

**Meadow Pointe II
Community Development District**

July 20, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/87991826118?pwd=R29pL01kampaNkZLc0RQYmljOGZlZz09>

Meeting ID: 879 9182 6118

Passcode: 676680

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

July 13, 2022

Board of Supervisors
Meadow Pointe II
Community Development District

Dear Board Members:

The regular meeting and workshop of the Board of Supervisors of the Meadow Pointe II Community Development District will be held **Wednesday, July 20, 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 advance 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. Consent Agenda**
 - A. Minutes of the June 1, 2022 Meeting and Workshop, and June 15, 2022 Meeting
 - B. Financial Report as of June 30, 2022
 - C. Deed Restrictions
- 7. Non-Staff Reports**
 - A. Residents Council
 - B. Government/Community Updates
- 8. Reports**
 - A. Architectural Review Discussion Items
 - B. District Manager
 - C. District Engineer
 - D. District Counsel
 - E. Operations Manager

A motion and second must be made prior to any discussion. Each Supervisor will have two minutes to make their remarks and a second two-minute round will commence for rebuttal prior to a vote on the motion. If there is no second, the motion will die and there will be no further discussion.

Meadow Point II CDD

July 13, 2022

Page Two

- 9. Action Items for Board Approval/Disapproval/Discussion**
 - A. Presentation by Mr. Ken Martin of Martin Aquatic Regarding the Lap Pool
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisors' Remarks**
- 12. Adjourn the Regular Meeting and Proceed to a Workshop**

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

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Fiscal Year 2023 Budget
- 3. Adjournment**

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

Sincerely,

Robert Nanni

Robert Nanni
District Manager

REGULAR MEETING

Sixth Order of Business

6A

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, June 1, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543, and via Zoom Video Communications.

Present and constituting a quorum were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary
Robert Signoretti	Assistant Secretary (Via Zoom)

Also present were:

Robert Nanni	District Manager
Sheila Diaz	Operations Manager (Via Zoom)
Complete I.T. Representative	
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves. A quorum was established.

THIRD ORDER OF BUSINESS

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

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

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

The following additions were requested:

- *Pool Occupancy and Vending Machines under Operations Manager's Report.*

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

- Mr. Kyle Molder discussed deed restrictions violations. Ms. Childers noted that funds collected for deed restrictions which are not used for that purpose roll over into the General Fund. The entire process is slower due to lack of staff.
- Ms. Lorraine Greene discussed sidewalk repairs.
- Ms. Monica Martin is concerned that properties in Manor Isle are not being well kept, and there have been three complaints this year. She would like to work with the Board to enforce deed restrictions. Ms. Childers indicated the CDD may have to become involved with regards to investor-owned homes, and this item will be discussed later in the meeting. Ms. Martin was asked to send information regarding the complaints to Ms. Jen Picarelli. Ms. Darner pointed out that different rental property companies have different standards. Ms. Sanchez will follow up with Ms. Fernandez and provide an update at the next meeting.
- Mr. Setzer discussed liens on investors' homes. If the violation is not corrected, the CDD has the option to file a lien against the home.
- Mr. Setzer inquired about roadway paving in Morningside. This is a County-owned road, and the CDD has no jurisdiction.
- Ms. Corissa Smith of Glenham inquired about monitoring at Mansfield and County Line Road. It appears Meadow Pointe I is monitoring the speed, but this is not the case with Meadow Pointe II. She is concerned with more speed issues once the 7-Eleven is built. Ms. Sanchez indicated the contract was with the Sheriff's Department was cancelled, as there were issues. The hours the deputy wanted to work was not in the best interests of the community. The road is owned by the County, not the CDD. Ms. Smith was urged to voice concerns with the County Commissioner's office and the Sheriff's Department.

SIXTH ORDER OF BUSINESS**Non-Staff Reports****A. Residents Council**

There being no report, the next item followed.

B. Government/Community Updates

- Mr. Signoretti submitted a request to the engineer regarding Mansfield Boulevard, as they inquired about any concerns. He will be calling tomorrow, as the road is cracking apart and damaging vehicles.

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Deed Restrictions/DRVC**

Ms. Childers requested any additions, corrections or deletions to the item listed under the Consent Agenda.

There being none,

On MOTION by Mr. Picarelli, seconded by Ms. Darner, with all in favor, the Consent Agenda, consisting of Deed Restrictions/DRVC, was approved.

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

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-46	Wrencrest	30638 Nickerson	New Roof	Approved

- The color was approved in Morningside, but there is no sample.

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

B. District Counsel

- District Counsel is actively working on the issue regarding wetlands and easements. Ms. Diaz is referring any questions from residents to Mr. Nanni who may discuss with the engineer or attorney. Ms. Sanchez does not believe any questions should be directed to staff since this is a legal matter.
- The Joint Meeting with Meadow Pointe III was discussed. Mr. Nanni is waiting to hear back from them.

C. District Engineer

- Ms. Childers received an email from Mr. Dvorak indicating his staff is working with SWFWMD regarding the Notice of Violations on the conservation encroachments.
- The Stormwater Needs Analysis Report is almost complete.
- They are researching designers for the pool.
- Mr. Nanni received a response from Florida Asphalt & Concrete regarding the delay in starting the work. They would like to have an on-site meeting with the District Engineer. They still need to execute the contract. Mr. Nanni has not received a response in that regard.

D. Operations Manager

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

- Ms. Diaz discussed the cameras at the pole on the playground. The IT representative indicated he is unable to repair the pole, and he recommends the CDD hire an electrician. The Board concurred to obtain an estimate from the electrician to present to the Board for approval. Mr. Signoretti recommended the electrician also install additional lines to avoid having to pay an electrician again in the future if this is warranted. The cost is approximately \$100 per line. The Board concurred that the electrician should provide two quotes, one with the additional lines and one without.
 - The IT representative spent 12 hours trying to make the repair, and he indicated the CDD did not have to pay for his time. However, the Board concurred he should submit an invoice, for which the CDD will pay.
- There are air conditioning issues at the Clubhouse. The repair did not work, and the breakers continued to trip. It is now working temporarily. Mr. Picarelli recommended making a permanent repair. The service needs to be upgraded. He suggested asking the same electrician to provide a quote to upgrade the power into the Clubhouse.
- Wrencrest gate issues with Complete I.T. were discussed. Ms. Diaz is not receiving cooperation from Complete I.T. The gate which was being held up was repaired free of charge under the warranty.

- 143 ➤ Ms. Diaz received a quote from Metro Gates for maintenance.
- 144 ➤ Ms. Childers has not spoken to Mr. Giella.
- 145 ➤ The gate was left open for six weeks.
- 146 ➤ The Board believes Complete I.T. failed in their service to the District, and
- 147 that the Board should review the Metro Gates proposal.
- 148 ➤ Ms. Darner would like to see an additional quote, but Ms. Childers
- 149 commented there are no other gate companies in the area.
- 150 ➤ Ms. Diaz prepared a comparison between the two companies, and
- 151 determined quarterly maintenance with Complete I.T. is \$2,230, and Metro
- 152 Gates would be \$1,600. Complete I.T. charges \$106.25 per hour for
- 153 services, and Metro Gates charges \$130, plus \$50 for travel, which is
- 154 negotiable.
- 155 ➤ Metro Gates will do repairs typically the same day they are contacted.
- 156 ➤ In the past, Metro Gates did not have the manpower to handle the account,
- 157 but this likely no longer the case.

158

159 Mr. Picarelli MOVED to terminate the contract for maintenance of

160 gate systems with Complete I.T. through District Counsel, with the

161 understanding that it is subject to a 60-day termination clause, and

162 engage the services of Metro Gates in the amount of \$1,600 per

163 quarter for maintenance of gate systems, and Ms. Sanchez seconded

164 the motion.

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- 166 ➤ Mr. Nanni confirmed the termination must be completed through District
- 167 Counsel, as this is a legal document.

168 There being no further discussion,

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

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- 172 ➤ Ms. Childers will ask Mr. Cohen to prepare the termination letter.
- 173 ➤ Ms. Childers asked Ms. Diaz to contact Metro Gates to let them know the
- 174 CDD will work with them once the contract with Complete I.T. has been
- 175 terminated. Ms. Diaz will also negotiate the service fees.
- 176 ➤ Ms. Childers will also ask Mr. Cohen to prepare the Metro Gates contract.

- Children were hanging on the splash pad shower, and it shattered.
 - There is a video, which does not show clearly who the children were or who their parents were. Ms. Sanchez requested that Ms. Diaz keep the video.
 - Ms. Darner requested signage stating *No Hanging*, with a photo.
 - This incident should have been reported by the family, and it happened on a weekend in which the pool was busy.
- i. Pool Occupancy**
- Ms. Sanchez contacted the County Environmental Services Department and found out that pool occupancy is for 52 people physically in the pool, which is based on optimal pool performance.
- Ms. Diaz will have additional tables and chairs installed on the pool deck.
- ii. Vending Machines**
- Ms. Sanchez is in favor of having vending machines where they were originally located. She would like drinks and water on one machine and snacks on another machine. The Board concurred this is a good idea.
- A company will install and maintain the machines.

NINTH ORDER OF BUSINESS**Approval/Disapproval/Discussion**

- A. Distribution of the Proposed Budget for Fiscal Year 2023 and Consideration of Resolution 2022-03, Approving the Budget and Setting the Public Hearing**
- The high-water mark constitutes a 15% increase. Ms. Childers explained the process to the audience. Letters will be sent to residents regarding this increase. However, this is not the final number, as the Board will continue to work through the budget to try to decrease it. This is a legal requirement of the CDD.
- Ms. Childers proceeded to outline the increases.
 - Attorney – 5% increase.
 - Waste Management increased from \$9.80 to \$15.20 per home, but will now include a weekly recycle pick-up.
 - Engineer – rates increased \$5 per hour, per position.
 - SOLitude Lake Management – 3% increase.
 - Mainscape also had an increase.

Mr. Picarelli MOVED to set the Fiscal Year 2023 Annual Budget with a 15% increase at this point for a high-water mark, with the exception of all items previously corrected, and adopt Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Wednesday, August 17, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543, Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, and Ms. Sanchez seconded the motion.

There being no further discussion,

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

- Mr. Nanni reminded the Board they have several meetings before adoption to make changes to the Budget.

TENTH ORDER OF BUSINESS

Audience Comments (Comments will be limited to three minutes.)

- Ms. Kelly Wright of Iverson discussed the joint meeting with Meadow Pointe III. She suggested giving them a deadline to schedule the meeting.
- Mr. Glen Aleo of Meadow Pointe III indicated the District is open to meeting. They requested a joint meeting at a neutral location. He commented that Meadow Pointe Boulevard is being ready to be expanded. He is willing to share ideas at the joint meeting. The Board and Mr. Aleo discussed working together.
- Mr. Kyle Molder believes the Board should be more graceful to audience members.
- The Deed Restriction fund was addressed.
- Mr. Molder discussed tree trimming.
- Mr. Molder discussed a tree lawn on Burleigh Drive which needs mowing. The County may become involved.
- DRVC was addressed. All restrictions are being reviewed by staff and presented to the Board.
- Carol of Iverson is a Deed Restriction Violation Committee member. Meetings ended after Ms. Christine Masters left. Her position has been re-posted. There are

244 four or five people on the Committee. Ms. Sanchez will re-visit this Committee to
245 resolve any issues.

246

247 **ELEVENTH ORDER OF BUSINESS**

Supervisor Comments

248 Hearing no comments from Supervisors, the next order of business followed.

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250 **TWELFTH ORDER OF BUSINESS**

**Adjourn the Regular Meeting and Proceed
to a Workshop**

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252 There being no further business,

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254 On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all
255 in favor the regular meeting was adjourned at 8:25 p.m., and the
256 Board proceeded to a Workshop.

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Jamie Childers
Chairperson

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, June 1, 2022, immediately following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary
Sheila Diaz	Operations Manager

The following items were discussed during the June 1, 2022 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the workshop to order.

SECOND ORDER OF BUSINESS

Items for Discussion

- Mr. Picarelli commented the numbers associated with Waste Removal on the Fiscal Year 2023 Budget were not accurate. Ms. Childers will have this corrected before the mailed notices are sent.
- The waste removal contract was discussed.
- The Mainscape contract was addressed.
- Mr. Picarelli will check utilities' expenses.
- Ms. Darner will check on adjustments to landscaping and irrigation.

- 37 • Ms. Diaz will provide Ms. Childers with information regarding last Friday's walk-
- 38 through with Mainscape.
- 39 • Ms. Sanchez will handle Architectural Review and Deed Restrictions.
- 40 • Ms. Childers does not believe the Deed Restrictions line item should be removed,
- 41 as staff is trying to hire someone.
- 42 • Mr. Picarelli noted any excess funds go into General Fund.
- 43 • The Board discussed hiring someone to handle Deed Restrictions.
- 44 • Renters were discussed.

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46 **THIRD ORDER OF BUSINESS**

Adjournment

47 There being no further business, the workshop was adjourned at approximately 8:50 p.m.

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54 _____
55 Jamie Childers
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, June 15, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543, and via Zoom Video Communications.

Present and constituting a quorum were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Rick Neidert	District Engineer's Office (via Zoom)
Sheila Diaz	Operations Manager
Diane Cline	Residents Council
Kelly Wright	Residents Council
Complete I.T. Representative	
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

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

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

There being no additions or corrections to the agenda, the next order of business followed.

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

- Mr. Lawrence Jimenez is still having flooding issues at his property, which the engineer and SWFWMD have not resolved. Ms. Childers will follow up.
- Mr. Kyle Molder discussed Board communication.
- Mr. Molder discussed apparent deed restrictions' violations by Board members.
- Mr. Molder inquired about the poor condition of a property on Burleigh Drive. Ms. Sanchez indicated the CDD does not have jurisdiction at this property. Mr. Picarelli indicated a call was made to Code Enforcement. Ms. Diaz noted the CDD is not to be involved with making calls regarding this property.
- Mr. Chris Conner of Iverson discussed cleaning of the sidewalks. The executed contract is available at this meeting for final execution.
- Ms. Kelly Wright of Iverson discussed the vacant ARC position. Salaries should be reviewed to be more competitive.

SIXTH ORDER OF BUSINESS**Consent Agenda**

- A. Minutes of the May 4, 2022 Meeting and Workshop, and May 18, 2022 Meeting
- B. Financial Report as of May 31, 2022
- C. Deed Restrictions

Ms. Childers requested any additions, corrections or deletions for the items listed on the Consent Agenda.

There being none,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Consent Agenda, consisting of the Minutes of the May 4, 2022 Meeting and Workshop, May 18, 2022 Meeting, Financial Report as of May 31, 2022 and Deed Restrictions, was approved.

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

- Ms. Wright discussed the financial report from the Spring Fling.
- On Saturday, October 15, 2022 from 4:00 p.m. to 7:00 p.m. the fall festival will be held. There will be a parade, along with food and other activities.

- On Saturday December 17, 2022, there will be Breakfast with Santa, with two one-hour shifts, one from 10:00 a.m. to 11:00 a.m., and another from 11:00 a.m. to 12:00 p.m. Breakfast will be cooked by volunteers.
- Ms. Cline thanked a couple of Board members for their service at last year's event, as some regular staff were ill and could not participate.
- Mr. Picarelli inquired about food trucks.

B. Government/Community Updates

There being no report, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review Discussion Items

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-50	Morningside	29907 Morningmist	New Roof	Approved

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

B. District Manager

i. Consideration of Resolution 2022-04, Adoption of a Records Retention Policy

- This Resolution is being adopted by most of the other CDDs.

Mr. Picarelli MOVED to adopt Resolution 2022-04, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, and Ms. Sanchez seconded the motion.

- The Records Management Liaison Officer is usually an individual from the Coral Springs office.

There being no further discussion,

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

Mr. Nanni discussed the Fiscal 2023 Budget, and presented Resolution 2022-03 for re-adoption.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, Resolution 2022-03, approving the Fiscal Year 2023 Budget and setting the Public Hearing for Wednesday, August 17, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543, as previously adopted at the June 1, 2022 Meeting, was re-adopted.

Mr. Nanni discussed the Joint Meeting with the Meadow Pointe III CDD.

- Mr. Nanni suggested June 29, 2022 at 3:00 or 5:00 p.m., to which the Board concurred. Information will be sent to Mr. Cohen, as he plans to attend.

Mr. Nanni discussed the Florida Asphalt & Concrete contract.

- The contract is ready for execution, with some minor edits.
- Mr. David Jackson from the District Counsel office reviewed and approved the contract.
- The starting date for the work is Monday, June 20, 2022.

C. District Engineer

Mr. Rick Neidert from JMT Engineering presented the Engineer's Report in Mr. Dvorak's absence.

- All Frontier project punch list items have been addressed. The remaining items involve removal of the old connections to the new connections. The easement work is complete.
- The sidewalks were discussed. Notices will be distributed throughout the community to the affected residents. One community at a time will be done.
- Ms. Childers inquired about restoration of the pond banks. Mr. Neidert commented staff has commenced mapping of the pond evaluation report. The areas to be repaired will be marked prior to the work starting. Mr. Neidert will determine which ponds should be started. Pond repairs are commenced around November or December. Mr. Dvorak will report the status to the Board at the next meeting.
- Mr. Neidert discussed the encroachment letters. He will look at the properties after the June 24, 2022 deadline and report back to the Board.

- A resident called Mr. Neidert regarding moving of a shed, and asked if the CDD could have it moved on his behalf. He recommended the resident contact the Board. The CDD does not do this. Ms. Kardash has been discussing the issue with the resident.

- Ms. Childers noted that the lap pool report was received from Mr. Dvorak. He found a company, Martin Aquatic, to do the work. Mr. Ken Martin would like to visit the site and attend the July 20, 2022 Board meeting to discuss. The Board concurred to have Mr. Martin attend.

D. District Counsel

- Ms. Childers discussed the sidewalk contract. The only changes were for the CDD to withhold a certain amount of the payment, and the contractor agrees to be responsible for the sidewalk for one year.

E. Operations Manager

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

- The sidewalk contract was discussed. They are in the process of doing walk-throughs throughout the different communities. They will start in Colehaven. Longleaf will be done at the end. Banners for the gates will be posted.
- Florida Courts has resurfaced the tennis courts, and they are set to re-open on Friday. They will work on basketball and multi-purpose courts.
- Ms. Childers commented on the OLM/Mainscape inspection. Other communities are using Meadow Pointe II as a benchmark for the looks of the landscaping.
- Ms. Diaz presented the JMT invoice. It was reviewed by Ms. Childers. Staff should be copied on all JMT correspondence, which should also be filed in the homeowners' files.
- The termination letter to Complete I.T. was prepared and mailed by District Counsel.
- District Counsel drafted and sent a contract for Metro Gates, which they were satisfied with.
- Ms. Diaz obtained a proposal for outdoor vending machines. The company only wants to give the District 5% commissions, as opposed to the District's request for

100% The Board concurred with 50%. Water should be added, and pastries removed. If the machines are down, the vendor will repair them.

Ms. Sanchez MOVED to approve the Proposal from Personal Vending Services, Inc. to provide vending machines at the District with a commission to be paid to the District of 5% per month, and Mr. Picarelli seconded the motion.

- Ms. Darner advised staff should determine whether the machines are cash only, or if they take cards.

There being no further discussion,

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

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval/Discussion

C. Discussion of Staff Benefits

- Ms. Childers spoke to clubhouse staff regarding insurance coverage. More staff are seeking coverage. Ms. Sanchez objected to the fact this was not previously presented to the Board. Ms. Diaz previously investigated this item, and cost was an issue. Ms. Childers advised Mr. Nanni to investigate the possibility.
- Salaries for staff were discussed. The minimum wage will be at \$11 per hour this year. The only benefit for working for the District is the location and the fact that it is an easy commute.
- Salary adjustments may be necessary.
- Ms. Childers commented she reviewed salaries with Ms. Diaz. Research was necessary to include numbers in the budget. Ms. Diaz will provide a comprehensive listing of starting salaries for staff for discussion at the next meeting.

B. Mailboxes

- This was previously discussed at the May 18, 2022 meeting, and Mr. Picarelli suggested one sample. Ms. Childers researched, and found it to be a beautiful mailbox, but only available through Lowe's and Wayfair, with Wayfair charging a different price each day.

- ## A. Discussion of Fiscal Year 2023 Budget

Audience Comments (Comments will be limited to three minutes.)

- ### Supervisors' Remarks

- ## Adjournment

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the meeting was adjourned at 8:05 p.m.

7

6B.

MEADOW POINTE II
Community Development District

Financial Report

June 30, 2022

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 23
Debt Service Bond Series 2018	24
Construction Fund Bond Series 2018	25
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Collection Schedules	26 - 28
Cash and Investment Report	29
Note - Aqua Pool	30
Settlements	31
Construction Report	32
Approval of invoices	33 - 38

MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

June 30, 2022

Balance Sheet
June 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONLEAF (009)
ASSETS									
Cash - Checking Account	\$ 1,734,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	107,475	288,177	88,312	340,414	74,262	266,138	10,989	404,774
Investments:									
Money Market Account	4,973,493	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,737,755	\$ 107,475	\$ 288,177	\$ 88,312	\$ 340,414	\$ 74,262	\$ 266,138	\$ 10,989	\$ 404,774
LIABILITIES									
Accounts Payable	\$ 16,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	39,202	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,171,077	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,249,210	-	-	-	-	-	-	-	-

Balance Sheet
June 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONLEAF (009)
<u>FUND BALANCES</u>									
Nonspendable:									
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	414,744	11,670	5,816	1,887	5,619	2,148	5,546	-	9,459
Reserves - Ponds	274,053	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	639,752	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	173,423	56,210	176,645	34,461	175,930	-	165,788
Reserves - Sidewalks	-	-	23,660	3,494	3,293	1,608	5,869	-	34,479
Unassigned:	2,130,046	95,805	85,278	26,721	154,857	36,045	78,793	10,989	195,048
TOTAL FUND BALANCES	\$ 3,488,545	\$ 107,475	\$ 288,177	\$ 88,312	\$ 340,414	\$ 74,262	\$ 266,138	\$ 10,989	\$ 404,774
TOTAL LIABILITIES & FUND BALANCES	\$ 6,737,755	\$ 107,475	\$ 288,177	\$ 88,312	\$ 340,414	\$ 74,262	\$ 266,138	\$ 10,989	\$ 404,774

Balance Sheet
June 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,734,312
Assessments Receivable	-	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	207,645	274,509	254,964	288,461	535,952	7,884	8,384	22,305	-	3,180,645
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	4,973,493
Construction Fund	-	-	-	-	-	-	-	-	2,657,841	2,657,841
Prepayment Account	-	-	-	-	-	-	-	8,243	-	8,243
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	122,704	-	122,704
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 207,645	\$ 274,509	\$ 254,964	\$ 288,461	\$ 535,952	\$ 7,884	\$ 8,384	\$ 304,857	\$ 2,657,841	\$ 12,858,793
LIABILITIES										
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,456
Accrued Expenses	-	-	-	-	-	-	-	-	-	39,202
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	9,568	3,180,645
TOTAL LIABILITIES	-	-	-	-	-	-	-	-	9,568	3,258,778

Balance Sheet
June 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<u>FUND BALANCES</u>										
Nonspendable:										
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	304,857	-	304,857
Capital Projects	-	-	-	-	-	-	-	-	2,648,273	2,648,273
Assigned to:										
Operating Reserves	5,116	4,932	5,308	5,369	10,975	-	-	-	-	488,589
Reserves - Ponds	-	-	-	-	-	-	-	-	-	274,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	639,752
Reserves - Roadways	92,267	133,227	94,160	162,026	263,996	-	-	-	-	1,528,133
Reserves - Sidewalks	6,744	16,260	23,544	1,936	19,330	2,425	2,809	-	-	145,451
Unassigned:	103,518	120,090	131,952	119,130	241,651	5,459	5,575	-	-	3,540,957
TOTAL FUND BALANCES	\$ 207,645	\$ 274,509	\$ 254,964	\$ 288,461	\$ 535,952	\$ 7,884	\$ 8,384	\$ 304,857	\$ 2,648,273	\$ 9,600,015
TOTAL LIABILITIES & FUND BALANCES	\$ 207,645	\$ 274,509	\$ 254,964	\$ 288,461	\$ 535,952	\$ 7,884	\$ 8,384	\$ 304,857	\$ 2,657,841	\$ 12,858,793

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 187	\$ 3	\$ (184)	1.20%	\$ 21	\$ -	\$ (21)
Garbage/Solid Waste Revenue	151,330	151,330	151,330	-	100.00%	-	1,686	1,686
Interest - Tax Collector	-	-	3	3	0.00%	-	-	-
Special Assmnts- Tax Collector	1,559,864	1,559,864	1,559,864	-	100.00%	-	17,376	17,376
Special Assmnts- Discounts	(68,448)	(68,448)	(63,304)	5,144	92.48%	-	573	573
Other Miscellaneous Revenues	8,266	6,199	24,937	18,738	301.68%	689	8,579	7,890
Gate Bar Code/Remotes	5,000	3,750	3,557	(193)	71.14%	417	522	105
Access Cards	1,300	975	495	(480)	38.08%	108	90	(18)
TOTAL REVENUES	1,657,562	1,653,857	1,676,885	23,028	101.17%	1,235	28,826	27,591
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	18,000	17,000	1,000	70.83%	2,000	1,800	200
FICA Taxes	1,836	1,377	1,301	76	70.86%	153	138	15
ProfServ-Engineering	60,000	45,000	44,800	200	74.67%	5,000	5,963	(963)
ProfServ-Legal Services	40,000	30,000	16,296	13,704	40.74%	3,333	2,656	677
ProfServ-Mgmt Consulting	74,299	55,724	55,724	-	75.00%	6,192	6,192	-
ProfServ-Property Appraiser	150	150	150	-	100.00%	-	-	-
ProfServ-Special Assessment	8,359	8,359	8,359	-	100.00%	-	-	-
ProfServ-Trustee Fees	4,050	4,050	4,041	9	99.78%	-	-	-
ProfServ-Web Site Maintenance	2,500	1,875	1,553	322	62.12%	208	-	208
Auditing Services	4,400	4,400	4,400	-	100.00%	-	-	-
Postage and Freight	1,000	750	915	(165)	91.50%	83	471	(388)
Insurance - General Liability	38,012	38,012	31,396	6,616	82.59%	-	-	-
Printing and Binding	1,000	750	81	669	8.10%	83	20	63
Legal Advertising	1,000	750	642	108	64.20%	83	112	(29)
Miscellaneous Services	500	375	597	(222)	119.40%	42	40	2
Misc-Assessment Collection Cost	31,197	31,197	30,013	1,184	96.20%	-	328	(328)
Misc-Supervisor Expenses	500	375	73	302	14.60%	42	-	42
Office Supplies	150	113	-	113	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	293,128	241,432	217,516	23,916	74.21%	17,232	17,720	(488)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	30,000	22,500	-	22,500	0.00%	2,500	-	2,500
Contracts-Security Alarms	540	405	388	17	71.85%	45	43	2
R&M-General	10,000	7,500	1,597	5,903	15.97%	833	666	167
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Total Field	40,790	30,655	1,985	28,670	4.87%	3,378	709	2,669
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	7,560	7,560	-	75.00%	840	840	-
Contracts-Landscape	149,000	111,750	112,493	(743)	75.50%	12,417	12,499	(82)
Contracts-Perennials	10,000	7,500	12,543	(5,043)	125.43%	833	-	833
R&M-Irrigation	6,000	4,500	1,425	3,075	23.75%	500	-	500
R&M-Landscape Renovations	30,000	22,500	11,416	11,084	38.05%	2,500	-	2,500
R&M-Mulch	15,580	15,580	20,286	(4,706)	130.21%	-	-	-
R&M-Trees and Trimming	4,000	3,000	-	3,000	0.00%	333	-	333
Total Landscape Services	224,660	172,390	165,723	6,667	73.77%	17,423	13,339	4,084
<u>Utilities</u>								
Contracts-Solid Waste Services	138,004	103,503	106,967	(3,464)	77.51%	11,500	11,702	(202)
Utility - General	7,500	5,625	4,474	1,151	59.65%	625	960	(335)
Electricity - Streetlights	210,000	157,500	164,568	(7,068)	78.37%	17,500	21,455	(3,955)
Utility - Reclaimed Water	13,000	9,750	5,372	4,378	41.32%	1,083	1,491	(408)
Misc-Property Taxes	11,000	11,000	4,762	6,238	43.29%	-	-	-
Misc-Assessment Collection Cost	3,027	3,027	2,912	115	96.20%	-	32	(32)
Total Utilities	382,531	290,405	289,055	1,350	75.56%	30,708	35,640	(4,932)
<u>Lakes and Ponds</u>								
Contracts-Lakes	63,000	47,250	48,352	(1,102)	76.75%	5,250	5,538	(288)
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	-	-	-
R&M-Ponds	45,000	33,750	23,270	10,480	51.71%	3,750	-	3,750
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
Total Lakes and Ponds	114,000	82,000	71,622	10,378	62.83%	9,000	5,538	3,462

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>								
ProfServ-Info Technology	8,000	6,000	9,899	(3,899)	123.74%	667	484	183
Contracts-Pools	27,600	20,700	17,550	3,150	63.59%	2,300	3,900	(1,600)
Communication - Telephone & WiFi	8,700	6,525	7,490	(965)	86.09%	725	667	58
Utility - General	1,500	1,125	912	213	60.80%	125	207	(82)
Utility - Water & Sewer	5,000	3,750	3,248	502	64.96%	417	-	417
Electricity - Rec Center	15,500	11,625	9,638	1,987	62.18%	1,292	1,357	(65)
Lease - Copier	4,400	3,300	2,952	348	67.09%	367	365	2
R&M-Clubhouse	13,000	9,750	23,604	(13,854)	181.57%	1,083	15,467	(14,384)
R&M-Court Maintenance	5,000	3,750	923	2,827	18.46%	417	-	417
R&M-Pools	3,500	2,625	1,129	1,496	32.26%	292	145	147
R&M-Fitness Equipment	4,500	3,375	1,590	1,785	35.33%	375	160	215
R&M-Playground	3,000	2,250	1,566	684	52.20%	250	4	246
Misc-Clubhouse Activities	2,500	1,875	1,500	375	60.00%	208	-	208
Office Supplies	2,500	1,875	1,572	303	62.88%	208	110	98
Op Supplies - General	30,000	22,500	36,885	(14,385)	122.95%	2,500	6,019	(3,519)
Op Supplies - Fuel, Oil	5,000	3,750	4,987	(1,237)	99.74%	417	-	417
Cleaning Supplies	3,501	2,626	5,709	(3,083)	163.07%	292	1,033	(741)
Reserve - Renewal&Replacement	21,340	-	48,128	(48,128)	225.53%	-	30,650	(30,650)
Total Parks and Recreation - General	164,541	107,401	179,282	(71,881)	108.96%	11,935	60,568	(48,633)
<u>Personnel</u>								
Payroll-Maintenance	360,000	270,000	247,157	22,843	68.65%	30,000	36,672	(6,672)
Payroll-Benefits	3,600	2,700	-	2,700	0.00%	300	-	300
FICA Taxes	27,540	20,655	19,442	1,213	70.60%	2,295	3,117	(822)
Workers' Compensation	38,122	28,591	7,978	20,613	20.93%	3,177	1,422	1,755
Unemployment Compensation	2,150	1,613	414	1,199	19.26%	179	-	179

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
ProfServ-Human Resources	900	675	300	375	33.33%	75	-	75
Op Supplies - Uniforms	4,500	3,375	4,139	(764)	91.98%	375	540	(165)
Subscriptions and Memberships	1,100	1,100	981	119	89.18%	-	-	-
Total Personnel	437,912	328,709	280,411	48,298	64.03%	36,401	41,751	(5,350)
TOTAL EXPENDITURES	1,657,562	1,252,992	1,205,594	47,398	72.73%	126,077	175,265	(49,188)
Excess (deficiency) of revenues Over (under) expenditures	-	400,865	471,291	70,426	0.00%	(124,842)	(146,439)	(21,597)
Net change in fund balance	\$ -	\$ 400,865	\$ 471,291	\$ 70,426	0.00%	\$ (124,842)	\$ (146,439)	\$ (21,597)
FUND BALANCE, BEGINNING (OCT 1, 2021)	3,017,254	3,017,254	3,017,254					
FUND BALANCE, ENDING	\$ 3,017,254	\$ 3,418,119	\$ 3,488,545					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 850	\$ 637	\$ 167	\$ (470)	19.65%	\$ 71	\$ 35	\$ (36)
Special Assmnts- Tax Collector	43,303	43,303	43,303	-	100.00%	-	482	482
Special Assmnts- Discounts	(1,732)	(1,732)	(1,602)	130	92.49%	-	14	14
Settlements	5,000	3,750	7,924	4,174	158.48%	417	-	(417)
TOTAL REVENUES	47,421	45,958	49,792	3,834	105.00%	488	531	43
EXPENDITURES								
Administration								
Payroll-Salaries	30,369	22,777	12,646	10,131	41.64%	2,531	3,853	(1,322)
FICA Taxes	2,323	1,742	897	845	38.61%	194	224	(30)
ProfServ-Legal Services	8,500	6,375	1,629	4,746	19.16%	708	107	601
ProfServ-Mgmt Consulting	2,163	1,622	1,472	150	68.05%	180	180	-
Postage and Freight	2,000	1,500	216	1,284	10.80%	167	-	167
Misc-Assessment Collection Cost	866	866	833	33	96.19%	-	9	(9)
Office Supplies	1,200	900	1,152	(252)	96.00%	100	382	(282)
Total Administration	47,421	35,782	18,845	16,937	39.74%	3,880	4,755	(875)
TOTAL EXPENDITURES	47,421	35,782	18,845	16,937	39.74%	3,880	4,755	(875)
Excess (deficiency) of revenues Over (under) expenditures	-	10,176	30,947	20,771	0.00%	(3,392)	(4,224)	(832)
Net change in fund balance	\$ -	\$ 10,176	\$ 30,947	\$ 20,771	0.00%	\$ (3,392)	\$ (4,224)	\$ (832)
FUND BALANCE, BEGINNING (OCT 1, 2021)	76,528	76,528	76,528					
FUND BALANCE, ENDING	\$ 76,528	\$ 86,704	\$ 107,475					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 900	\$ 573	\$ (327)	47.75%	\$ 100	\$ 121	\$ 21
Special Assmnts- Tax Collector	21,917	21,917	21,917	-	100.00%	-	244	244
Special Assmnts- Discounts	(877)	(877)	(811)	66	92.47%	-	7	7
TOTAL REVENUES	22,240	21,940	21,679	(261)	97.48%	100	372	272
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	975	909	66	69.92%	108	104	4
R&M-Gate	4,500	3,375	1,743	1,632	38.73%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,500	-	1,500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	438	438	422	16	96.35%	-	5	(5)
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
Total Field	22,240	6,290	3,074	3,216	13.82%	650	109	541
TOTAL EXPENDITURES	22,240	6,290	3,074	3,216	13.82%	650	109	541
Excess (deficiency) of revenues Over (under) expenditures	-	15,650	18,605	2,955	0.00%	(550)	263	813
Net change in fund balance	\$ -	\$ 15,650	\$ 18,605	\$ 2,955	0.00%	\$ (550)	\$ 263	\$ 813
FUND BALANCE, BEGINNING (OCT 1, 2021)	269,572	269,572	269,572					
FUND BALANCE, ENDING	\$ 269,572	\$ 285,222	\$ 288,177					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 450	\$ 338	\$ 186	\$ (152)	41.33%	\$ 38	\$ 39	\$ 1
Special Assmnts- Tax Collector	7,896	5,922	7,896	1,974	100.00%	658	88	(570)
Special Assmnts- Discounts	(316)	(316)	(292)	24	92.41%	-	3	3
TOTAL REVENUES	8,030	5,944	7,790	1,846	97.01%	696	130	(566)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	869	293	56.06%	129	84	45
R&M-Gate	3,000	2,250	5,902	(3,652)	196.73%	250	-	250
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	1,500	-	1,500	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	158	158	152	6	96.20%	-	2	(2)
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
Total Field	8,030	5,070	6,923	(1,853)	86.21%	546	86	460
TOTAL EXPENDITURES	8,030	5,070	6,923	(1,853)	86.21%	546	86	460
Excess (deficiency) of revenues Over (under) expenditures	-	874	867	(7)	0.00%	150	44	(106)
Net change in fund balance	\$ -	\$ 874	\$ 867	\$ (7)	0.00%	\$ 150	\$ 44	\$ (106)
FUND BALANCE, BEGINNING (OCT 1, 2021)	87,445	87,445	87,445					
FUND BALANCE, ENDING	\$ 87,445	\$ 88,319	\$ 88,312					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,100	\$ 1,575	\$ 700	\$ (875)	33.33%	\$ 175	\$ 148	\$ (27)
Special Assmnts- Tax Collector	13,247	13,247	13,247	-	100.00%	-	148	148
Special Assmnts- Discounts	(530)	(530)	(490)	40	92.45%	-	4	4
TOTAL REVENUES	14,817	14,292	13,457	(835)	90.82%	175	300	125
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	869	293	56.06%	129	84	45
R&M-Gate	3,000	2,250	1,791	459	59.70%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	265	265	255	10	96.23%	-	3	(3)
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
Total Field	14,817	5,679	2,915	2,764	19.67%	379	87	292
TOTAL EXPENDITURES	14,817	5,679	2,915	2,764	19.67%	379	87	292
Excess (deficiency) of revenues Over (under) expenditures	-	8,613	10,542	1,929	0.00%	(204)	213	417
Net change in fund balance	\$ -	\$ 8,613	\$ 10,542	\$ 1,929	0.00%	\$ (204)	\$ 213	\$ 417
FUND BALANCE, BEGINNING (OCT 1, 2021)	329,872	329,872	329,872					
FUND BALANCE, ENDING	\$ 329,872	\$ 338,485	\$ 340,414					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 150	\$ 145	\$ (5)	72.50%	\$ 17	\$ 30	\$ 13
Special Assmnts- Tax Collector	9,238	9,238	9,238	-	100.00%	-	103	103
Special Assmnts- Discounts	(370)	(370)	(342)	28	92.43%	-	3	3
TOTAL REVENUES	9,068	9,018	9,041	23	99.70%	17	136	119
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	932	230	60.13%	129	89	40
R&M-Gate	3,000	2,250	1,473	777	49.10%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	1,999	1,999	-	1,999	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	185	185	178	7	96.22%	-	2	(2)
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	9,068	7,930	2,583	5,347	28.48%	379	91	288
TOTAL EXPENDITURES	9,068	7,930	2,583	5,347	28.48%	379	91	288
Excess (deficiency) of revenues Over (under) expenditures	-	1,088	6,458	5,370	0.00%	(362)	45	407
Net change in fund balance	\$ -	\$ 1,088	\$ 6,458	\$ 5,370	0.00%	\$ (362)	\$ 45	\$ 407
FUND BALANCE, BEGINNING (OCT 1, 2021)	67,804	67,804	67,804					
FUND BALANCE, ENDING	\$ 67,804	\$ 68,892	\$ 74,262					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 900	\$ 550	\$ (350)	45.83%	\$ 100	\$ 116	\$ 16
Special Assmnts- Tax Collector	22,369	22,369	22,369	-	100.00%	-	249	249
Special Assmnts- Discounts	(895)	(895)	(828)	67	92.51%	-	7	7
TOTAL REVENUES	22,674	22,374	22,091	(283)	97.43%	100	372	272
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	1,137	25	73.35%	129	287	(158)
R&M-Gate	3,000	2,250	2,813	(563)	93.77%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	447	447	430	17	96.20%	-	5	(5)
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,674	21,536	4,380	17,156	19.32%	379	292	87
Landscape Services								
R&M-Irrigation	-	-	480	(480)	0.00%	-	-	-
Total Landscape Services	-	-	480	(480)	0.00%	-	-	-
TOTAL EXPENDITURES	22,674	21,536	4,860	16,676	21.43%	379	292	87
Excess (deficiency) of revenues Over (under) expenditures	-	838	17,231	16,393	0.00%	(279)	80	359
Net change in fund balance	\$ -	\$ 838	\$ 17,231	\$ 16,393	0.00%	\$ (279)	\$ 80	\$ 359
FUND BALANCE, BEGINNING (OCT 1, 2021)	248,907	248,907	248,907					
FUND BALANCE, ENDING	\$ 248,907	\$ 249,745	\$ 266,138					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	15,677	15,677	16,735	1,058	106.75%	-	302	302
Special Assmnts- Other	11,402	11,402	10,344	(1,058)	90.72%	-	-	-
Special Assmnts- Discounts	(1,083)	(1,083)	(1,002)	81	92.52%	-	9	9
TOTAL REVENUES	25,996	25,996	26,077	81	100.31%	-	311	311
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	952	210	61.42%	129	109	20
R&M-Gate	3,000	2,250	1,188	1,062	39.60%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	542	542	521	21	96.13%	-	6	(6)
Reserve - Roadways	5,000	5,000	5,153	(153)	103.06%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
Total Field	14,594	13,456	7,814	5,642	53.54%	379	115	264
TOTAL EXPENDITURES	14,594	13,456	7,814	5,642	53.54%	379	115	264
Excess (deficiency) of revenues Over (under) expenditures	11,402	12,540	18,263	5,723	160.17%	(379)	196	575
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	11,402	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	11,402	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 11,402	\$ 12,540	\$ 18,263	\$ 5,723	160.17%	\$ (379)	\$ 196	\$ 575
FUND BALANCE, BEGINNING (OCT 1, 2021)	(7,274)	(7,274)	(7,274)					
FUND BALANCE, ENDING	\$ 4,128	\$ 5,266	\$ 10,989					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 1,500	\$ 800	\$ (700)	40.00%	\$ 167	\$ 169	\$ 2
Special Assmnts- Tax Collector	33,034	33,034	33,034	-	100.00%	-	368	368
Special Assmnts- Discounts	(1,321)	(1,321)	(1,222)	99	92.51%	-	11	11
TOTAL REVENUES	33,713	33,213	32,612	(601)	96.73%	167	548	381
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	1,263	(101)	81.48%	129	139	(10)
R&M-Gate	4,500	3,375	2,016	1,359	44.80%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	661	661	636	25	96.22%	-	7	(7)
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	33,713	32,200	3,915	28,285	11.61%	504	146	358
TOTAL EXPENDITURES	33,713	32,200	3,915	28,285	11.61%	504	146	358
Excess (deficiency) of revenues Over (under) expenditures	-	1,013	28,697	27,684	0.00%	(337)	402	739
Net change in fund balance	\$ -	\$ 1,013	\$ 28,697	\$ 27,684	0.00%	\$ (337)	\$ 402	\$ 739
FUND BALANCE, BEGINNING (OCT 1, 2021)	376,077	376,077	376,077					
FUND BALANCE, ENDING	\$ 376,077	\$ 377,090	\$ 404,774					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 750	\$ 408	\$ (342)	40.80%	\$ 83	\$ 86	\$ 3
Special Assmnts- Tax Collector	18,672	18,672	18,672	-	100.00%	-	208	208
Special Assmnts- Discounts	(747)	(747)	(691)	56	92.50%	-	6	6
TOTAL REVENUES	18,925	18,675	18,389	(286)	97.17%	83	300	217
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	869	293	56.06%	129	104	25
R&M-Gate	3,000	2,250	1,368	882	45.60%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	373	359	14	96.25%	-	4	(4)
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	18,925	17,787	2,596	15,191	13.72%	379	108	271
TOTAL EXPENDITURES	18,925	17,787	2,596	15,191	13.72%	379	108	271
Excess (deficiency) of revenues Over (under) expenditures	-	888	15,793	14,905	0.00%	(296)	192	488
Net change in fund balance	\$ -	\$ 888	\$ 15,793	\$ 14,905	0.00%	\$ (296)	\$ 192	\$ 488
FUND BALANCE, BEGINNING (OCT 1, 2021)	191,852	191,852	191,852					
FUND BALANCE, ENDING	\$ 191,852	\$ 192,740	\$ 207,645					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 750	\$ 545	\$ (205)	54.50%	\$ 83	\$ 115	\$ 32
Special Assmnts- Tax Collector	20,034	20,034	20,034	-	100.00%	-	223	223
Special Assmnts- Discounts	(801)	(801)	(741)	60	92.51%	-	7	7
TOTAL REVENUES	20,233	19,983	19,838	(145)	98.05%	83	345	262
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	972	190	62.71%	129	109	20
R&M-Gate	3,000	2,250	1,248	1,002	41.60%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	401	401	385	16	96.01%	-	4	(4)
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	20,233	19,095	2,605	16,490	12.88%	379	113	266
TOTAL EXPENDITURES	20,233	19,095	2,605	16,490	12.88%	379	113	266
Excess (deficiency) of revenues Over (under) expenditures	-	888	17,233	16,345	0.00%	(296)	232	528
Net change in fund balance	\$ -	\$ 888	\$ 17,233	\$ 16,345	0.00%	\$ (296)	\$ 232	\$ 528
FUND BALANCE, BEGINNING (OCT 1, 2021)	257,276	257,276	257,276					
FUND BALANCE, ENDING	\$ 257,276	\$ 258,164	\$ 274,509					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 750	\$ 513	\$ (237)	51.30%	\$ 83	\$ 108	\$ 25
Special Assmnts- Tax Collector	17,343	17,343	17,343	-	100.00%	-	193	193
Special Assmnts- Discounts	(694)	(694)	(642)	52	92.51%	-	6	6
TOTAL REVENUES	17,649	17,399	17,214	(185)	97.54%	83	307	224
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,300	975	972	3	74.77%	108	109	(1)
R&M-Gate	3,000	2,250	1,248	1,002	41.60%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	347	347	334	13	96.25%	-	4	(4)
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
Total Field	17,649	16,574	2,554	14,020	14.47%	358	113	245
TOTAL EXPENDITURES	17,649	16,574	2,554	14,020	14.47%	358	113	245
Excess (deficiency) of revenues Over (under) expenditures	-	825	14,660	13,835	0.00%	(275)	194	469
Net change in fund balance	\$ -	\$ 825	\$ 14,660	\$ 13,835	0.00%	\$ (275)	\$ 194	\$ 469
FUND BALANCE, BEGINNING (OCT 1, 2021)	240,304	240,304	240,304					
FUND BALANCE, ENDING	\$ 240,304	\$ 241,129	\$ 254,964					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 975	\$ 584	\$ (391)	44.92%	\$ 108	\$ 123	\$ 15
Special Assmnts- Tax Collector	16,226	16,226	16,226	-	100.00%	-	181	181
Special Assmnts- Discounts	(649)	(649)	(600)	49	92.45%	-	5	5
TOTAL REVENUES	16,877	16,552	16,210	(342)	96.05%	108	309	201
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	952	210	61.42%	129	109	20
R&M-Gate	3,000	2,250	1,466	784	48.87%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	325	325	312	13	96.00%	-	3	(3)
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	16,877	15,739	2,730	13,009	16.18%	379	112	267
TOTAL EXPENDITURES	16,877	15,739	2,730	13,009	16.18%	379	112	267
Excess (deficiency) of revenues Over (under) expenditures	-	813	13,480	12,667	0.00%	(271)	197	468
Net change in fund balance	\$ -	\$ 813	\$ 13,480	\$ 12,667	0.00%	\$ (271)	\$ 197	\$ 468
FUND BALANCE, BEGINNING (OCT 1, 2021)	274,981	274,981	274,981					
FUND BALANCE, ENDING	\$ 274,981	\$ 275,794	\$ 288,461					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 1,500	\$ 1,117	\$ (383)	55.85%	\$ 167	\$ 236	\$ 69
Special Assmnts- Tax Collector	33,566	33,566	33,566	-	100.00%	-	374	374
Special Assmnts- Discounts	(1,343)	(1,343)	(1,242)	101	92.48%	-	11	11
TOTAL REVENUES	34,223	33,723	33,441	(282)	97.71%	167	621	454
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,162	1,179	(17)	76.06%	129	292	(163)
R&M-Gate	3,000	2,250	1,461	789	48.70%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	671	671	646	25	96.27%	-	7	(7)
Reserve - Roadways	20,000	20,000	18,202	1,798	91.01%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
Total Field	34,223	33,085	21,488	11,597	62.79%	379	299	80
TOTAL EXPENDITURES	34,223	33,085	21,488	11,597	62.79%	379	299	80
Excess (deficiency) of revenues Over (under) expenditures	-	638	11,953	11,315	0.00%	(212)	322	534
Net change in fund balance	\$ -	\$ 638	\$ 11,953	\$ 11,315	0.00%	\$ (212)	\$ 322	\$ 534
FUND BALANCE, BEGINNING (OCT 1, 2021)	523,999	523,999	523,999					
FUND BALANCE, ENDING	\$ 523,999	\$ 524,637	\$ 535,952					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,027	5,027	5,027	-	100.00%	-	56	56
Special Assmnts- Discounts	(201)	(201)	(186)	15	92.54%	-	2	2
TOTAL REVENUES	4,826	4,826	4,841	15	100.31%	-	58	58
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	637	661	(24)	77.76%	71	73	(2)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
Misc-Assessment Collection Cost	101	101	97	4	96.04%	-	1	(1)
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,826	4,613	758	3,855	15.71%	71	74	(3)
Landscape Services								
R&M-Landscape Renovations	-	-	783	(783)	0.00%	-	783	(783)
Total Landscape Services	-	-	783	(783)	0.00%	-	783	(783)
TOTAL EXPENDITURES	4,826	4,613	1,541	3,072	31.93%	71	857	(786)
Excess (deficiency) of revenues Over (under) expenditures	-	213	3,300	3,087	0.00%	(71)	(799)	(728)
Net change in fund balance	\$ -	\$ 213	\$ 3,300	\$ 3,087	0.00%	\$ (71)	\$ (799)	\$ (728)
FUND BALANCE, BEGINNING (OCT 1, 2021)	4,584	4,584	4,584					
FUND BALANCE, ENDING	\$ 4,584	\$ 4,797	\$ 7,884					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,435	5,435	5,435	-	100.00%	-	61	61
Special Assmnts- Discounts	(217)	(217)	(201)	16	92.63%	-	2	2
TOTAL REVENUES	5,218	5,218	5,234	16	100.31%	-	63	63
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	850	618	232	72.71%	-	69	(69)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
Misc-Assessment Collection Cost	109	109	104	5	95.41%	-	1	(1)
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,218	5,218	722	4,496	13.84%	-	70	(70)
Landscape Services								
R&M-Landscape Renovations	-	-	1,368	(1,368)	0.00%	-	1,368	(1,368)
Total Landscape Services	-	-	1,368	(1,368)	0.00%	-	1,368	(1,368)
TOTAL EXPENDITURES	5,218	5,218	2,090	3,128	40.05%	-	1,438	(1,438)
Excess (deficiency) of revenues Over (under) expenditures	-	-	3,144	3,144	0.00%	-	(1,375)	(1,375)
Net change in fund balance	\$ -	\$ -	\$ 3,144	\$ 3,144	0.00%	\$ -	\$ (1,375)	\$ (1,375)
FUND BALANCE, BEGINNING (OCT 1, 2021)	5,240	5,240	5,240					
FUND BALANCE, ENDING	\$ 5,240	\$ 5,240	\$ 8,384					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 150	\$ 15	\$ (135)	7.50%	\$ 17	\$ 1	\$ (16)
Special Assmnts- Tax Collector	644,951	644,951	644,951	-	100.00%	-	7,184	7,184
Special Assmnts- Prepayment	-	-	5,354	5,354	0.00%	-	-	-
Special Assmnts- Discounts	(25,798)	(25,798)	(23,859)	1,939	92.48%	-	216	216
TOTAL REVENUES	619,353	619,303	626,461	7,158	101.15%	17	7,401	7,384
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,899	12,899	12,410	489	96.21%	-	136	(136)
Total Field	12,899	12,899	12,410	489	96.21%	-	136	(136)
Debt Service								
Principal Debt Retirement	320,000	320,000	320,000	-	100.00%	-	-	-
Interest Expense	287,971	287,971	287,765	206	99.93%	-	-	-
Total Debt Service	607,971	607,971	607,765	206	99.97%	-	-	-
TOTAL EXPENDITURES	620,870	620,870	620,175	695	99.89%	-	136	(136)
Excess (deficiency) of revenues Over (under) expenditures	(1,517)	(1,567)	6,286	7,853	0.00%	17	7,265	7,248
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(6)	(6)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	(1,517)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,517)	-	(6)	(6)	0.40%	-	(1)	(1)
Net change in fund balance	\$ (1,517)	\$ (1,567)	\$ 6,280	\$ 7,847	0.00%	\$ 17	\$ 7,264	\$ 7,247
FUND BALANCE, BEGINNING (OCT 1, 2021)	298,577	298,577	298,577					
FUND BALANCE, ENDING	\$ 297,060	\$ 297,010	\$ 304,857					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-22 BUDGET	JUN-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 101	\$ 101	0.00%	\$ -	\$ 11	\$ 11
TOTAL REVENUES	-	-	101	101	0.00%	-	11	11
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	23,319	(23,319)	0.00%	-	9,861	(9,861)
Total Construction In Progress	-	-	23,319	(23,319)	0.00%	-	9,861	(9,861)
TOTAL EXPENDITURES	-	-	23,319	(23,319)	0.00%	-	9,861	(9,861)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(23,218)	(23,218)	0.00%	-	(9,850)	(9,850)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	6	6	0.00%	-	1	1
TOTAL FINANCING SOURCES (USES)	-	-	6	6	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (23,212)	\$ (23,212)	0.00%	\$ -	\$ (9,849)	\$ (9,849)
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	-	2,671,485					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,648,273					

MEADOW POINTE II
Community Development District

Supporting Schedules

June 30, 2022

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed
					O&M Assessments	Trash Assessments	Fund Assessments
Assessments levied in FY 2022				\$ 2,650,531	\$ 1,559,864	\$ 151,330	\$ 43,303
Allocation %				100.0%	58.9%	5.7%	1.6%
11/04/21	\$ 28,377	\$ 1,601	\$ 579	\$ 30,557	\$ 17,983	\$ 1,745	\$ 499
11/12/21	159,188	6,758	3,249	169,195	99,573	9,660	2,764
11/19/21	225,317	9,572	4,598	239,487	140,940	13,673	3,913
12/02/21	1,501,789	63,777	30,649	1,596,215	939,389	91,135	26,078
12/09/21	257,439	10,938	5,254	273,630	161,034	15,623	4,470
12/17/21	95,764	3,833	1,954	101,552	59,764	5,798	1,659
01/07/22	53,285	1,694	1,087	56,067	32,996	3,201	916
02/04/22	33,482	724	683	34,890	20,533	1,992	570
03/09/22	21,335	224	435	21,994	12,944	1,256	359
04/08/22	87,202	26	1,780	89,008	52,382	5,082	1,454
05/09/22	8,445	(208)	172	8,410	4,949	480	137
06/08/22	7,707	(229)	157	7,635	4,493	436	125
06/09/22	22,148	(658)	400	21,890	12,882	1,250	358
TOTAL	\$ 2,501,479	\$ 98,053	\$ 50,999	\$ 2,650,531	\$ 1,559,864	\$ 151,330	\$ 43,303
% COLLECTED				100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

ALLOCATION BY FUND							
Date Received	003 Charlesworth Fund Assessments	004 Colehaven Fund Assessments	005 Covina Key Fund Assessments	006 Glenham Fund Assessments	007 Iverson Fund Assessments	008 Lettingwell Fund Assessments	009 Longleaf Fund Assessments
Assessments levied in FY 2022	\$ 21,917	\$ 7,896	\$ 13,247	\$ 9,238	\$ 22,369	\$ 27,079	\$ 33,034
Allocation %	0.8%	0.3%	0.5%	0.3%	0.8%	1.0%	1.2%
11/04/21	\$ 253	\$ 91	\$ 153	\$ 107	\$ 258	\$ 312	\$ 381
11/12/21	1,399	504	846	590	1,428	1,729	2,109
11/19/21	1,980	713	1,197	835	2,021	2,447	2,985
12/02/21	13,199	4,755	7,978	5,563	13,471	16,308	19,894
12/09/21	2,263	815	1,368	954	2,309	2,796	3,410
12/17/21	840	303	508	354	857	1,037	1,266
01/07/22	464	167	280	195	473	573	699
02/04/22	289	104	174	122	294	356	435
03/09/22	182	66	110	77	186	225	274
04/08/22	736	265	445	310	751	909	1,109
05/09/22	70	25	42	29	71	86	105
06/08/22	63	23	38	27	64	78	95
06/09/22	181	65	109	76	185	224	273
TOTAL	\$ 21,917	\$ 7,896	\$ 13,247	\$ 9,238	\$ 22,369	\$ 27,079	\$ 33,034
% COLLECTED	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

ALLOCATION BY FUND								
Date Received	010 Manor Isle Fund Assessments	011 Sedgwick Fund Assessments	012 Tullamore Fund Assessments	013 Vermillion Fund Assessments	014 Wrencrest Fund Assessments	015 Deer Run Fund Assessments	016 Morning Fund Assessments	2018 DS Fund Assessment
Assessments levied in FY 2022	\$ 18,672	\$ 20,034	\$ 17,343	\$ 16,226	\$ 33,566	\$ 5,027	\$ 5,435	\$ 644,951
Allocation %	0.7%	0.8%	0.7%	0.6%	1.3%	0.2%	0.2%	24.3%
11/04/21	\$ 215	\$ 231	\$ 200	\$ 187	\$ 387	\$ 58	\$ 63	\$ 7,436
11/12/21	1,192	1,279	1,107	1,036	2,143	321	347	41,170
11/19/21	1,687	1,810	1,567	1,466	3,033	454	491	58,274
12/02/21	11,245	12,065	10,444	9,772	20,214	3,027	3,273	388,406
12/09/21	1,928	2,068	1,790	1,675	3,465	519	561	66,582
12/17/21	715	768	664	622	1,286	193	208	24,710
01/07/22	395	424	367	343	710	106	115	13,643
02/04/22	246	264	228	214	442	66	72	8,490
03/09/22	155	166	144	135	279	42	45	5,352
04/08/22	627	673	582	545	1,127	169	183	21,658
05/09/22	59	64	55	51	106	16	17	2,046
06/08/22	54	58	50	47	97	14	16	1,858
06/09/22	154	165	143	134	277	42	45	5,326
TOTAL	\$ 18,672	\$ 20,034	\$ 17,343	\$ 16,226	\$ 33,566	\$ 5,027	\$ 5,435	\$ 644,951
% COLLECTED	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Cash and Investment Balances
June 30, 2022**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$17,128
Operating Checking Account	Bank United	Checking Account	n/a	n/a	\$1,717,184
				Subtotal	\$1,734,312
Money Market	BankUnited	Money Market	n/a	0.20%	\$4,973,493
				Subtotal	\$4,973,493
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,657,841
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	0.02%	\$8,243
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	0.02%	\$151,605
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	0.02%	\$122,704
				Subtotal	\$2,940,393
				Total	\$9,648,198

**US Bank Transfer for tax assessments will be processed in July 2022.

Aqua Pool & Spa Renovators
June 30, 2022

Original amount of promissory note (Aqua Pool)	45,000.00
Less payments received:	
2/25/2009	(745.52)
3/19/2009	(668.52)
5/12/2009	(645.78)
1/16/2012	(690.19)
(*) 5/21/2012	(300.00)
(*) 6/14/2012	(300.00)
(*) 8/28/2012	(400.00)
(*) 9/14/2012	(300.00)
(*) 10/15/2012	(300.00)
(*) 12/5/2012	(300.00)
(*) 2/18/2013	(100.00)
(*) 4/10/2013	(125.00)
(*) 5/14/2013	(120.00)
(*) 5/22/2013	(300.00)
(*) 7/2/2014	(1,658.50)
(*) 8/14/2014	(755.04)
(*) 10/6/2014	(129.39)
(*) 11/12/2014	(290.73)
Total	<u><u>36,871.34</u></u>

(*) Mr. Hanner's request to enter into a Settlement Agreement with the CDD in the amount of \$300 per month to pay his debt to the District regarding Aqua Pool & Spa Renovators was accepted.

**Settlements
June 30, 2022**

DEED RESTRICTION REINFORCEMENT FUND 002
--

<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>CHECK#</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
05/04/22	\$ 7,924.33	4758	DRVC - 29435 Allegro Drive	DRVC - 29435 Allegro Drive (Wesley Chapel)
Total Settlements	\$ 7,924.33			

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity Through June 30, 2022

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,545
Debt Service Reserve Fund Transfer		\$ 4,048
Total Source of Funds:		\$ 67,593
Use of Funds:		
Disbursements:	To Vendors	\$ 4,707,560
Net Available Amount to Spend in Project Fund Account at June 30, 2022		\$ 2,657,841

MEADOW POINTE II
Community Development District

Approval of Invoices

June 30, 2022

Invoice Summary

Posting Date	Invoice #	Vendor	Description	Amount
10/19/2021	1324	Persson Cohen & Mooney	DRC Matters	\$ 53.40
10/28/2021	1325	Persson Cohen & Mooney	CDD Matters	\$ 2,549.85
12/2/2021	1461	Persson Cohen & Mooney	DRC Matters	\$ 120.15
12/2/2021	1462	Persson Cohen & Mooney	CDD Matters	\$ 1,068.00
1/4/2022	1592	Persson Cohen & Mooney	HOA Matters	\$ 53.40
1/4/2022	1593	Persson Cohen & Mooney	CDD Matters	\$ 2,870.25
2/2/2022	1711	Persson Cohen & Mooney	DRC Matters	\$ 106.80
2/2/2022	1712	Persson Cohen & Mooney	HOA Matters	\$ 1,468.50
3/2/2022	1881	Persson Cohen & Mooney	DRC Matters	\$ 106.80
3/2/2022	1882	Persson Cohen & Mooney	CDD Matters	\$ 1,281.60
4/4/2022	2015	Persson Cohen & Mooney	DRC Matters	\$ 640.80
4/4/2022	2016	Persson Cohen & Mooney	DRC Matters	\$ 1,935.75
5/3/2022	2092	Persson Cohen & Mooney	DRC Matters	\$ 440.55
5/3/2022	2093	Persson Cohen & Mooney	CDD Matters	\$ 2,466.40
6/2/2022	2196	Persson Cohen & Mooney	DRC Matters	\$ 106.80
6/2/2022	2197	Persson Cohen & Mooney	CDD Matters	\$ 2,655.87
				<u>\$ 17,924.92</u>



INVOICE

Invoice # 2196
Date: 06/02/2022
Due On: 07/02/2022

Meadow Pointe II Community Development District
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$106.80) - (\$0.00) = \$106.80

DRC
MEADOWPT. HOA

Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	05/16/2022	Review Board minutes in relation to summaries of my comments on restriction matters	0.20	\$267.00	\$53.40
Service	KF	05/18/2022	Update Status Report for covenant violations; e-mail transmitting same to Board, et al.	0.20	\$267.00	\$53.40
Subtotal						\$106.80
Total						\$106.80

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2196	07/02/2022	\$106.80	\$0.00	\$106.80
Outstanding Balance				\$106.80
Total Amount Outstanding				\$106.80

Invoice # 2196 - 06/02/2022

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

Payment is due 30 days from receipt of this invoice. Thank you.

002 531023-57401



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 2197
Date: 06/02/2022
Due On: 07/02/2022

Meadow Pointe II Community Development District
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,655.87) - (\$0.00) = \$2,655.87

MEADOWPTE

CDD Matters

Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	05/02/2022	Review information sent by District Manager re: operations manager position.	0.25	\$267.00	\$66.75
Service	AHC	05/03/2022	Review and reply to e-mails re: preserve area violations and documentation related to such violations.	0.25	\$267.00	\$66.75
Service	AHC	05/05/2022	Multiple e-mail exchange re: trash/recycling contract and Addendum and proper completion/signatures.	0.75	\$267.00	\$200.25
Service	RAK	05/05/2022	Review of email correspondence and engineering report concerning the violations of specified residences.	0.40	\$267.00	\$106.80
Service	RAK	05/05/2022	Legal research regarding the homes listed in the information from the engineer, including owner verification and addresses for notices in the property appraiser's records.	1.10	\$267.00	\$293.70
Service	RAK	05/09/2022	Legal research regarding the governing documents and location of the residences subject to the violation notice. Telephone message for the District Engineer regarding same.	0.60	\$267.00	\$160.20

Invoice # 2197 - 06/02/2022

Service	RAK	05/11/2022	Telephone conference with Rick Niedert regarding the property violations. Preparation of email correspondence requesting additional information regarding same.	0.50	\$267.00	\$133.50
Service	AHC	05/11/2022	Review agenda package for 5/18 CDD meeting and follow-up on items in minutes. Review and reply to e-mail re: skateboarding injury at CDD property.	1.00	\$267.00	\$267.00
Service	AHC	05/19/2022	Confer with associate counsel and review draft letters to property owners related to preserve trimming and related violations.	0.25	\$267.00	\$66.75
Service	RAK	05/19/2022	Receipt and review of email correspondence regarding the properties in violation of the covenants. Continued legal research regarding applicable deed restrictions. Preparation of draft cease and desist correspondence.	2.70	\$267.00	\$720.90
Service	RAK	05/23/2022	Receipt and review of email correspondences from residents and engineer, and preparation of responses.	0.40	\$267.00	\$106.80
Service	RAK	05/24/2022	Receipt and review of email correspondence from the engineer and homeowner regarding the violation letter received. Preparation of final violation letter, including additional research and review of the applicable deed restrictions for the subject property.	1.10	\$267.00	\$293.70
Service	RAK	05/31/2022	Receipt and review of email correspondence from homeowner inquiring regarding the fine amount associated with the violation; legal research regarding fine imposition procedures, and preparation of response regarding same.	0.40	\$267.00	\$106.80
Services Subtotal						\$2,589.90

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	05/19/2022	certified mail: Petronio Coronel: certified mail	1.00	\$7.33	\$7.33
Expense	05/19/2022	certified mail: Donald C. Brothers: certified mail	1.00	\$7.33	\$7.33
Expense	05/19/2022	certified mail: Eward A. Worvie: certified mail	1.00	\$7.33	\$7.33
Expense	05/19/2022	certified mail: Resident: certified mail Reinaldo & Stach A. Quinones: certified mail	1.00	\$14.66	\$14.66

Invoice # 2197 - 06/02/2022

Expense	05/19/2022	certified mail: Lidin Xhukellari: certified mail	1.00	\$7.33	\$7.33
Expense	05/23/2022	certified mail: Erica M. Augustin & Zachry Brett Harris: certified mail	1.00	\$7.33	\$7.33
Expense	05/23/2022	certified mail: Regina and Jeffrey Murphy: certified mail	1.00	\$7.33	\$7.33
Expense	05/24/2022	certified mail: Beau H. and Irida Clay: certified mail	1.00	\$7.33	\$7.33
Expenses Subtotal					\$65.97
Subtotal					\$2,655.87
Total					\$2,655.87

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2197	07/02/2022	\$2,655.87	\$0.00	\$2,655.87
Outstanding Balance				\$2,655.87
Total Amount Outstanding				\$2,655.87

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

Payment is due 30 days from receipt of this invoice. Thank you.

001 531023-51401

WORKSHOP

Second Order of Business

2A.

MEADOW POINTE II

Community Development District

Annual Operating Budgets

Fiscal Year 2023

Modified Tentative Budget

07.12.22

Prepared by:



Table of Contents

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

Table of Contents

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

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGETS (continued)</u>	
Wrencrest Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	52
Budget Narrative	53-54
Deer Run	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	55
Budget Narrative	56
Morning Side	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	57
Budget Narrative	58
Village Funds	
Exhibit C - Allocation of Reserves.....	59
<u>DEBT SERVICE BUDGET</u>	
Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	60
Amortization Schedule	61
Budget Narrative	62
<u>SUPPORTING BUDGET SCHEDULES</u>	
2023-2022 Assessment Matrix.....	63-65

MEADOW POINTE II
Community Development District

Operating Budgets
Fiscal Year 2023

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

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 8,147	\$ 388	\$ 250	\$ 3	\$ 2	\$ 5	\$ 100
Garbage/Solid Waste Revenue	151,010	150,992	151,330	151,330	-	151,330	151,330
Interest - Tax Collector	308	10	-	3	-	3	-
Special Assmnts- Tax Collector	1,577,671	1,577,486	1,559,864	1,559,864	-	1,559,864	1,793,844
Special Assmnts- Discounts	(61,996)	(64,432)	(68,448)	(63,304)	-	(63,304)	(77,807)
Other Miscellaneous Revenues	136,325	29,790	8,266	24,937	1,200	26,137	25,000
Gate Bar Code/Remotes	7,781	6,644	5,000	3,557	2,541	6,098	5,000
Access Cards	927	1,167	1,300	495	552	1,047	1,300
TOTAL REVENUES	1,821,100	1,702,045	1,657,562	1,676,885	4,295	1,681,180	1,898,767
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	23,200	23,200	24,000	17,000	7,000	24,000	24,000
FICA Taxes	1,775	1,775	1,836	1,301	536	1,837	1,836
ProfServ-Engineering	11,315	55,198	60,000	44,800	32,000	76,800	64,500
ProfServ-Legal Services	37,922	36,844	40,000	16,296	16,667	32,963	42,000
ProfServ-Mgmt Consulting Serv	70,584	72,135	74,299	55,724	30,958	86,682	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	915	417	1,332	1,000
Insurance - General Liability	35,562	35,755	38,012	31,396	-	31,396	34,536
Printing and Binding	919	259	500	81	208	289	500
Legal Advertising	4,083	3,334	1,000	642	459	1,101	1,000
Miscellaneous Services	896	816	1,000	597	417	1,014	1,000
Misc-Assessmnt Collection Cost	23,643	26,032	31,197	30,013	-	30,013	35,877
Misc-Supervisor Expenses	373	205	500	73	427	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	217,516	90,184	307,700	302,364

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

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Field							
Contracts-Security Services	54,520	23,760	30,000	-	30,000	30,000	20,000
Contracts-Security Alarms	430	560	540	388	225	613	540
R&M-General	8,995	9,620	10,000	1,597	7,711	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	1,985	38,186	40,171	46,555
Landscape							
ProfServ-Landscape Architect	12,580	10,080	10,080	7,560	4,200	11,760	10,080
Contracts-Landscape	137,055	149,163	149,000	112,493	46,872	159,365	173,343
Contracts - Perennials	-	-	10,000	12,543	-	12,543	10,000
Contracts-Irrigation	13,608	1,134	-	-	-	-	-
R&M-Irrigation	4,669	5,842	6,000	1,425	2,500	3,925	6,000
R&M-Landscape Renovations	8,667	11,139	30,000	11,416	12,500	23,916	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
Total Landscape	201,729	193,879	224,660	165,723	70,072	235,795	258,423
Utilities							
Contracts-Solid Waste Services	135,583	138,004	138,004	106,967	57,502	164,469	230,580
Utility - General	7,303	9,163	7,500	4,474	3,043	7,517	7,500
Electricity - Streetlighting	203,336	222,458	210,000	164,568	87,500	252,068	210,000
Utility - Reclaimed Water	7,551	5,876	13,000	5,372	5,417	10,789	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	2,912	-	2,912	3,027
Total Utilities	361,058	388,303	382,531	289,055	159,699	448,754	475,107

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

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<i>Lakes and Ponds</i>							
Contracts-Lakes	59,926	61,723	63,000	48,352	25,338	73,690	64,890
R&M-Mitigation	-	-	1,000	-	417	417	1,000
R&M-Ponds	10,919	791	45,000	23,270	18,750	42,020	45,000
Reserve - Ponds	-	-	5,000	-	5,000	5,000	5,000
Total Lakes and Ponds	70,845	62,514	114,000	71,622	49,505	121,127	115,890
<i>Parks and Recreation - General</i>							
ProfServ-Info Technology	17,465	21,444	8,000	9,899	2,300	12,199	11,000
Contracts-Pools	18,804	19,878	27,600	17,550	7,835	25,385	27,600
Communication - Telephone & WiFi	15,522	8,984	8,700	7,490	3,625	11,115	9,500
Utility - General	1,128	1,222	1,500	912	625	1,537	1,500
Utility - Water & Sewer	5,659	5,928	5,000	3,248	2,083	5,331	5,000
Electricity - Rec Center	10,996	14,036	15,500	9,638	6,458	16,096	15,500
Lease - Copier	13,402	5,053	4,400	2,952	1,833	4,785	4,400
R&M-Clubhouse	11,777	9,478	13,000	23,604	5,417	29,021	13,000
R&M-Court Maintenance	3,113	336	5,000	923	2,083	3,006	5,000
R&M-Pools	4,160	3,328	3,500	1,129	1,771	2,900	3,500
R&M-Fitness Equipment	5,125	1,957	4,500	1,590	800	2,390	4,500
R&M-Playground	795	1,915	3,000	1,566	1,250	2,816	3,000
Misc-Clubhouse Activities	1,500	1,000	2,500	1,500	1,042	2,542	2,500
Misc-Contingency	5,383	11,397	-	-	-	-	-
Office Supplies	5,420	1,540	2,500	1,572	1,042	2,614	2,500
Op Supplies - General	30,897	33,783	30,000	36,885	-	36,885	30,000
Op Supplies - Fuel, Oil	2,798	3,190	5,000	4,987	2,083	7,070	5,000
Cleaning Supplies	5,172	5,375	3,500	5,709	1,458	7,167	3,500
Reserve - Renewal&Replacement	-	-	21,340	48,128	-	48,128	21,340
Total Parks and Recreation - General	159,116	149,844	164,540	179,282	41,706	220,988	168,340

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

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Personnel							
Payroll-Maintenance	319,643	317,544	360,000	247,157	150,000	397,157	360,000
Payroll-Benefits	3,159	1,797	3,600	-	3,600	3,600	3,600
FICA Taxes	24,421	24,946	27,540	19,442	11,475	30,917	27,540
Workers' Compensation	8,344	9,014	38,122	7,978	30,144	38,122	41,934
Unemployment Compensation	-	2,446	2,150	414	1,736	2,150	2,150
ProfServ-Human Resources	900	975	900	300	600	900	900
Op Supplies - Uniforms	3,974	4,576	4,500	4,139	361	4,500	4,500
Subscriptions and Memberships	784	915	1,100	981	119	1,100	1,100
Total Personnel	361,225	362,213	437,912	280,411	198,035	478,446	441,724
TOTAL EXPENDITURES	1,457,236	1,469,114	1,657,561	1,205,594	647,387	1,852,981	1,808,403
Excess (deficiency) of revenues							
Over (under) expenditures	232,931	-	-	471,291	(643,092)	(171,801)	90,364
OTHER FINANCING SOURCES (USES)							
Transfer In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	90,364
Net change in fund balance	232,931	-	-	471,291	(643,092)	(171,801)	90,364
FUND BALANCE, BEGINNING	2,431,480	2,795,285	3,017,054	3,017,254	-	3,017,254	2,845,453
FUND BALANCE, ENDING	\$ 2,795,285	\$ 3,017,054	\$ 3,017,054	\$ 3,488,545	\$ (643,092)	\$ 2,845,453	\$ 2,935,817

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 2,845,453
Net Change in Fund Balance - Fiscal Year 2023	90,364
Reserves - Fiscal Year 2023 Addition	26,340
Total Funds Available (Estimated) - 9/30/2023	2,962,157

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	29,950
Subtotal	<u>29,950</u>

Assigned Fund Balance

Operating Reserve - Operating Capital	445,516 ⁽¹⁾
Reserve - Ponds Prior Years	274,053
Reserve - Ponds - FY 22	5,000
Reserve - Ponds - FY 23	<u>5,000</u>
	<u>284,053</u>
Reserve - Renewal&Replacement Prior Years	639,752
Reserve - Renewal&Replacement - FY 22	21,340
Reserve - Renewal&Replacement - FY 23	<u>21,340</u>
	<u>634,304</u>
Subtotal	<u>1,363,873</u>

Total Allocation of Available Funds	1,393,823
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Total Unassigned (undesignated) Cash	\$ <u>1,568,335</u>
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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.

MEADOW POINTE II
Community Development District

General Fund

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,699	\$ 355	\$ 850	\$ 167	\$ 119	\$ 286	\$ 200
Special Assmnts- Tax Collector	33,868	41,763	43,303	43,303	-	43,303	49,798
Special Assmnts- Discounts	(1,215)	(1,557)	(1,732)	(1,602)	-	(1,602)	(1,992)
Settlements	3,176	9,103	5,000	7,924	2,083	10,007	4,000
TOTAL REVENUES	37,528	49,664	47,421	49,792	2,203	51,995	52,007
EXPENDITURES							
<i>Administrative</i>							
Payroll-Salaries	28,074	23,487	30,369	12,646	12,654	25,300	31,280
FICA Taxes	1,675	1,045	2,323	897	968	1,865	2,393
ProfServ-Legal Services	6,181	4,355	8,500	1,629	3,542	5,171	6,000
ProfServ-Mgmt Consulting Serv	2,163	2,228	2,163	1,472	691	2,163	2,228
Postage and Freight	741	1,518	2,000	216	833	1,049	1,500
Misc-Assessmnt Collection Cost	514	699	866	833	-	833	996
Office Supplies	1,177	1,138	1,200	1,152	48	1,200	1,200
Total Administrative	40,525	34,470	47,421	18,845	18,736	37,581	45,597
TOTAL EXPENDITURES	40,525	34,470	47,421	18,845	18,736	37,581	45,597
Excess (deficiency) of revenues							
Over (under) expenditures	(2,997)	15,194	-	30,947	(16,533)	14,414	6,410
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	6,410
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	6,410
Net change in fund balance	(2,997)	15,194	-	30,947	(16,533)	14,414	6,410
FUND BALANCE, BEGINNING	64,332	61,335	76,528	76,528	-	76,528	90,942
FUND BALANCE, ENDING	\$ 61,335	\$ 76,528	\$ 76,528	\$ 107,475	\$ (16,533)	\$ 90,942	\$ 97,352

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 90,942
Net Change in Fund Balance - Fiscal Year 2023	6,410
Reserves - Fiscal Year 2023 Addition	-
Total Funds Available (Estimated) - 9/30/23	97,352

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

Operating Reserve - Operating Capital	11,399 ⁽¹⁾
Total Allocation of Available Funds	11,399

Total Unassigned (undesignated) Cash	\$ 85,952
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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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,674	\$ 991	\$ 1,200	\$ 573	\$ 409	\$ 982	\$ 700
Special Assmnts- Tax Collector	22,315	21,060	21,917	21,917	-	21,917	25,205
Special Assmnts- Discounts	(800)	(785)	(877)	(811)	-	(811)	(1,008)
TOTAL REVENUES	25,189	21,266	22,240	21,679	409	22,088	24,896
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	-	1,577	1,300	909	542	1,451	1,300
R&M-Gate	1,380	450	4,500	1,743	2,757	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	422	-	422	504
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	3,074	19,299	22,373	22,306
TOTAL EXPENDITURES	3,423	2,617	22,240	3,074	19,299	22,373	22,306
Excess (deficiency) of revenues Over (under) expenditures	21,766	18,649	-	18,605	(18,889)	(284)	-
Net change in fund balance	21,766	18,649	-	18,605	(18,889)	(284)	-
FUND BALANCE, BEGINNING	229,075	250,841	269,572	269,572	-	269,572	269,288
FUND BALANCE, ENDING	\$ 250,841	\$ 269,572	\$ 269,572	\$ 288,177	\$ (18,889)	\$ 269,288	\$ 269,288

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 846	\$ 291	\$ 450	\$ 186	133	\$ 319	\$ 250
Special Assmnts- Tax Collector	7,224	6,804	7,896	7,896	-	7,896	9,080
Special Assmnts- Discounts	(259)	(254)	(316)	(292)	-	(292)	(363)
TOTAL REVENUES	7,811	6,841	8,030	7,790	133	7,923	8,967
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	992	1577	1,550	869	646	1,515	1,550
R&M-Gate	-	300	3,000	5,902	1,500	7,402	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	152	-	152	182
Reserve - Roadways	-	-	760	-	760	760	760
Reserve - Sidewalks	-	-	560	-	560	560	560
Total Field	1,863	2,321	8,030	6,923	5,468	12,391	8,054
TOTAL EXPENDITURES	1,863	2,321	8,030	6,923	5,468	12,391	8,054
Excess (deficiency) of revenues Over (under) expenditures	5,948	4,520	-	867	(5,335)	(4,468)	-
Net change in fund balance	5,948	4,520	-	867	(5,335)	(4,468)	-
FUND BALANCE, BEGINNING	76,977	82,925	87,445	87,445	-	87,445	82,977
FUND BALANCE, ENDING	\$ 82,925	\$ 87,445	\$ 87,445	\$ 88,312	\$ (5,335)	\$ 82,977	\$ 82,977

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 4,989	\$ 1,257	\$ 2,100	\$ 700	500	\$ 1,200	\$ 800
Special Assmnts- Tax Collector	25,564	19,202	13,247	13,247	-	13,247	15,234
Special Assmnts- Discounts	(917)	(716)	(530)	(490)	-	(490)	(609)
TOTAL REVENUES	29,636	19,743	14,817	13,457	500	13,957	15,425
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,059	1,577	1,550	869	646	1,515	1,550
R&M-Gate	275	300	3,000	1,791	1,209	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	255	-	255	305
Reserve - Roadways	-	-	8,000	-	8,000	8,000	8,000
Total Field	2,630	2,512	14,937	2,915	11,857	14,772	14,857
TOTAL EXPENDITURES	2,630	2,512	14,937	2,915	11,857	14,772	14,857
Excess (deficiency) of revenues Over (under) expenditures	27,006	17,231	-	10,542	(11,357)	(815)	568
Net change in fund balance	27,006	17,231	-	10,542	(11,357)	(815)	568
FUND BALANCE, BEGINNING	285,543	312,549	329,872	329,872	-	329,872	329,057
FUND BALANCE, ENDING	\$ 312,549	\$ 329,872	\$ 329,872	\$ 340,414	\$ (11,357)	\$ 329,057	\$ 329,625

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU JUN 2022	JUL- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 370	\$ 200	\$ 200	\$ 145	29	\$ 174	\$ 75
Special Assmnts- Tax Collector	8,937	8,409	9,238	9,238	-	9,238	10,624
Special Assmnts- Discounts	(320)	(313)	(370)	(342)	-	(342)	(425)
TOTAL REVENUES	8,987	8,296	9,068	9,041	29	9,070	10,274
EXPENDITURES							
Field							
Communication - Telephone & WiFi	944	1,523	1,550	932	646	1,578	1,550
R&M-Gate	1,100	300	3,000	1,473	1,527	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	178	-	178	212
Reserve - Roadways	-	-	1,930	-	1,930	1,930	1,930
Reserve - Sidewalks	-	-	402	-	402	402	402
Total Field	2,819	2,328	9,069	2,583	6,507	9,090	9,096
TOTAL EXPENDITURES	2,819	2,328	9,069	2,583	6,507	9,090	9,096
Excess (deficiency) of revenues							
Over (under) expenditures	6,168	5,968	-	6,458	(6,478)	(20)	1,177
Net change in fund balance	6,168	5,968	-	6,458	(6,478)	(20)	1,177
FUND BALANCE, BEGINNING	55,668	61,836	67,804	67,804	-	67,804	67,784
FUND BALANCE, ENDING	\$ 61,836	\$ 67,804	\$ 67,804	\$ 74,262	\$ (6,478)	\$ 67,784	\$ 68,961

MEADOW POINTE II
Community Development District

Glenham 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

Glenham 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 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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 2,447	\$ 852	\$ 1,200	\$ 550	110	\$ 660	\$ 500
Special Assmnts- Tax Collector	22,388	20,980	22,369	22,369	-	22,369	25,724
Special Assmnts- Discounts	(803)	(782)	(895)	(828)	-	(828)	(1,029)
TOTAL REVENUES	24,032	21,050	22,674	22,091	110	22,201	25,195
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	975	1,577	1,550	1,137	646	1,783	1,550
R&M-Gate	3,640	300	3,000	2,813	187	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	430	-	430	514
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	4,380	18,510	22,890	22,741
<i>Landscape Services</i>							
R&M - Irrigation	-	-	-	480	-	480	-
Total Landscape Services	-	-	-	480	-	480	-
TOTAL EXPENDITURES	5,807	2,560	22,674	4,860	18,510	23,370	22,741
Excess (deficiency) of revenues							
Over (under) expenditures	18,225	18,490	-	17,231	(18,400)	(1,169)	2,454
Net change in fund balance	18,225	18,490	-	17,231	(18,400)	(1,169)	2,454
FUND BALANCE, BEGINNING	222,291	240,516	248,907	248,907	-	248,907	247,738
FUND BALANCE, ENDING	\$ 240,516	\$ 248,907	\$ 248,907	\$ 266,137	\$ (18,400)	\$ 247,738	\$ 250,192

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Special Assmnts- Tax Collector	\$ 17,593	\$ 17,589	\$ 15,677	\$ 16,735	\$ (1,058)	\$ 15,677	\$ 18,029
Special Assmnts- Other	-	-	11,402	10,344	1,058	11,402	11,402
Special Assmnts- Discounts	(631)	(656)	(1,083)	(1,002)	-	(1,002)	(1,177)
TOTAL REVENUES	16,962	16,933	25,996	26,077	-	26,077	28,253
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	993	1,523	1,550	952	646	1,598	1,550
R&M-Gate	170	1,207	3,000	1,188	1,812	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	521	-	521	589
Reserve - Roadways	-	-	5,000	5,153	-	5,153	5,000
Reserve - Sidewalks	-	-	2,500	-	2,500	2,500	2,500
Total Field	40,036	3,352	14,594	7,814	6,960	15,774	14,641
TOTAL EXPENDITURES	40,036	3,352	14,594	7,814	6,960	15,774	14,641
Excess (deficiency) of revenues Over (under) expenditures	(23,074)	13,581	11,402	18,263	(6,960)	10,303	13,613
Net change in fund balance	(23,074)	13,581	11,402	18,263	(6,960)	10,303	13,613
FUND BALANCE, BEGINNING	2,219	(20,855)	(7,275)	(7,275)	-	(7,275)	3,028
FUND BALANCE, ENDING	\$ (20,855)	\$ (7,275)	\$ 4,127	\$ 10,988	\$ (6,960)	\$ 3,028	\$ 16,641

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,106	\$ 1,196	\$ 2,000	\$ 800	571	\$ 1,371	\$ 1,000
Special Assmnts- Tax Collector	65,353	37,247	33,034	33,034	-	33,034	37,989
Special Assmnts- Discounts	(2,344)	(1,388)	(1,321)	(1,222)	-	(1,222)	(1,520)
TOTAL REVENUES	66,115	37,055	33,713	32,612	571	33,183	37,469
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,029	1,984	1,550	1,263	646	1,909	1,550
R&M-Gate	1,070	1,251	4,500	2,016	2,484	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	636	-	636	760
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	3,915	30,132	34,047	33,812
TOTAL EXPENDITURES	7,045	4,141	33,713	3,915	30,132	34,047	33,812
Excess (deficiency) of revenues							
Over (under) expenditures	59,070	32,914	-	28,697	(29,560)	(863)	3,657
Net change in fund balance	59,070	32,914	-	28,697	(29,560)	(863)	3,657
FUND BALANCE, BEGINNING	282,791	341,861	376,077	376,077	-	376,077	375,214
FUND BALANCE, ENDING	\$ 341,861	\$ 376,077	\$ 376,077	\$ 404,774	\$ (29,560)	\$ 375,214	\$ 378,871

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 2,332	\$ 680	\$ 1,000	\$ 408	291	\$ 699	\$ 550
Special Assmnts- Tax Collector	20,927	18,671	18,672	18,672	-	18,672	21,473
Special Assmnts- Discounts	(751)	(696)	(747)	(691)	-	(691)	(859)
TOTAL REVENUES	22,508	18,655	18,925	18,389	291	18,680	21,164
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	992	1,577	1,550	869	646	1,515	1,550
R&M-Gate	1,910	300	3,000	1,368	1,632	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	359	-	359	429
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	2,596	16,280	18,876	18,981
TOTAL EXPENDITURES	3,981	2,572	18,925	2,596	16,280	18,876	18,981
Excess (deficiency) of revenues							
Over (under) expenditures	18,527	16,083	-	15,793	(15,988)	(195)	-
Net change in fund balance	18,527	16,083	-	15,793	(15,988)	(195)	-
FUND BALANCE, BEGINNING	157,242	175,769	191,852	191,852	-	191,852	191,657
FUND BALANCE, ENDING	\$ 175,769	\$ 191,852	\$ 191,852	\$ 207,645	\$ (15,988)	\$ 191,657	\$ 191,657

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU JUN 2022	JUL- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,956	\$ 987	\$ 1,000	\$ 545	389	\$ 934	\$ 700
Special Assmnts- Tax Collector	17,907	17,907	20,034	20,034	-	20,034	23,039
Special Assmnts- Discounts	(642)	(668)	(801)	(741)	-	(741)	(922)
TOTAL REVENUES	21,221	18,226	20,233	19,838	389	20,227	22,818
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,108	1,674	1,550	972	646	1,618	1,550
R&M-Gate	765	622	3,000	1,248	1,752	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	385	-	385	461
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	2,605	17,680	20,285	20,293
TOTAL EXPENDITURES	2,972	3,043	20,233	2,605	17,680	20,285	20,293
Excess (deficiency) of revenues							
Over (under) expenditures	18,249	15,183	-	17,233	(17,291)	(58)	2,525
Net change in fund balance	18,249	15,183	-	17,233	(17,291)	(58)	2,525
FUND BALANCE, BEGINNING	223,844	242,093	257,276	257,276	-	257,276	257,218
FUND BALANCE, ENDING	\$ 242,093	\$ 257,276	\$ 257,276	\$ 274,509	\$ (17,291)	\$ 257,218	\$ 259,743

MEADOW POINTE II
Community Development District

Sedgwick 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.

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,054	\$ 867	\$ 1,000	\$ 513	366	\$ 879	\$ 650
Special Assmnts- Tax Collector	28,888	19,467	17,343	17,343	-	17,343	19,944
Special Assmnts- Discounts	(1,036)	(726)	(694)	(642)	-	(642)	(798)
TOTAL REVENUES	30,906	19,608	17,649	17,214	366	17,580	19,797
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	957	1,523	1,300	972	694	1,666	1,300
R&M-Gate	230	1,388	3,000	1,248	1,752	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	334	-	334	399
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	2,554	15,448	18,002	17,701
TOTAL EXPENDITURES	2,235	3,710	17,649	2,554	15,448	18,002	17,701
Excess (deficiency) of revenues							
Over (under) expenditures	28,671	15,898	1	14,660	(15,082)	(422)	-
Net change in fund balance	28,671	15,898	1	14,660	(15,082)	(422)	-
FUND BALANCE, BEGINNING	195,735	224,406	240,304	240,304	-	240,304	239,882
FUND BALANCE, ENDING	\$ 224,406	\$ 240,304	\$ 240,304	\$ 254,964	\$ (15,082)	\$ 239,882	\$ 239,882

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,899	\$ 1,025	\$ 1,300	\$ 584	417	\$ 1,001	\$ 700
Special Assmnts- Tax Collector	26,834	19,202	16,226	16,226	-	16,226	18,660
Special Assmnts- Discounts	(962)	(716)	(649)	(600)	-	(600)	(746)
TOTAL REVENUES	29,771	19,511	16,877	16,210	417	16,627	18,614
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	665	402	-	-	-	-	-
Communication - Telephone & WiFi	1,012	1,591	1,550	952	646	1,598	1,550
R&M-Gate	2,165	300	3,000	1,466	1,534	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	312	-	312	373
Reserve - Roadways	-	-	10,000	-	10,000	10,000	10,000
Total Field	4,245	2,537	16,877	2,730	14,182	16,912	16,925
TOTAL EXPENDITURES	4,245	2,537	16,877	2,730	14,182	16,912	16,925
Excess (deficiency) of revenues Over (under) expenditures	25,526	16,974	-	13,480	(13,765)	(285)	-
Net change in fund balance	25,526	16,974	-	13,480	(13,765)	(285)	-
FUND BALANCE, BEGINNING	232,481	258,007	274,981	274,981	-	274,981	274,696
FUND BALANCE, ENDING	\$ 258,007	\$ 274,981	\$ 274,981	\$ 288,461	\$ (13,765)	\$ 274,696	\$ 274,696

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 Vermillion.

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

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 6,647	\$ 1,899	\$ 2,000	\$ 1,117	798	\$ 1,915	\$ 1,300
Special Assmnts- Tax Collector	65,442	40,432	33,566	33,566	-	33,566	38,601
Special Assmnts- Discounts	(2,347)	(1,507)	(1,343)	(1,242)	-	(1,242)	(1,544)
Other Miscellaneous Revenues	-	3,695	-	-	-	-	-
TOTAL REVENUES	69,742	44,519	34,223	33,441	798	34,239	38,357
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	903	1,523	1,550	1,179	646	1,825	1,550
R&M-Gate	2,355	7,138	3,000	1,461	1,539	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	646	-	646	772
Reserve - Roadways	-	-	20,000	18,202	1,798	20,000	20,000
Reserve - Sidewalks	-	-	7,000	-	7,000	7,000	7,000
Total Field	7,919	9,635	34,223	21,488	12,985	34,473	34,324
<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	21,488	12,985	34,473	34,324
Excess (deficiency) of revenues Over (under) expenditures	52,843	25,904	-	11,953	(12,187)	(234)	-
Net change in fund balance	52,843	25,904	-	11,953	(12,187)	(234)	-
FUND BALANCE, BEGINNING	447,044	499,887	523,999	523,999	-	523,999	523,765
FUND BALANCE, ENDING	\$ 499,887	\$ 523,999	\$ 523,999	\$ 535,952	\$ (12,187)	\$ 523,765	\$ 523,765

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES						
Special Assmnts- Tax Collector	5,599	\$ 5,027	\$ 5,027	\$ -	\$ 5,027	\$ 5,781
Special Assmnts- Discounts	(209)	(201)	(186)	-	(186)	(231)
TOTAL REVENUES	5,390	4,826	4,841	-	4,841	5,550
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	698	850	661	354	1,015	850
R&M-Security Cameras	-	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	108	101	97	-	97	116
Reserve - Sidewalks	-	1,875	-	-	-	1,875
Total Field	806	4,826	758	2,507	3,265	4,841
<u>Landscape Services</u>						
R&M-Landscape Renovations			783			
Total Landscape Services			783			
TOTAL EXPENDITURES	806	4,826	1,541	2,507	3,265	4,841
Excess (deficiency) of revenues						
Over (under) expenditures	4,584	-	3,300	-	1,576	709
Net change in fund balance	4,584	-	3,300	-	1,576	709
FUND BALANCE, BEGINNING	-	4,585	4,584	-	4,584	6,160
FUND BALANCE, ENDING	\$ 4,585	\$ 4,585	\$ 7,884	\$ -	\$ 6,160	\$ 6,869

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET	THRU	JUL-	PROJECTED	BUDGET
	FY 2021	FY 2022	JUN 2022	SEP-2022	FY 2022	FY 2023
REVENUES						
Special Assmnts- Tax Collector	\$ 6,007	\$ 5,435	\$ 5,435	\$ -	\$ 5,435	\$ 6,250
Special Assmnts- Discounts	(224)	(217)	(201)	-	(201)	(250)
Other Miscellaneous Revenues	331	-	-	-	-	-
TOTAL REVENUES	6,114	5,218	5,234	-	5,234	6,000
EXPENDITURES						
Field						
Communication - Telephone & WiFi	758	850	618	354	972	850
R&M-Security Cameras	-	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	116	109	104	-	104	109
Reserve - Sidewalks	-	2,259	-	-	-	2,259
Total Field	874	5,218	722	2,507	3,229	5,218
Landscape Services						
R&M-Landscape Renovations			1,368			
Total Landscape Services	-	-	1,368	-		
TOTAL EXPENDITURES	874	5,218	2,090	2,507	3,229	5,218
Excess (deficiency) of revenues						
Over (under) expenditures	5,240	-	3,144	-	2,005	782
Net change in fund balance	5,240	-	3,144	-	2,005	782
FUND BALANCE, BEGINNING	-	5,240	5,240	-	5,240	7,245
FUND BALANCE, ENDING	\$ 5,240	\$ 5,240	\$ 8,384	\$ -	\$ 7,245	\$ 8,027

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	\$ 269,288	\$ 82,977	\$ 329,057	\$ 67,784	\$ 247,738	\$ 3,028	\$ 375,214	\$ 191,657	\$ 257,218	\$ 239,882	\$ 274,696	\$ 523,765	\$ 6,160	\$ 7,245
Net Change in Fund Balance - Fiscal Year 2023	-	-	568	-	2,454	13,613	3,657	-	2,525	-	-	-	709	782
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	283,288	84,297	337,625	70,116	265,867	24,141	403,871	203,657	273,023	250,882	284,696	550,765	8,744	10,286
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital (1)	5,577	2,013	3,714	2,274	5,685	-	8,453	4,745	5,073	4,425	4,231	8,581	1,210	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	-	-	-	-	-	(5,153)	-	-	-	-	-	(18,202)	-	-
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	(153)	195,798	112,267	152,667	110,160	182,026	285,794	-	-
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	230,660	64,357	199,652	43,007	218,834	2,347	258,730	127,756	181,120	144,129	188,193	327,705	7,385	8,632
Total Allocation of Available Funds	230,660	64,357	199,652	43,007	218,834	2,347	258,730	127,756	181,120	144,129	188,193	327,705	7,385	8,632
Total Unassigned (undesignated) Cash	\$ 52,628	\$ 19,940	\$ 137,973	\$ 27,109	\$ 47,033	\$ 21,794	\$ 145,141	\$ 75,900	\$ 91,903	\$ 106,753	\$ 96,503	\$ 223,060	\$ 1,359	\$ 1,655

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN 2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,687	\$ 20	\$ 200	\$ 12	\$ 9	\$ 21	\$ 25
Special Assmnts- Tax Collector	643,764	643,689	644,951	635,720	9,231	644,951	644,951
Special Assmnts- Prepayment	2,332	-	-	5,354	-	5,354	-
Special Assmnts- Discounts	(23,088)	(23,995)	(25,798)	(24,126)	-	(24,126)	(25,798)
TOTAL REVENUES	624,695	619,714	619,353	616,960	9,240	626,200	619,178
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	12,415	12,394	12,899	12,232	185	12,417	12,899
Total Administrative	12,415	12,394	12,899	12,232	185	12,417	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	156,115	464,067	620,182	622,264
Excess (deficiency) of revenues Over (under) expenditures	4,121	(8,498)	(1,517)	460,845	(454,828)	6,017	(3,086)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	(989)	(8)	-	(4)	-	(4)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(3,086)
TOTAL OTHER SOURCES (USES)	(989)	(8)	-	(4)	-	(4)	(3,086)
Net change in fund balance	3,132	(8,506)	(1,517)	460,841	(454,828)	6,013	(3,086)
FUND BALANCE, BEGINNING	303,952	307,083	298,577	298,577	-	298,577	304,590
FUND BALANCE, ENDING	\$ 307,084	\$ 298,577	\$ 297,060	\$ 759,421	\$ (454,828)	\$ 304,590	\$ 301,504

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

MEADOW POINTE II

Community Development District

All Funds

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	\$946.47	\$119.53	\$31.89	\$51.87	\$174.08	\$1,323.85	\$1,189.47	11.30%
9.2	Morningside	60'x110'	SF	63	\$946.47	\$119.53	\$31.89	\$51.87	\$174.08	\$1,323.85	\$1,189.47	11.30%
9.3	Morningside	60'x110'	SF	56	\$946.47	\$119.53	\$31.89	\$51.87	\$174.08	\$1,323.85	\$1,189.47	11.30%
10.1	Deer Run	65'x115'	SF	66	\$946.47	\$119.53	\$38.80	\$51.87	\$178.55	\$1,335.23	\$1,199.94	11.27%
10.2	Deer Run	65'x115'	SF	51	\$946.47	\$119.53	\$38.80	\$51.87	\$178.55	\$1,335.23	\$1,199.94	11.27%
10.3	Deer Run	65'x115'	SF	32	\$946.47	\$119.53	\$38.80	\$51.87	\$178.55	\$1,335.23	\$1,199.94	11.27%
11.1	Manor Isle	80'x120'	SF	38	\$946.47	\$119.53	\$278.87	\$51.87	\$402.63	\$1,799.37	\$1,632.79	10.20%
11.2	Manor Isle	80'x120'	SF	39	\$946.47	\$119.53	\$278.87	\$51.87	\$402.63	\$1,799.37	\$1,632.79	10.20%
12.1	Longleaf	35'x110'	SVIL	124	\$946.47	\$119.53	\$172.68	\$0.00	\$318.33	\$1,557.01	\$1,411.03	10.35%
12.2	Longleaf	35'x110'	SVIL	96	\$946.47	\$119.53	\$172.68	\$0.00	\$318.33	\$1,557.01	\$1,411.03	10.35%
14.1	Covina Key	Townhome	TH	84	\$540.84	\$0.00	\$91.77	\$0.00	\$296.59	\$929.20	\$846.68	9.75%
14.2	Covina Key	Townhome	TH	82	\$540.84	\$0.00	\$91.77	\$0.00	\$296.59	\$929.20	\$846.68	9.75%
14.3	Anand Vihar	Multi Family	MF	24	\$315.49	\$0.00	\$0.00	\$0.00	\$51.77	\$367.26	\$326.11	12.62%
14.4	Anand Vihar	Townhome	TH	155	\$540.84	\$0.00	\$0.00	\$0.00	\$88.76	\$629.59	\$559.05	12.62%
15.1	Lettingwell	40'x110	SVIL	86	\$946.47	\$119.53	\$342.22	\$0.00	\$405.78	\$1,814.00	\$1,663.21	9.07%
15.2	Glenham	40'x110	SF	64	\$946.47	\$119.53	\$166.00	\$51.87	\$461.60	\$1,745.47	\$1,593.61	9.53%
16.1	Sedgwick	Townhome	TH	129	\$540.84	\$0.00	\$178.60	\$0.00	\$297.53	\$1,016.97	\$923.13	10.17%
16.2	Vermillion	Townhome	TH	174	\$540.84	\$0.00	\$107.24	\$0.00	\$249.77	\$897.85	\$813.32	10.39%
16.3	Charlesworth	Townhome	TH	118	\$540.84	\$0.00	\$213.60	\$0.00	\$346.68	\$1,101.12	\$1,002.71	9.81%
16.4	Tullamore	Townhome	TH	130	\$540.84	\$0.00	\$153.42	\$0.00	\$229.14	\$923.39	\$832.83	10.87%
17.1	Wrencrest	50'x110	SF	71	\$946.47	\$119.53	\$152.57	\$51.87	\$363.77	\$1,634.22	\$1,484.10	10.12%
17.2	Wrencrest	50'x110	SF	102	\$946.47	\$119.53	\$152.57	\$51.87	\$363.77	\$1,634.22	\$1,484.10	10.12%
17.3	Wrencrest	40'x110	SF	80	\$946.47	\$119.53	\$152.57	\$51.87	\$363.77	\$1,634.22	\$1,484.10	10.12%
18.1	Iverson	60'x110'	SF	81	\$946.47	\$119.53	\$151.32	\$51.87	\$478.13	\$1,747.32	\$1,597.37	9.39%
18.2	Iverson	60'x110'	SF	89	\$946.47	\$119.53	\$151.32	\$51.87	\$478.13	\$1,747.32	\$1,597.37	9.39%
18.3	Colehaven	80'x120'	SF	51	\$946.47	\$119.53	\$178.05	\$51.87	\$565.54	\$1,861.46	\$1,708.01	8.98%
ZCOM			ZCOM	6.151	\$18,929.35	\$0.00	\$0.00	\$0.00		\$18,929.35	\$16,460.30	15.00%
Total				2168.151								

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 908,609	\$946.47
VILLA	16.15%	306	\$ 289,619	\$946.47
TH	26.29%	872	\$ 471,610	\$540.84
MF	0.42%	24	\$ 7,572	\$315.49
COMM	6.49%	6.15	\$ 116,434	\$18,929.35
100.00%			\$1,793,844	

	FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
GROSS ASSESSMENT	\$1,559,864	\$1,793,844	
ASSMT PER UNIT			
SF	\$823.01	\$946.47	15.00%
VILLA	\$823.01	\$946.47	15.00%
TH	\$470.29	\$540.84	15.00%
MF	\$274.34	\$315.49	15.00%
COMM	\$16,460.30	\$18,929.35	15.00%
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	\$49,798	
ASSMT PER RESIDENTIAL	960	\$45.11	\$51.87	15.00%

SPECIAL VILLAGE FUNDS

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	6,250.25	\$31.89
SP 10	DEER RUN	015	149	5,781.05	\$38.80
SP 11	MANOR ISLES	010	77	21,472.80	\$278.87
SP 12	LONGLEAF	009	220	37,989.10	\$172.68
SP 14-1	COVINA KEY	005	166	15,234.05	\$91.77
SP 15-1	LETTINGWELL	008	86	29,430.55	\$342.22
SP 15-2	GLENHAM	006	64	10,623.70	\$166.00
SP 16-1	SEDWICK	011	129	23,039.10	\$178.60
SP 16-2	VERMILLION	013	174	18,659.90	\$107.24
SP 16-3A	CHARLESWORTH	003	118	25,204.55	\$213.60
SP 16-3B	TULLAMORE	012	130	19,944.45	\$153.42
SP 17	WRENCREST	014	253	38,600.90	\$152.57
SP 18-1, 2	IVERSON	007	170	25,724.35	\$151.32
SP 18-3	COLEHAVEN	004	51	9,080.40	\$178.05
Total			1,983.00	287,035.15	

	SUBDIVISION	FUND	FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$27.73	\$31.89	15%
SP 10	DEER RUN	015	\$33.74	\$38.80	15%
SP 11	MANOR ISLES	010	\$242.50	\$278.87	15%
SP 12	LONGLEAF	009	\$150.15	\$172.68	15%
SP 14-1	COVINA KEY	005	\$79.80	\$91.77	15%
SP 15-1	LETTINGWELL	008	\$314.87	\$342.22	9%
SP 15-2	GLENHAM	006	\$144.35	\$166.00	15%
SP 16-1	SEDWICK	011	\$155.30	\$178.60	15%
SP 16-2	VERMILLION	013	\$93.25	\$107.24	15%
SP 16-3A	CHARLESWORTH	003	\$185.74	\$213.60	15%
SP 16-3B	TULLAMORE	012	\$133.40	\$153.42	15%
SP 17	WRENCREST	014	\$132.67	\$152.57	15%
SP 18-1, 2	IVERSON	007	\$131.58	\$151.32	15%
SP 18-3	COLEHAVEN	004	\$154.82	\$178.05	15%

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.