	-	-
Special Assmnts- Discounts	(23,088)	(23,995)	(25,798)	(24,065)	-	(24,065)	(25,798)
TOTAL REVENUES	624,695	619,714	619,353	584,651	36,249	620,900	619,178
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	12,415	12,394	12,899	11,693	725	12,418	12,899
Total Administrative	12,415	12,394	12,899	11,693	725	12,418	12,899
<i>Debt Service</i>							
Cost of Issuance	-	-	-	-	-	-	-
Principal Debt Retirement	305,000	310,000	320,000	-	320,000	320,000	330,000
Principal Prepayment	-	10,000	-	-	-	-	-
Interest Expense	303,159	295,818	287,971	143,883	143,883	287,766	279,365
Total Debt Service	608,159	615,818	607,971	143,883	463,883	607,766	609,365
TOTAL EXPENDITURES	620,574	628,212	620,870	155,576	464,607	620,183	622,264
Excess (deficiency) of revenues Over (under) expenditures	4,121	(8,498)	(1,517)	429,075	(428,358)	717	(3,086)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Loan/Note Proceeds	-	-	-	-	-	-	-
Operating Transfers-Out	(989)	(8)	-	(6)	-	(6)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(3,086)
TOTAL OTHER SOURCES (USES)	(989)	(8)	-	(6)	-	(6)	(3,086)
Net change in fund balance	3,132	(8,506)	(1,517)	429,069	(428,358)	711	(3,086)
FUND BALANCE, BEGINNING	303,952	307,083	298,577	298,577	-	298,577	299,288
FUND BALANCE, ENDING	\$ 307,084	\$ 298,577	\$ 297,060	\$ 727,649	\$ (428,358)	\$ 299,288	\$ 296,202

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
11/1/2022	7,480,000.00				139,682.50	139,682.50	
5/1/2023	7,480,000.00	330,000		2.750%	139,682.50	469,682.50	609,365.00
11/1/2023	7,150,000.00				135,145.00	135,145.00	
5/1/2024	7,150,000.00	340,000		2.875%	135,145.00	475,145.00	610,290.00
11/1/2024	6,810,000.00				130,257.50	130,257.50	
5/1/2025	6,810,000.00	350,000		3.000%	130,257.50	480,257.50	610,515.00
11/1/2025	6,460,000.00				125,007.50	125,007.50	
5/1/2026	6,460,000.00	360,000		3.125%	125,007.50	485,007.50	610,015.00
11/1/2026	6,100,000.00				119,382.50	119,382.50	
5/1/2027	6,100,000.00	370,000		3.250%	119,382.50	489,382.50	608,765.00
11/1/2027	5,730,000.00				113,370.00	113,370.00	
5/1/2028	5,730,000.00	385,000		3.400%	113,370.00	498,370.00	611,740.00
11/1/2028	5,345,000.00				106,825.00	106,825.00	
5/1/2029	5,345,000.00	395,000		3.500%	106,825.00	501,825.00	608,650.00
11/1/2029	4,950,000.00				99,912.50	99,912.50	
5/1/2030	4,950,000.00	410,000		3.875%	99,912.50	509,912.50	609,825.00
11/1/2030	4,540,000.00				91,968.75	91,968.75	
5/1/2031	4,540,000.00	430,000		3.875%	91,968.75	521,968.75	613,937.50
11/1/2031	4,110,000.00				83,637.50	83,637.50	
5/1/2032	4,110,000.00	445,000		3.875%	83,637.50	528,637.50	612,275.00
11/1/2032	3,665,000.00				75,015.63	75,015.63	
5/1/2033	3,665,000.00	460,000		3.875%	75,015.63	535,015.63	610,031.26
11/1/2033	3,205,000.00				66,103.13	66,103.13	
5/1/2034	3,205,000.00	480,000		4.125%	66,103.13	546,103.13	612,206.26
11/1/2034	2,725,000.00				56,203.13	56,203.13	
5/1/2035	2,725,000.00	500,000		4.125%	56,203.13	556,203.13	612,406.26
11/1/2035	2,225,000.00				45,890.63	45,890.63	
5/1/2036	2,225,000.00	520,000		4.125%	45,890.63	565,890.63	611,781.26
11/1/2036	1,705,000.00				35,165.63	35,165.63	
5/1/2037	1,705,000.00	545,000		4.125%	35,165.63	580,165.63	615,331.26
11/1/2037	1,160,000.00				23,925.00	23,925.00	
5/1/2038	1,160,000.00	570,000		4.125%	23,925.00	593,925.00	617,850.00
11/1/2038	590,000.00				12,168.75	12,168.75	
5/1/2039	590,000.00	590,000		4.125%	12,168.75	602,168.75	614,337.50
		7,480,000			2,919,321	10,399,321	10,399,321

MEADOW POINTE II

Community Development District

Debt Service Series 2018 Fund

Budget Narrative Fiscal Year 2023

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 2023

2023 vs 2022 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 2023 Total	FY 2022 Total	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$823.73	\$119.53	\$27.73	\$44.77	\$174.08	\$1,189.85	\$1,189.47	0.03%
9.2	Morningside	60'x110'	SF	63	\$823.73	\$119.53	\$27.73	\$44.77	\$174.08	\$1,189.85	\$1,189.47	0.03%
9.3	Morningside	60'x110'	SF	56	\$823.73	\$119.53	\$27.73	\$44.77	\$174.08	\$1,189.85	\$1,189.47	0.03%
10.1	Deer Run	65'x115'	SF	66	\$823.73	\$119.53	\$33.74	\$44.77	\$178.55	\$1,200.32	\$1,199.94	0.03%
10.2	Deer Run	65'x115'	SF	51	\$823.73	\$119.53	\$33.74	\$44.77	\$178.55	\$1,200.32	\$1,199.94	0.03%
10.3	Deer Run	65'x115'	SF	32	\$823.73	\$119.53	\$33.74	\$44.77	\$178.55	\$1,200.32	\$1,199.94	0.03%
11.1	Manor Isle	80'x120'	SF	38	\$823.73	\$119.53	\$248.72	\$44.77	\$402.63	\$1,639.38	\$1,632.79	0.40%
11.2	Manor Isle	80'x120'	SF	39	\$823.73	\$119.53	\$248.72	\$44.77	\$402.63	\$1,639.38	\$1,632.79	0.40%
12.1	Longleaf	35'x110'	SVIL	124	\$823.73	\$119.53	\$154.99	\$0.00	\$318.33	\$1,416.58	\$1,411.03	0.39%
12.2	Longleaf	35'x110'	SVIL	96	\$823.73	\$119.53	\$154.99	\$0.00	\$318.33	\$1,416.58	\$1,411.03	0.39%
14.1	Covina Key	Townhome	TH	84	\$470.70	\$0.00	\$79.80	\$0.00	\$296.59	\$847.09	\$846.68	0.05%
14.2	Covina Key	Townhome	TH	82	\$470.70	\$0.00	\$79.80	\$0.00	\$296.59	\$847.09	\$846.68	0.05%
14.3	Anand Vihar	Multi Family	MF	24	\$274.58	\$0.00	\$0.00	\$0.00	\$51.77	\$326.35	\$326.11	0.07%
14.4	Anand Vihar	Townhome	TH	155	\$470.70	\$0.00	\$0.00	\$0.00	\$88.76	\$559.46	\$559.05	0.07%
15.1	Lettingwell	40'x110	SVIL	86	\$823.73	\$119.53	\$314.87	\$0.00	\$405.78	\$1,663.92	\$1,663.21	0.04%
15.2	Glenham	40'x110	SF	64	\$823.73	\$119.53	\$146.43	\$44.77	\$461.60	\$1,596.06	\$1,593.61	0.15%
16.1	Sedgwick	Townhome	TH	129	\$470.70	\$0.00	\$157.78	\$0.00	\$297.53	\$926.01	\$923.13	0.31%
16.2	Vermillion	Townhome	TH	174	\$470.70	\$0.00	\$96.92	\$0.00	\$249.77	\$817.39	\$813.32	0.50%
16.3	Charlesworth	Townhome	TH	118	\$470.70	\$0.00	\$190.25	\$0.00	\$346.68	\$1,007.63	\$1,002.71	0.49%
16.4	Tullamore	Townhome	TH	130	\$470.70	\$0.00	\$136.27	\$0.00	\$229.14	\$836.10	\$832.83	0.39%
17.1	Wrencrest	50'x110	SF	71	\$823.73	\$119.53	\$135.62	\$44.77	\$363.77	\$1,487.42	\$1,484.10	0.22%
17.2	Wrencrest	50'x110	SF	102	\$823.73	\$119.53	\$135.62	\$44.77	\$363.77	\$1,487.42	\$1,484.10	0.22%
17.3	Wrencrest	40'x110	SF	80	\$823.73	\$119.53	\$135.62	\$44.77	\$363.77	\$1,487.42	\$1,484.10	0.22%
18.1	Iverson	60'x110'	SF	81	\$823.73	\$119.53	\$135.96	\$44.77	\$478.13	\$1,602.12	\$1,597.37	0.30%
18.2	Iverson	60'x110'	SF	89	\$823.73	\$119.53	\$135.96	\$44.77	\$478.13	\$1,602.12	\$1,597.37	0.30%
18.3	Colehaven	80'x120'	SF	51	\$823.73	\$119.53	\$158.99	\$44.77	\$565.54	\$1,712.56	\$1,708.01	0.27%
ZCOM			ZCOM	6.151	\$16,474.54	\$0.00	\$0.00	\$0.00		\$16,474.54	\$16,460.30	0.09%
Total				2168.151								

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 790,778	\$823.73
VILLA	16.15%	306	\$ 252,061	\$823.73
TH	26.29%	872	\$ 410,450	\$470.70
MF	0.42%	24	\$ 6,590	\$274.58
COMM	6.49%	6.15	\$ 101,335	\$16,474.54
100.00%			\$1,561,214	

		FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
GROSS ASSESSMENT		\$1,559,864	\$1,561,214	
ASSMT PER UNIT				
SF	50.65%	\$823.01	\$823.73	0.09%
VILLA	16.15%	\$823.01	\$823.73	0.09%
TH	26.29%	\$470.29	\$470.70	0.09%
MF	0.42%	\$274.34	\$274.58	0.09%
COMM	6.49%	\$16,460.30	\$16,474.54	0.09%
100.00%				

TRASH COLLECTION

	UNITS/ ACRES	FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
GROSS ASSESSMENT		151,330	151,330	
ASSMT PER RESIDENTIAL	1,266	\$119.53	\$119.53	0.00%

DEED RESTRICTION

	UNITS/ ACRES	FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
GROSS ASSESSMENT		\$43,303	\$42,980	
ASSMT PER RESIDENTIAL	960	\$45.11	\$44.77	-0.75%

SPECIAL VILLAGE FUNDS

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	5,435.42	\$27.73
SP 10	DEER RUN	015	149	5,026.60	\$33.74
SP 11	MANOR ISLES	010	77	19,151.06	\$248.72
SP 12	LONGLEAF	009	220	34,097.96	\$154.99
SP 14-1	COVINA KEY	005	166	13,247.00	\$79.80
SP 15-1	LETTINGWELL	008	86	27,079.20	\$314.87
SP 15-2	GLENHAM	006	64	9,371.28	\$146.43
SP 16-1	SEDWICK	011	129	20,353.19	\$157.78
SP 16-2	VERMILLION	013	174	16,863.83	\$96.92
SP 16-3A	CHARLESWORTH	003	118	22,448.94	\$190.25
SP 16-3B	TULLAMORE	012	130	17,714.89	\$136.27
SP 17	WRENCREST	014	253	34,310.64	\$135.62
SP 18-1, 2	IVERSON	007	170	23,113.83	\$135.96
SP 18-3	COLEHAVEN	004	51	8,108.51	\$158.99
Total			1,983.00	256,322.34	

	SUBDIVISION	FUND	FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$27.73	\$27.73	N/A
SP 10	DEER RUN	015	\$33.74	\$33.74	N/A
SP 11	MANOR ISLES	010	\$242.50	\$248.72	3%
SP 12	LONGLEAF	009	\$150.15	\$154.99	3%
SP 14-1	COVINA KEY	005	\$79.80	\$79.80	0%
SP 15-1	LETTINGWELL	008	\$314.87	\$314.87	0%
SP 15-2	GLENHAM	006	\$144.35	\$146.43	1%
SP 16-1	SEDWICK	011	\$155.30	\$157.78	2%
SP 16-2	VERMILLION	013	\$93.25	\$96.92	4%
SP 16-3A	CHARLESWORTH	003	\$185.74	\$190.25	2%
SP 16-3B	TULLAMORE	012	\$133.40	\$136.27	2%
SP 17	WRENCREST	014	\$132.67	\$135.62	2%
SP 18-1, 2	IVERSON	007	\$131.58	\$135.96	3%
SP 18-3	COLEHAVEN	004	\$154.82	\$158.99	3%

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.