

**Meadow Pointe II  
Community Development District**

**August 17, 2022**

**AGENDA PACKAGE**

**Communications Media Technology Via Zoom:**

<https://us02web.zoom.us/j/82925565241?pwd=cTgxOEhqeDFhZUZIY3lVU29pYUdjdz09>

**Meeting ID: 829 2556 5241**

**Passcode: 695366**

**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

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August 10, 2022

Board of Supervisors  
Meadow Pointe II  
Community Development District

Dear Board Members:

The regular meeting and Budget Public Hearing of the Board of Supervisors of the Meadow Pointe II Community Development District will 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, 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. Public Hearing to Consider Adoption of the Fiscal Year 2023 Budget**
  - A. Fiscal Year 2023 Budget Discussion
  - B. Consideration of Resolution 2022-05, Adopting Fiscal Year 2023 Budget
  - C. Consideration of Resolution 2022-06, Levying Assessments for Fiscal Year 2023
- 7. Consent Agenda**
  - A. Minutes of the June 29, 2022 Joint Meeting, July 6, 2022 Meeting, and July 20, 2022 Meeting and Workshop
  - B. Financial Report as of July 31, 2022
  - C. Deed Restrictions
- 8. Non-Staff Reports**
  - A. Residents Council
  - B. Government/Community Updates

***\*\*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

August 10, 2022

Page Two

**9. Reports**

- A. Architectural Review Discussion Items
- B. District Manager
  - i. Consideration of Fiscal Year 2023 Meeting Schedule
- C. District Engineer
- D. District Counsel
- E. Operations Manager

**10. Action Items for Board Approval/Disapproval/Discussion**

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

**12. Supervisors' Remarks**

**13. 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

# **Sixth Order of Business**

**6A**

## **MEADOW POINTE II**

Community Development District

### ***Annual Operating Budgets***

**Fiscal Year 2023**

**Modified Tentative Budget**

V2 08.08.22

Prepared by:



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**MEADOW POINTE II**  
Community Development District

**Operating 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
<b>REVENUES</b>							
Interest - Investments	\$ 8,147	\$ 388	\$ 250	\$ 3	\$ 1	\$ 4	\$ 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	1,559,864
Special Assmnts- Discounts	(61,996)	(64,432)	(68,448)	(63,304)	-	(63,304)	(68,448)
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	1,186	4,743	5,000
Access Cards	927	1,167	1,300	495	552	1,047	1,300
<b>TOTAL REVENUES</b>	<b>1,821,100</b>	<b>1,702,045</b>	<b>1,657,562</b>	<b>1,676,885</b>	<b>2,939</b>	<b>1,679,824</b>	<b>1,674,146</b>
<b>EXPENDITURES</b>							
<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	14,933	59,733	64,500
ProfServ-Legal Services	37,922	36,844	40,000	16,296	10,000	26,296	42,000
ProfServ-Mgmt Consulting Serv	70,584	72,135	74,299	55,724	18,575	74,299	76,528
ProfServ-Property Appraiser	150	150	150	150	-	150	150
ProfServ-Special Assessment	7,378	8,116	8,359	8,359	-	8,359	8,610
ProfServ-Trustee	4,041	4,041	4,050	4,041	-	4,041	4,050
ProfServ-Web Site Maintenance	7,321	1,553	2,500	1,553	947	2,500	1,553
Auditing Services	4,400	4,400	4,400	4,400	-	4,400	4,400
Postage and Freight	5,534	2,654	1,000	915	250	1,165	1,000
Insurance - General Liability	35,562	35,755	38,012	31,396	-	31,396	34,536
Printing and Binding	919	259	500	81	125	206	500
Legal Advertising	4,083	3,334	1,000	642	214	856	1,000
Miscellaneous Services	896	816	1,000	597	250	847	1,000
Misc-Assessmnt Collection Cost	23,643	26,032	31,197	30,013	-	30,013	31,197
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
<b>Total Administrative</b>	<b>239,299</b>	<b>277,642</b>	<b>293,128</b>	<b>217,516</b>	<b>53,407</b>	<b>270,923</b>	<b>297,685</b>

**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
<b>Field</b>							
Contracts-Security Services	54,520	23,760	30,000	-	30,000	30,000	20,000
Contracts-Security Alarms	430	560	540	388	135	523	600
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	-	-	-	-	-
Reserve - Irrigation	-	-	-	-	-	-	15,765
<b>Total Field</b>	<b>63,964</b>	<b>34,719</b>	<b>40,790</b>	<b>1,985</b>	<b>38,096</b>	<b>40,081</b>	<b>46,615</b>
<b>Landscape</b>							
ProfServ-Landscape Architect	12,580	10,080	10,080	7,560	2,520	10,080	12,000
Contracts-Landscape	137,055	149,163	149,000	112,493	28,123	140,616	173,343
Contracts - Perennials	-	-	10,000	12,543	-	12,543	-
Contracts-Irrigation	13,608	1,134	-	-	-	-	-
R&M-Irrigation	4,669	5,842	6,000	1,425	1,500	2,925	6,000
R&M-Landscape Renovations	8,667	11,139	30,000	11,416	7,500	18,916	20,000
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
<b>Total Landscape</b>	<b>201,729</b>	<b>193,879</b>	<b>224,660</b>	<b>165,723</b>	<b>43,643</b>	<b>209,366</b>	<b>240,343</b>
<b>Utilities</b>							
Contracts-Solid Waste Services	135,583	138,004	138,004	106,967	34,501	141,468	230,580
Utility - General	7,303	9,163	7,500	4,474	1,826	6,300	7,500
Electricity - Streetlighting	203,336	222,458	210,000	164,568	52,500	217,068	210,000
Utility - Reclaimed Water	7,551	5,876	13,000	5,372	3,250	8,622	10,000
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
<b>Total Utilities</b>	<b>361,058</b>	<b>388,303</b>	<b>382,531</b>	<b>289,055</b>	<b>98,315</b>	<b>387,370</b>	<b>472,107</b>

**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
<b><i>Lakes and Ponds</i></b>							
Contracts-Lakes	59,926	61,723	63,000	48,352	15,203	63,555	64,890
R&M-Mitigation	-	-	1,000	-	250	250	1,000
R&M-Ponds	10,919	791	45,000	23,270	11,250	34,520	25,000
Reserve - Ponds	-	-	5,000	-	5,000	5,000	5,000
<b>Total Lakes and Ponds</b>	<b>70,845</b>	<b>62,514</b>	<b>114,000</b>	<b>71,622</b>	<b>31,703</b>	<b>103,325</b>	<b>95,890</b>
<b><i>Parks and Recreation - General</i></b>							
ProfServ-Info Technology	17,465	21,444	8,000	9,899	2,300	12,199	14,000
Contracts-Pools	18,804	19,878	27,600	17,550	4,701	22,251	27,600
Communication - Telephone & WiFi	15,522	8,984	8,700	7,490	2,175	9,665	10,000
Utility - General	1,128	1,222	1,500	912	375	1,287	1,500
Utility - Water & Sewer	5,659	5,928	5,000	3,248	1,250	4,498	5,000
Electricity - Rec Center	10,996	14,036	15,500	9,638	3,875	13,513	15,500
Lease - Copier	13,402	5,053	4,400	2,952	1,100	4,052	4,400
R&M-Clubhouse	11,777	9,478	13,000	23,604	3,250	26,854	13,000
R&M-Court Maintenance	3,113	336	5,000	923	1,250	2,173	1,000
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	480	2,070	4,500
R&M-Playground	795	1,915	3,000	1,566	750	2,316	3,000
Misc-Clubhouse Activities	1,500	1,000	2,500	1,500	625	2,125	2,000
Misc-Contingency	5,383	11,397	-	-	-	-	-
Office Supplies	5,420	1,540	2,500	1,572	625	2,197	2,500
Op Supplies - General	30,897	33,783	30,000	36,885	-	36,885	40,000
Op Supplies - Fuel, Oil	2,798	3,190	5,000	4,987	1,250	6,237	6,000
Cleaning Supplies	5,172	5,375	3,500	5,709	875	6,584	5,000
Reserve - Renewal&Replacement	-	-	21,340	48,128	-	48,128	21,340
<b>Total Parks and Recreation - General</b>	<b>159,116</b>	<b>149,844</b>	<b>164,540</b>	<b>179,282</b>	<b>26,652</b>	<b>205,934</b>	<b>179,840</b>
<b><i>Personnel</i></b>							
Payroll-Maintenance	319,643	317,544	360,000	247,157	90,000	337,157	375,000
Payroll-Benefits	3,159	1,797	3,600	-	3,600	3,600	3,600
FICA Taxes	24,421	24,946	27,540	19,442	6,885	26,327	28,688

## 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
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	5,000
Subscriptions and Memberships	784	915	1,100	981	119	1,100	1,100
<b>Total Personnel</b>	<b>361,225</b>	<b>362,213</b>	<b>437,912</b>	<b>280,411</b>	<b>133,445</b>	<b>413,856</b>	<b>458,372</b>
<b>TOTAL EXPENDITURES</b>	<b>1,457,236</b>	<b>1,469,114</b>	<b>1,657,561</b>	<b>1,205,594</b>	<b>425,260</b>	<b>1,630,854</b>	<b>1,790,850</b>
Excess (deficiency) of revenues							
Over (under) expenditures	232,931	-	-	471,291	(422,321)	48,970	(116,704)
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfer In	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(116,704)</b>
Net change in fund balance	232,931		-	471,291	(422,321)	48,970	(116,704)
<b>FUND BALANCE, BEGINNING</b>	<b>2,431,480</b>	<b>2,795,285</b>	<b>3,017,054</b>	<b>3,017,254</b>	<b>-</b>	<b>3,017,254</b>	<b>3,066,224</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,795,285</b>	<b>\$ 3,017,054</b>	<b>\$ 3,017,054</b>	<b>\$ 3,488,545</b>	<b>\$ (422,321)</b>	<b>\$ 3,066,224</b>	<b>\$ 2,949,519</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 3,066,224
Net Change in Fund Balance - Fiscal Year 2023	(116,704)
Reserves - Fiscal Year 2023 Addition	26,340
<b>Total Funds Available (Estimated) - 9/30/2023</b>	<b>2,975,859</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	29,950
Subtotal	29,950

***Assigned Fund Balance***

Operating Reserve - Operating Capital	441,128 <sup>(1)</sup>
Reserve - Irrigation	15,765
Reserve - Ponds Prior Years	274,053
Reserve - Ponds - FY 22	5,000
Reserve - Ponds - FY 23	5,000
	284,053
Reserve - Renewal&Replacement Prior Years	639,752
Reserve - Renewal&Replacement - FY 22	21,340
Reserve - Renewal&Replacement - FY 23	21,340
	634,304
Subtotal	1,375,250

<b>Total Allocation of Available Funds</b>	<b>1,405,200</b>
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<b>Total Unassigned (undesigned) Cash</b>	<b>\$ 1,570,660</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2023

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

**Interest-Investments (361001)**

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

**Garbage/Solid Waste Revenue (343400)**

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

**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

<b>EXPENDITURES – Administrative (continued)</b>
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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.

**Reserves – Irrigation System (568098-53901)**

These are reserves for updating the District's irrigation system.

**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.

<b>EXPENDITURES – Utilities</b>
---------------------------------

**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.

<b>EXPENDITURES – Personnel</b>
---------------------------------

**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
<b>REVENUES</b>							
Interest - Investments	\$ 1,699	\$ 355	\$ 850	\$ 167	\$ 56	\$ 223	\$ 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	1,250	9,174	4,000
<b>TOTAL REVENUES</b>	<b>37,528</b>	<b>49,664</b>	<b>47,421</b>	<b>49,792</b>	<b>1,306</b>	<b>51,098</b>	<b>52,007</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Payroll-Salaries	28,074	23,487	30,369	12,646	7,592	20,238	31,280
FICA Taxes	1,675	1,045	2,323	897	581	1,478	2,393
ProfServ-Legal Services	6,181	4,355	8,500	1,629	2,125	3,754	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	500	716	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
<b>Total Administrative</b>	<b>40,525</b>	<b>34,470</b>	<b>47,421</b>	<b>18,845</b>	<b>11,537</b>	<b>30,382</b>	<b>45,597</b>
<b>TOTAL EXPENDITURES</b>	<b>40,525</b>	<b>34,470</b>	<b>47,421</b>	<b>18,845</b>	<b>11,537</b>	<b>30,382</b>	<b>45,597</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(2,997)	15,194	-	30,947	(10,231)	20,716	6,410
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	6,410
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,410</b>
Net change in fund balance	(2,997)	15,194	-	30,947	(10,231)	20,716	6,410
<b>FUND BALANCE, BEGINNING</b>	<b>64,332</b>	<b>61,335</b>	<b>76,528</b>	<b>76,528</b>	<b>-</b>	<b>76,528</b>	<b>97,244</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 61,335</b>	<b>\$ 76,528</b>	<b>\$ 76,528</b>	<b>\$ 107,475</b>	<b>\$ (10,231)</b>	<b>\$ 97,244</b>	<b>\$ 103,653</b>

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 97,244
Net Change in Fund Balance - Fiscal Year 2023	6,410
Reserves - Fiscal Year 2023 Addition	-
<b>Total Funds Available (Estimated) - 9/30/23</b>	<b>103,653</b>

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

Operating Reserve - Operating Capital	11,399 <sup>(1)</sup>
<b>Total Allocation of Available Funds</b>	<b>11,399</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 92,254</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

## MEADOW POINTE II

Community Development District

Deed Restriction Enforcement Fund

### Budget Narrative Fiscal Year 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*

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**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
<b>REVENUES</b>							
Interest - Investments	\$ 3,674	\$ 991	\$ 1,200	\$ 573	\$ 191	\$ 764	\$ 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)
<b>TOTAL REVENUES</b>	<b>25,189</b>	<b>21,266</b>	<b>22,240</b>	<b>21,679</b>	<b>191</b>	<b>21,870</b>	<b>24,896</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	-	1,577	1,300	909	325	1,234	1,550
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
<b>Total Field</b>	<b>3,423</b>	<b>2,617</b>	<b>22,240</b>	<b>3,074</b>	<b>19,082</b>	<b>22,156</b>	<b>22,556</b>
<b>TOTAL EXPENDITURES</b>	<b>3,423</b>	<b>2,617</b>	<b>22,240</b>	<b>3,074</b>	<b>19,082</b>	<b>22,156</b>	<b>22,556</b>
Excess (deficiency) of revenues Over (under) expenditures	21,766	18,649	-	18,605	(18,891)	(286)	-
Net change in fund balance	21,766	18,649	-	18,605	(18,891)	(286)	-
<b>FUND BALANCE, BEGINNING</b>	229,075	250,841	269,572	269,572	-	269,572	269,286
<b>FUND BALANCE, ENDING</b>	<b>\$ 250,841</b>	<b>\$ 269,572</b>	<b>\$ 269,572</b>	<b>\$ 288,177</b>	<b>\$ (18,891)</b>	<b>\$ 269,286</b>	<b>\$ 269,286</b>

## 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
<b>REVENUES</b>							
Interest - Investments	\$ 846	\$ 291	\$ 450	\$ 186	62	\$ 248	\$ 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)
<b>TOTAL REVENUES</b>	<b>7,811</b>	<b>6,841</b>	<b>8,030</b>	<b>7,790</b>	<b>62</b>	<b>7,852</b>	<b>8,967</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	992	1577	1,550	869	388	1,257	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	800
Reserve - Sidewalks	-	-	560	-	560	560	600
<b>Total Field</b>	<b>1,863</b>	<b>2,321</b>	<b>8,030</b>	<b>6,923</b>	<b>5,210</b>	<b>12,133</b>	<b>8,134</b>
<b>TOTAL EXPENDITURES</b>	<b>1,863</b>	<b>2,321</b>	<b>8,030</b>	<b>6,923</b>	<b>5,210</b>	<b>12,133</b>	<b>8,134</b>
Excess (deficiency) of revenues							
Over (under) expenditures	5,948	4,520	-	867	(5,148)	(4,281)	-
Net change in fund balance	5,948	4,520	-	867	(5,148)	(4,281)	-
<b>FUND BALANCE, BEGINNING</b>	76,977	82,925	87,445	87,445	-	87,445	83,165
<b>FUND BALANCE, ENDING</b>	<b>\$ 82,925</b>	<b>\$ 87,445</b>	<b>\$ 87,445</b>	<b>\$ 88,312</b>	<b>\$ (5,148)</b>	<b>\$ 83,165</b>	<b>\$ 83,165</b>



## MEADOW POINTE II

Community Development District

Colehaven 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

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
<b>REVENUES</b>							
Interest - Investments	\$ 4,989	\$ 1,257	\$ 2,100	\$ 700	233	\$ 933	\$ 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)
<b>TOTAL REVENUES</b>	<b>29,636</b>	<b>19,743</b>	<b>14,817</b>	<b>13,457</b>	<b>233</b>	<b>13,690</b>	<b>15,425</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	1,059	1,577	1,550	869	388	1,257	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
<i>Total Field</i>	<b>2,630</b>	<b>2,512</b>	<b>14,937</b>	<b>2,915</b>	<b>11,599</b>	<b>14,514</b>	<b>14,857</b>
<b>TOTAL EXPENDITURES</b>	<b>2,630</b>	<b>2,512</b>	<b>14,937</b>	<b>2,915</b>	<b>11,599</b>	<b>14,514</b>	<b>14,857</b>
Excess (deficiency) of revenues Over (under) expenditures	27,006	17,231	-	10,542	(11,365)	(823)	568
Net change in fund balance	27,006	17,231	-	10,542	(11,365)	(823)	568
<b>FUND BALANCE, BEGINNING</b>	285,543	312,549	329,872	329,872	-	329,872	329,049
<b>FUND BALANCE, ENDING</b>	<b>\$ 312,549</b>	<b>\$ 329,872</b>	<b>\$ 329,872</b>	<b>\$ 340,414</b>	<b>\$ (11,365)</b>	<b>\$ 329,049</b>	<b>\$ 329,617</b>

## 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

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### **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	48	\$ 193	\$ 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	48	9,089	10,274
EXPENDITURES							
Field							
Communication - Telephone & WiFi	944	1,523	1,550	932	388	1,320	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	1,950
Reserve - Sidewalks	-	-	402	-	402	402	450
Total Field	2,819	2,328	9,069	2,583	6,249	8,832	9,164
TOTAL EXPENDITURES	2,819	2,328	9,069	2,583	6,249	8,832	9,164
Excess (deficiency) of revenues							
Over (under) expenditures	6,168	5,968	-	6,458	(6,200)	258	1,109
Net change in fund balance	6,168	5,968	-	6,458	(6,200)	258	1,109
FUND BALANCE, BEGINNING	55,668	61,836	67,804	67,804	-	67,804	68,062
FUND BALANCE, ENDING	\$ 61,836	\$ 67,804	\$ 67,804	\$ 74,262	\$ (6,200)	\$ 68,062	\$ 69,171

**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
<b>REVENUES</b>							
Interest - Investments	\$ 2,447	\$ 852	\$ 1,200	\$ 550	183	\$ 733	\$ 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)
<b>TOTAL REVENUES</b>	<b>24,032</b>	<b>21,050</b>	<b>22,674</b>	<b>22,091</b>	<b>183</b>	<b>22,274</b>	<b>25,195</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	975	1,577	1,550	1,137	388	1,525	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
<b>Total Field</b>	<b>5,807</b>	<b>2,560</b>	<b>22,674</b>	<b>4,380</b>	<b>18,252</b>	<b>22,632</b>	<b>22,741</b>
<i>Landscape Services</i>							
R&M - Irrigation	-	-	-	480	-	480	-
<b>Total Landscape Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>480</b>	<b>-</b>	<b>480</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>5,807</b>	<b>2,560</b>	<b>22,674</b>	<b>4,860</b>	<b>18,252</b>	<b>23,112</b>	<b>22,741</b>
Excess (deficiency) of revenues							
Over (under) expenditures	18,225	18,490	-	17,231	(18,068)	(837)	2,454
Net change in fund balance	18,225	18,490	-	17,231	(18,068)	(837)	2,454
<b>FUND BALANCE, BEGINNING</b>	222,291	240,516	248,907	248,907	-	248,907	248,070
<b>FUND BALANCE, ENDING</b>	<b>\$ 240,516</b>	<b>\$ 248,907</b>	<b>\$ 248,907</b>	<b>\$ 266,137</b>	<b>\$ (18,068)</b>	<b>\$ 248,070</b>	<b>\$ 250,524</b>

## 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
<b>REVENUES</b>							
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)
<b>TOTAL REVENUES</b>	<b>16,962</b>	<b>16,933</b>	<b>25,996</b>	<b>26,077</b>	<b>-</b>	<b>26,077</b>	<b>28,253</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	993	1,523	1,550	952	388	1,340	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	5,040
Reserve - Sidewalks	-	-	2,500	-	2,500	2,500	2,540
<b>Total Field</b>	<b>40,036</b>	<b>3,352</b>	<b>14,594</b>	<b>7,814</b>	<b>6,702</b>	<b>15,516</b>	<b>14,721</b>
<b>TOTAL EXPENDITURES</b>	<b>40,036</b>	<b>3,352</b>	<b>14,594</b>	<b>7,814</b>	<b>6,702</b>	<b>15,516</b>	<b>14,721</b>
Excess (deficiency) of revenues Over (under) expenditures	(23,074)	13,581	11,402	18,263	(6,702)	10,562	13,533
Net change in fund balance	(23,074)	13,581	11,402	18,263	(6,702)	10,562	13,533
<b>FUND BALANCE, BEGINNING</b>	<b>2,219</b>	<b>(20,855)</b>	<b>(7,275)</b>	<b>(7,275)</b>	<b>-</b>	<b>(7,275)</b>	<b>3,287</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ (20,855)</b>	<b>\$ (7,275)</b>	<b>\$ 4,127</b>	<b>\$ 10,988</b>	<b>\$ (6,702)</b>	<b>\$ 3,287</b>	<b>\$ 16,819</b>

**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
<b>REVENUES</b>							
Interest - Investments	\$ 3,106	\$ 1,196	\$ 2,000	\$ 800	267	\$ 1,067	\$ 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)
<b>TOTAL REVENUES</b>	<b>66,115</b>	<b>37,055</b>	<b>33,713</b>	<b>32,612</b>	<b>267</b>	<b>32,879</b>	<b>37,469</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	1,029	1,984	1,550	1,263	388	1,651	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
<b>Total Field</b>	<b>7,045</b>	<b>4,141</b>	<b>33,713</b>	<b>3,915</b>	<b>29,874</b>	<b>33,789</b>	<b>33,812</b>
<b>TOTAL EXPENDITURES</b>	<b>7,045</b>	<b>4,141</b>	<b>33,713</b>	<b>3,915</b>	<b>29,874</b>	<b>33,789</b>	<b>33,812</b>
Excess (deficiency) of revenues							
Over (under) expenditures	59,070	32,914	-	28,697	(29,607)	(910)	3,657
Net change in fund balance	59,070	32,914	-	28,697	(29,607)	(910)	3,657
<b>FUND BALANCE, BEGINNING</b>	282,791	341,861	376,077	376,077	-	376,077	375,167
<b>FUND BALANCE, ENDING</b>	<b>\$ 341,861</b>	<b>\$ 376,077</b>	<b>\$ 376,077</b>	<b>\$ 404,774</b>	<b>\$ (29,607)</b>	<b>\$ 375,167</b>	<b>\$ 378,824</b>

**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
<b>REVENUES</b>							
Interest - Investments	\$ 2,332	\$ 680	\$ 1,000	\$ 408	136	\$ 544	\$ 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)
<b>TOTAL REVENUES</b>	<b>22,508</b>	<b>18,655</b>	<b>18,925</b>	<b>18,389</b>	<b>136</b>	<b>18,525</b>	<b>21,164</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	992	1,577	1,550	869	388	1,257	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
<b>Total Field</b>	<b>3,981</b>	<b>2,572</b>	<b>18,925</b>	<b>2,596</b>	<b>16,022</b>	<b>18,618</b>	<b>18,981</b>
<b>TOTAL EXPENDITURES</b>	<b>3,981</b>	<b>2,572</b>	<b>18,925</b>	<b>2,596</b>	<b>16,022</b>	<b>18,618</b>	<b>18,981</b>
Excess (deficiency) of revenues							
Over (under) expenditures	18,527	16,083	-	15,793	(15,886)	(93)	-
Net change in fund balance	18,527	16,083	-	15,793	(15,886)	(93)	-
<b>FUND BALANCE, BEGINNING</b>	157,242	175,769	191,852	191,852	-	191,852	191,760
<b>FUND BALANCE, ENDING</b>	<b>\$ 175,769</b>	<b>\$ 191,852</b>	<b>\$ 191,852</b>	<b>\$ 207,645</b>	<b>\$ (15,886)</b>	<b>\$ 191,760</b>	<b>\$ 191,760</b>

## MEADOW POINTE II

Community Development District

Manor Isle Fund

### Budget Narrative Fiscal Year 2023

#### REVENUES

##### Interest-Investments (361001)

The interest is earned on available operating funds.

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

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

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

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

#### EXPENDITURES - Field

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

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

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

This budget line is to repair the sidewalk.

##### R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

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

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

## MEADOW POINTE II

Community Development District

Manor Isle Fund

### Budget Narrative

Fiscal Year 2023

#### **Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Manor Isle.

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

This budget line is to repair the sidewalk.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 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	182	\$ 727	\$ 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	182	20,020	22,818
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,108	1,674	1,550	972	388	1,360	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	17,422	20,027	20,293
TOTAL EXPENDITURES	2,972	3,043	20,233	2,605	17,422	20,027	20,293
Excess (deficiency) of revenues							
Over (under) expenditures	18,249	15,183	-	17,233	(17,240)	(7)	2,525
Net change in fund balance	18,249	15,183	-	17,233	(17,240)	(7)	2,525
FUND BALANCE, BEGINNING	223,844	242,093	257,276	257,276	-	257,276	257,269
FUND BALANCE, ENDING	\$ 242,093	\$ 257,276	\$ 257,276	\$ 274,509	\$ (17,240)	\$ 257,269	\$ 259,794

**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
<b>REVENUES</b>							
Interest - Investments	\$ 3,054	\$ 867	\$ 1,000	\$ 513	171	\$ 684	\$ 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)
<b>TOTAL REVENUES</b>	<b>30,906</b>	<b>19,608</b>	<b>17,649</b>	<b>17,214</b>	<b>171</b>	<b>17,385</b>	<b>19,797</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	957	1,523	1,300	972	324	1,296	1,550
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
<b>Total Field</b>	<b>2,235</b>	<b>3,710</b>	<b>17,649</b>	<b>2,554</b>	<b>15,078</b>	<b>17,632</b>	<b>17,951</b>
<b>TOTAL EXPENDITURES</b>	<b>2,235</b>	<b>3,710</b>	<b>17,649</b>	<b>2,554</b>	<b>15,078</b>	<b>17,632</b>	<b>17,951</b>
Excess (deficiency) of revenues							
Over (under) expenditures	28,671	15,898	1	14,660	(14,907)	(247)	-
Net change in fund balance	28,671	15,898	1	14,660	(14,907)	(247)	-
<b>FUND BALANCE, BEGINNING</b>	195,735	224,406	240,304	240,304	-	240,304	240,057
<b>FUND BALANCE, ENDING</b>	<b>\$ 224,406</b>	<b>\$ 240,304</b>	<b>\$ 240,304</b>	<b>\$ 254,964</b>	<b>\$ (14,907)</b>	<b>\$ 240,057</b>	<b>\$ 240,057</b>



## MEADOW POINTE II

Community Development District

Tullamore Fund

### Budget Narrative Fiscal Year 2023

#### REVENUES

##### Interest-Investments (361001)

The interest is earned on available operating funds.

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

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

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

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

#### EXPENDITURES - Field

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

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

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

This budget line is to repair the sidewalk.

##### R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

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

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

## MEADOW POINTE II

Community Development District

Tullamore Fund

### Budget Narrative

Fiscal Year 2023

#### **Reserve – Roadways (568138-53901)**

These are the reserves for the renewal and replacement of the assets and equipment around Tullamore.

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

This budget line is to repair the sidewalk.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 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
<b>REVENUES</b>							
Interest - Investments	\$ 3,899	\$ 1,025	\$ 1,300	\$ 584	195	\$ 779	\$ 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)
<b>TOTAL REVENUES</b>	<b>29,771</b>	<b>19,511</b>	<b>16,877</b>	<b>16,210</b>	<b>195</b>	<b>16,405</b>	<b>18,614</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Payroll-Village Gate Personnel	665	402	-	-	-	-	-
Communication - Telephone & WiFi	1,012	1,591	1,550	952	388	1,340	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
<b>Total Field</b>	<b>4,245</b>	<b>2,537</b>	<b>16,877</b>	<b>2,730</b>	<b>13,924</b>	<b>16,654</b>	<b>16,925</b>
<b>TOTAL EXPENDITURES</b>	<b>4,245</b>	<b>2,537</b>	<b>16,877</b>	<b>2,730</b>	<b>13,924</b>	<b>16,654</b>	<b>16,925</b>
Excess (deficiency) of revenues							
Over (under) expenditures	25,526	16,974	-	13,480	(13,729)	(249)	-
Net change in fund balance	25,526	16,974	-	13,480	(13,729)	(249)	-
<b>FUND BALANCE, BEGINNING</b>	232,481	258,007	274,981	274,981	-	274,981	274,732
<b>FUND BALANCE, ENDING</b>	<b>\$ 258,007</b>	<b>\$ 274,981</b>	<b>\$ 274,981</b>	<b>\$ 288,461</b>	<b>\$ (13,729)</b>	<b>\$ 274,732</b>	<b>\$ 274,732</b>

**MEADOW POINTE II**  
Community Development District

Vermillion Fund

**Budget Narrative**  
Fiscal Year 2023

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

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

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

**Special Assessments-Discounts (363090)**

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

**EXPENDITURES - Field**

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

The District is charged for Telephone and WiFi expenditures.

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

This is for the repairs and maintenance of the gates.

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

This budget line is to repair the security cameras.

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

This budget line is to repair the sidewalk.

**R&M-Tree Removal (546907-53901)**

This budget line is for tree removal services.

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

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

**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
<b>REVENUES</b>							
Interest - Investments	\$ 6,647	\$ 1,899	\$ 2,000	\$ 1,117	372	\$ 1,489	\$ 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	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>69,742</b>	<b>44,519</b>	<b>34,223</b>	<b>33,441</b>	<b>372</b>	<b>33,813</b>	<b>38,357</b>
<b>EXPENDITURES</b>							
<i>Field</i>							
Communication - Telephone & WiFi	903	1,523	1,550	1,179	388	1,567	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
<b>Total Field</b>	<b>7,919</b>	<b>9,635</b>	<b>34,223</b>	<b>21,488</b>	<b>12,727</b>	<b>34,215</b>	<b>34,324</b>
<i>Parks and Recreation - General</i>							
Reserve-Renewal & Replacement	8,980	8,980	-	-	-	-	-
<b>Total Parks and Recreation - General</b>	<b>8,980</b>	<b>8,980</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>7,919</b>	<b>18,615</b>	<b>34,223</b>	<b>21,488</b>	<b>12,727</b>	<b>34,215</b>	<b>34,324</b>
Excess (deficiency) of revenues Over (under) expenditures	52,843	25,904	-	11,953	(12,354)	(401)	-
Net change in fund balance	52,843	25,904	-	11,953	(12,354)	(401)	-
<b>FUND BALANCE, BEGINNING</b>	447,044	499,887	523,999	523,999	-	523,999	523,598
<b>FUND BALANCE, ENDING</b>	<b>\$ 499,887</b>	<b>\$ 523,999</b>	<b>\$ 523,999</b>	<b>\$ 535,952</b>	<b>\$ (12,354)</b>	<b>\$ 523,598</b>	<b>\$ 523,598</b>

**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

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### **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
<b>REVENUES</b>						
Special Assmnts- Tax Collector	5,599	\$ 5,027	\$ 5,027	\$ -	\$ 5,027	\$ 5,781
Special Assmnts- Discounts	(209)	(201)	(186)	-	(186)	(231)
<b>TOTAL REVENUES</b>	<b>5,390</b>	<b>4,826</b>	<b>4,841</b>	<b>-</b>	<b>4,841</b>	<b>5,550</b>
<b>EXPENDITURES</b>						
<i>Field</i>						
Communication - Telephone & WiFi	698	850	661	213	874	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	-	-	-	1,925
<b>Total Field</b>	<b>806</b>	<b>4,826</b>	<b>758</b>	<b>2,366</b>	<b>3,124</b>	<b>4,891</b>
<u>Landscape Services</u>						
R&M-Landscape Renovations			783			
<b>Total Landscape Services</b>			<b>783</b>			
<b>TOTAL EXPENDITURES</b>	<b>806</b>	<b>4,826</b>	<b>1,541</b>	<b>2,366</b>	<b>3,124</b>	<b>4,891</b>
Excess (deficiency) of revenues						
Over (under) expenditures	4,584	-	3,300	-	1,718	659
Net change in fund balance	4,584	-	3,300	-	1,718	659
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>4,585</b>	<b>4,584</b>	<b>-</b>	<b>4,584</b>	<b>6,302</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,585</b>	<b>\$ 4,585</b>	<b>\$ 7,884</b>	<b>\$ -</b>	<b>\$ 6,302</b>	<b>\$ 6,961</b>

## MEADOW POINTE II

Community Development District

Deer Run Fund

### Budget Narrative Fiscal Year 2023

#### REVENUES

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

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

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

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

#### EXPENDITURES - *Field*

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

The District is charged for Telephone and WiFi expenditures.

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

This budget line is to repair the security cameras.

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

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

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

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

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 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
<b>REVENUES</b>						
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	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>6,114</b>	<b>5,218</b>	<b>5,234</b>	<b>-</b>	<b>5,234</b>	<b>6,000</b>
<b>EXPENDITURES</b>						
<i>Field</i>						
Communication - Telephone & WiFi	758	850	618	213	831	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	-	-	-	2,300
<b>Total Field</b>	<b>874</b>	<b>5,218</b>	<b>722</b>	<b>2,366</b>	<b>3,088</b>	<b>5,259</b>
<u>Landscape Services</u>						
R&M-Landscape Renovations			1,368			
<b>Total Landscape Services</b>	<b>-</b>	<b>-</b>	<b>1,368</b>	<b>-</b>		
<b>TOTAL EXPENDITURES</b>	<b>874</b>	<b>5,218</b>	<b>2,090</b>	<b>2,366</b>	<b>3,088</b>	<b>5,259</b>
Excess (deficiency) of revenues Over (under) expenditures	5,240	-	3,144	-	2,147	741
Net change in fund balance	5,240	-	3,144	-	2,147	741
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>5,240</b>	<b>5,240</b>	<b>-</b>	<b>5,240</b>	<b>7,387</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 5,240</b>	<b>\$ 5,240</b>	<b>\$ 8,384</b>	<b>\$ -</b>	<b>\$ 7,387</b>	<b>\$ 8,128</b>

**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
<b>AVAILABLE FUNDS</b>														
Beginning Fund Balance - Fiscal Year 2023	\$ 269,286	\$ 83,165	\$ 329,049	\$ 68,062	\$ 248,070	\$ 3,287	\$ 375,167	\$ 191,760	\$ 257,269	\$ 240,057	\$ 274,732	\$ 523,598	\$ 6,302	\$ 7,387
Net Change in Fund Balance - Fiscal Year 2023	-	-	568	-	2,454	13,533	3,657	-	2,525	-	-	-	659	741
Reserves - Fiscal Year 2023 Addition	14,000	1,400	8,000	2,400	15,675	7,580	25,000	12,000	13,280	11,000	10,000	27,000	1,925	2,300
<b>Total Funds Available (Estimated) - 9/30/2023</b>	<b>283,286</b>	<b>84,565</b>	<b>337,617</b>	<b>70,462</b>	<b>266,199</b>	<b>24,399</b>	<b>403,824</b>	<b>203,760</b>	<b>273,074</b>	<b>251,057</b>	<b>284,732</b>	<b>550,598</b>	<b>8,886</b>	<b>10,428</b>
<b>ALLOCATION OF AVAILABLE FUNDS</b>														
<b>Assigned Fund Balance</b>														
Operating Reserve - Operating Capital (1)	5,639	2,033	3,714	2,291	5,685	-	8,453	4,745	5,073	4,488	4,231	8,581	1,223	1,315
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	800	8,000	1,950	14,000	5,040	15,000	10,000	9,720	8,000	10,000	20,000	-	-
<b>Total Reserves-Roadways</b>	<b>197,423</b>	<b>57,770</b>	<b>192,645</b>	<b>38,341</b>	<b>203,930</b>	<b>(113)</b>	<b>195,798</b>	<b>112,267</b>	<b>152,667</b>	<b>110,160</b>	<b>182,026</b>	<b>285,794</b>	<b>-</b>	<b>-</b>
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	600	-	450	1,675	2,540	10,000	2,000	3,560	3,000	-	7,000	1,925	2,300
<b>Total Reserves-Sidewalks</b>	<b>27,660</b>	<b>4,654</b>	<b>3,293</b>	<b>2,460</b>	<b>9,219</b>	<b>2,540</b>	<b>54,479</b>	<b>10,744</b>	<b>23,380</b>	<b>29,544</b>	<b>1,936</b>	<b>33,330</b>	<b>6,225</b>	<b>7,368</b>
Subtotal	230,722	64,457	199,652	43,092	218,834	2,427	258,730	127,756	181,120	144,192	188,193	327,705	7,448	8,683
<b>Total Allocation of Available Funds</b>	<b>230,722</b>	<b>64,457</b>	<b>199,652</b>	<b>43,092</b>	<b>218,834</b>	<b>2,427</b>	<b>258,730</b>	<b>127,756</b>	<b>181,120</b>	<b>144,192</b>	<b>188,193</b>	<b>327,705</b>	<b>7,448</b>	<b>8,683</b>
<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 52,564</b>	<b>\$ 20,107</b>	<b>\$ 137,965</b>	<b>\$ 27,370</b>	<b>\$ 47,364</b>	<b>\$ 21,972</b>	<b>\$ 145,095</b>	<b>\$ 76,003</b>	<b>\$ 91,954</b>	<b>\$ 106,865</b>	<b>\$ 96,539</b>	<b>\$ 222,893</b>	<b>\$ 1,438</b>	<b>\$ 1,745</b>

**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
<b>REVENUES</b>							
Interest - Investments	\$ 1,687	\$ 20	\$ 200	\$ 12	\$ 4	\$ 16	\$ 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)
<b>TOTAL REVENUES</b>	<b>624,695</b>	<b>619,714</b>	<b>619,353</b>	<b>616,960</b>	<b>9,235</b>	<b>626,195</b>	<b>619,178</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	12,415	12,394	12,899	12,232	185	12,417	12,899
<b>Total Administrative</b>	<b>12,415</b>	<b>12,394</b>	<b>12,899</b>	<b>12,232</b>	<b>185</b>	<b>12,417</b>	<b>12,899</b>
<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
<b>Total Debt Service</b>	<b>608,159</b>	<b>615,818</b>	<b>607,971</b>	<b>143,883</b>	<b>463,883</b>	<b>607,766</b>	<b>609,365</b>
<b>TOTAL EXPENDITURES</b>	<b>620,574</b>	<b>628,212</b>	<b>620,870</b>	<b>156,115</b>	<b>464,067</b>	<b>620,182</b>	<b>622,264</b>
Excess (deficiency) of revenues Over (under) expenditures	4,121	(8,498)	(1,517)	460,845	(454,832)	6,013	(3,086)
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	(989)	(8)	-	(4)	-	(4)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(3,086)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(989)</b>	<b>(8)</b>	<b>-</b>	<b>(4)</b>	<b>-</b>	<b>(4)</b>	<b>(3,086)</b>
Net change in fund balance	3,132	(8,506)	(1,517)	460,841	(454,832)	6,009	(3,086)
<b>FUND BALANCE, BEGINNING</b>	<b>303,952</b>	<b>307,083</b>	<b>298,577</b>	<b>298,577</b>	<b>-</b>	<b>298,577</b>	<b>304,586</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 307,084</b>	<b>\$ 298,577</b>	<b>\$ 297,060</b>	<b>\$ 759,421</b>	<b>\$ (454,832)</b>	<b>\$ 304,586</b>	<b>\$ 301,500</b>

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

Period Ending	Outstanding Principal	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2022	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
		<b>7,480,000</b>			<b>2,919,321</b>	<b>10,399,321</b>	<b>10,399,321</b>



**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 Schedule**  
Fiscal Year 2023

2023 vs 2022 ASSESSMENT MATRIX

Parcel Unit	Subdivision Name	Lot Size	Product Type	# Lots	Assessments							
					O&M	Garbage Pick Up	Special Village	Deed Rest. Enforcement	Series 2018 DS	FY 2023 Total	FY 2022 Total	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$823.02	\$119.53	\$31.89	\$51.87	\$174.08	\$1,200.39	\$1,189.47	0.92%
9.2	Morningside	60'x110'	SF	63	\$823.02	\$119.53	\$31.89	\$51.87	\$174.08	\$1,200.39	\$1,189.47	0.92%
9.3	Morningside	60'x110'	SF	56	\$823.02	\$119.53	\$31.89	\$51.87	\$174.08	\$1,200.39	\$1,189.47	0.92%
10.1	Deer Run	65'x115'	SF	66	\$823.02	\$119.53	\$38.80	\$51.87	\$178.55	\$1,211.77	\$1,199.94	0.99%
10.2	Deer Run	65'x115'	SF	51	\$823.02	\$119.53	\$38.80	\$51.87	\$178.55	\$1,211.77	\$1,199.94	0.99%
10.3	Deer Run	65'x115'	SF	32	\$823.02	\$119.53	\$38.80	\$51.87	\$178.55	\$1,211.77	\$1,199.94	0.99%
11.1	Manor Isle	80'x120'	SF	38	\$823.02	\$119.53	\$278.87	\$51.87	\$402.63	\$1,675.92	\$1,632.79	2.64%
11.2	Manor Isle	80'x120'	SF	39	\$823.02	\$119.53	\$278.87	\$51.87	\$402.63	\$1,675.92	\$1,632.79	2.64%
12.1	Longleaf	35'x110'	SVIL	124	\$823.02	\$119.53	\$172.68	\$0.00	\$318.33	\$1,433.56	\$1,411.03	1.60%
12.2	Longleaf	35'x110'	SVIL	96	\$823.02	\$119.53	\$172.68	\$0.00	\$318.33	\$1,433.56	\$1,411.03	1.60%
14.1	Covina Key	Townhome	TH	84	\$470.29	\$0.00	\$91.77	\$0.00	\$296.59	\$858.66	\$846.68	1.41%
14.2	Covina Key	Townhome	TH	82	\$470.29	\$0.00	\$91.77	\$0.00	\$296.59	\$858.66	\$846.68	1.41%
14.3	Anand Vihar	Multi Family	MF	24	\$274.34	\$0.00	\$0.00	\$0.00	\$51.77	\$326.11	\$326.11	0.00%
14.4	Anand Vihar	Townhome	TH	155	\$470.29	\$0.00	\$0.00	\$0.00	\$88.76	\$559.05	\$559.05	0.00%
15.1	Lettingwell	40'x110	SVIL	86	\$823.02	\$119.53	\$342.22	\$0.00	\$405.78	\$1,690.55	\$1,663.21	1.64%
15.2	Glenham	40'x110	SF	64	\$823.02	\$119.53	\$166.00	\$51.87	\$461.60	\$1,622.02	\$1,593.61	1.78%
16.1	Sedgwick	Townhome	TH	129	\$470.29	\$0.00	\$178.60	\$0.00	\$297.53	\$946.42	\$923.13	2.52%
16.2	Vermillion	Townhome	TH	174	\$470.29	\$0.00	\$107.24	\$0.00	\$249.77	\$827.31	\$813.32	1.72%
16.3	Charlesworth	Townhome	TH	118	\$470.29	\$0.00	\$213.60	\$0.00	\$346.68	\$1,030.57	\$1,002.71	2.78%
16.4	Tullamore	Townhome	TH	130	\$470.29	\$0.00	\$153.42	\$0.00	\$229.14	\$852.85	\$832.83	2.40%
17.1	Wrencrest	50'x110	SF	71	\$823.02	\$119.53	\$152.57	\$51.87	\$363.77	\$1,510.77	\$1,484.10	1.80%
17.2	Wrencrest	50'x110	SF	102	\$823.02	\$119.53	\$152.57	\$51.87	\$363.77	\$1,510.77	\$1,484.10	1.80%
17.3	Wrencrest	40'x110	SF	80	\$823.02	\$119.53	\$152.57	\$51.87	\$363.77	\$1,510.77	\$1,484.10	1.80%
18.1	Iverson	60'x110'	SF	81	\$823.02	\$119.53	\$151.32	\$51.87	\$478.13	\$1,623.87	\$1,597.37	1.66%
18.2	Iverson	60'x110'	SF	89	\$823.02	\$119.53	\$151.32	\$51.87	\$478.13	\$1,623.87	\$1,597.37	1.66%
18.3	Colehaven	80'x120'	SF	51	\$823.02	\$119.53	\$178.05	\$51.87	\$565.54	\$1,738.01	\$1,708.01	1.76%
ZCOM			ZCOM	6.151	\$16,460.30	\$0.00	\$0.00	\$0.00		\$16,460.30	\$16,460.30	0.00%
Total				2168.151								

**GENERAL FUND**

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 790,094	\$823.02
VILLA	16.15%	306	\$ 251,843	\$823.02
TH	26.29%	872	\$ 410,096	\$470.29
MF	0.42%	24	\$ 6,584	\$274.34
COMM	6.49%	6.15	\$ 101,247	\$16,460.30
<b>100.00%</b>		<b>\$1,559,864</b>		

	FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
GROSS ASSESSMENT	\$1,559,864	<b>\$1,559,864</b>	
ASSMT PER UNIT			
SF	\$823.01	<b>\$823.02</b>	0.00%
VILLA	\$823.01	<b>\$823.02</b>	0.00%
TH	\$470.29	<b>\$470.29</b>	0.00%
MF	\$274.34	<b>\$274.34</b>	0.00%
COMM	\$16,460.30	<b>\$16,460.30</b>	0.00%
<b>100.00%</b>			

**TRASH COLLECTION**

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

## DEED RESTRICTION

	UNITS/ ACRES	FISCAL YEAR 2022	FISCAL YEAR 2023	Increase / (Decrease)
GROSS ASSESSMENT		\$43,303	<b>\$49,798</b>	
ASSMT PEF <i>RESIDENTIAL</i>	960	\$45.11	<b>\$51.87</b>	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			<b>1,983.00</b>	<b>287,035.15</b>	

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

**6B.**

## **RESOLUTION 2022-05**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022; AND ENDING SEPTEMBER 30, 2023**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2022, submitted to the Board of Supervisors (the “Board”) a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Meadow Pointe II Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Annual Budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 17, 2022, as the date for a Public Hearing thereon and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. The Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager’s Proposed Budget, attached hereto as an Exhibit, as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.

- c. The Adopted Budget, as amended, shall be maintained in the Office of the District Manager and the District's Records Office and identified as "The Budget for the Meadow Pointe II Community Development District for the Fiscal Year Ending September 30, 2023, as Adopted by the Board of Supervisors on August 17, 2022."

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Meadow Pointe II Community Development District, for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, the sum of Dollars (\$\_\_\_\_\_) to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
TOTAL ALL FUNDS	\$

## **Section 3. Supplemental Appropriations**

The Board may authorize by Resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more



than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 17<sup>th</sup> day of August, 2022.

ATTEST:

**BOARD OF SUPERVISORS  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Robert Nanni  
Secretary

By: \_\_\_\_\_  
Jamie Childers  
Chairperson

**6C**

# **RESOLUTION 2022-06**

## **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Meadow Pointe II Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s Budget for Fiscal Year 2023 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget for Fiscal Year 2023; and

**WHEREAS**, the provision of such services, facilities and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides the District may impose special assessments on benefited lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of Pasco County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interest of the District to proceed with the imposition of the special assessments; and

**WHEREAS**, it is in the best interest of the District to adopt the Assessment Roll of the Meadow Pointe II Community Development District (the “Assessment Roll”), and to certify the Assessment Roll to the Pasco County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the Pasco County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Pasco County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. Recitals.** All of the whereas clauses are incorporated herein.

**SECTION 2. BENEFIT.** The provision of the services, facilities and operations as described in Exhibit “A” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown on Exhibit “A.”

**SECTION 3. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “A.”

**SECTION 4. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Pasco County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit “A.”

**SECTION 5. ASSESSMENT ROLL.** The District's Assessment Roll, is hereby certified to the Pasco County Tax Collector and shall be collected by the Pasco County Tax Collector in the same manner and time as Pasco County taxes. The Chair of the Board designates the District Manager to perform the certification duties. The proceeds therefrom shall be paid to the Meadow Pointe II Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the Pasco County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with

any such updates, for such time as authorized by Florida law, to the Pasco County Property Roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Meadow Pointe II Community Development District and a copy of this Resolution shall be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with the law.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of August, 2022.

ATTEST:

**BOARD OF SUPERVISORS  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Robert Nanni  
Secretary

By: \_\_\_\_\_  
Jamie Childers  
Chairperson

## **Seventh Order of Business**

**7A**

**MINUTES OF JOINT MEETING  
MEADOW POINTE II AND MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICTS**

A joint meeting of the Board of Supervisors of the Meadow Pointe II and Meadow Pointe III Community Development Districts was held Wednesday, June 29, 2022 at 6:30 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

Jamie Childers	Chairperson, Meadow Pointe II
John Picarelli	Vice Chairman, Meadow Pointe II
Dana Sanchez	Assistant Secretary, Meadow Pointe II
Robert Signoretti	Assistant Secretary, Meadow Pointe II
Michael Hall	Chairman, Meadow Pointe III (via Zoom)
Paul Carlucci	Vice Chairman, Meadow Pointe III
Michael Torres	Assistant Secretary, Meadow Pointe III
Glen Aleo	Assistant Secretary, Meadow Pointe III
John Johnson	Assistant Secretary, Meadow Pointe III

Also present were:

Darryl Addams	District Manager, Meadow Pointe III
Justin Lawrence	Clubhouse Manager, Meadow Pointe III
Andrew Salzman	District Counsel, Meadow Pointe II
Regina Kardash	District Counsel, Meadow Pointe II
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**

**Introductions**

Board members and staff introduced themselves, and a quorum was established.



**THIRD ORDER OF BUSINESS****Opening Comments**

- Ms. Childers noted that Meadow Pointe II requested this meeting as a result of issues on Wrencrest Drive.

**FOURTH ORDER OF BUSINESS****Wrencrest Drive Issues**

- Mr. Carlucci discussed speeding vehicles on Wrencrest Drive. The speed signs should be at a consistent rate, as it starts at 25 MPH and increases to 35 MPH. He suggested approaching the County together in this regard. Police cannot start ticketing speeding vehicles until they are going at 36 MPH. Ms. Sanchez indicated approaching the County is not an easy process.
- All major roads in Meadow Pointe II are at 35 MPH, and 25 MPH in Meadow Pointe III.
- Residents were not concerned that they were being ticketed by the police for speeding, they just paid the ticket and continued speeding.
- Mr. Aleo suggested Mr. Hall may be able to address the speed limit change process, as he is a Civil Engineer for Hillsborough County. Mr. Hall suggested approaching both the Pasco County Planning and Traffic Departments to accomplish this.
- Safety of residents is the most important concern.
- Ms. Childers commented roads were paved, but so many vehicles are coming through and wearing them down. Wrencrest residents will be required to pay for the roads to be re-paved.
- Many homes for sale on Wrencrest Drive are being purchased by rental companies, not homeowners, which lowers the value of the community. Many renters do not take good care of the property.
- Mr. Torres commented both communities can combine forces and approach the County. Action is better than no action. He is in favor of other alternatives including speed bumps. This may slow the traffic down significantly, and those who do not like them may find other roads rather than Wrencrest Drive.
- Mr. Signoretti indicated there is drag racing as well. He believes speed bumps slow down response of emergency vehicles.

- 73 • Mr. Hall concurred with this statement, and suggested having the Meadow Pointe  
74 III Engineer contact Pasco County to determine the best way to approach the Pasco  
75 County Board.
- 76 • Ms. Sanchez is concerned with the school time changes affecting this issue.
- 77 • Meadow Pointe III has a Deputy on duty who enforces residents to move their cars  
78 if they are blocking anything.
- 79 • Ms. Sanchez indicated Meadow Pointe II was having issues with the law  
80 enforcement, as they could not perform speed enforcement due to lack of radar and  
81 writing few tickets. Radar was requested and denied.
- 82 • Mr. Picarelli indicated that closing off the road to outsiders would alleviate many  
83 problems. Most of the speeders are using the street as a thoroughfare.
- 84 • Ms. Childers is in favor of changing the speed limit signs. Deputies were only in  
85 the community for 20 hours at a time, even though the District was paying for full-  
86 time service.
- 87 • Mr. Hall believes the two Districts should have been designed separately. He  
88 suggested speeding cameras, and the tickets can be sent to violators via U.S. Mail.
- 89 • Mr. Torres advised Meadow Pointe II to hire off-duty officers. He advised the  
90 Board to re-visit monitoring with the Sheriff's Office.
- 91 • Ms. Sanchez is concerned Meadow Pointe II would bear all the costs associated  
92 with law enforcement.
- 93 • Mr. Aleo indicated speeding is going to become a growing problem for Meadow  
94 Pointe III once Meadow Pointe Boulevard is widened.
- 95 • The law does not allow use of cameras for enforcement currently. Discussion  
96 ensued.
- 97 • Mr. Hall suggested asking their Deputy to run radar for approximately two weeks  
98 on Wrencrest at Nickerson or one of the roads just inside Meadow Pointe II. Mr.  
99 Hall will ensure their District Engineer attends their next meeting to discuss the  
100 issue in trying to get the speed consistent for each District, at 25 MPH. He  
101 suggested Mr. Addams may work with Mr. Nanni to determine what is satisfactory  
102 to both Districts.

- 103 • Ms. Childers discussed the fact that the school buses will not be picking up children
- 104 in certain areas, as the boundaries have changed.
- 105 • Mansfield Boulevard will be widened at some point.
- 106 • The waste collection contract was briefly discussed.
- 107 • Mr. Johnson suggested both District Managers can get ideas from what other
- 108 communities have done with regards to traffic enforcement.
- 109 • Ms. Childers discussed the history behind the development of Wrencrest.
- 110 • Ms. Sanchez commented that Meadow Pointe III gates do not have 24-hour access
- 111 to the roads, which may be a violation since the roads were built with bonds.
- 112 • The Boards summarized the discussions.
- 113 ➤ The Meadow Pointe III Board will discuss the process for lowering the
- 114 speed limit with their District Engineer.
- 115 ➤ Ms. Childers of Meadow Pointe II will investigate use of cameras for traffic
- 116 enforcement.
- 117 ➤ The Meadow Pointe III Board will ask their Deputy to test whether vehicles
- 118 are following traffic rules, and prepare a report.

**FIFTH ORDER OF BUSINESS****Open Discussion Between Boards**

- 121 • Ms. Childers discussed scheduling another joint meeting in the future.
- 122 • The Meadow Pointe II District Manager and the Districts' Counsel should attend
- 123 the next joint meeting.

**SIXTH ORDER OF BUSINESS****Audience Comments**

126 Residents addressed the following items:

- 127 • Many vehicle incidents, and the fact that children cannot play outside due to the
- 128 speeding issues.
- 129 • The two Districts uniting in this regard.
- 130 • Use of speed cameras.
- 131 • Cost issues related to the different incidents.
- 132 • Making the speed limit 25 MPH throughout the two Districts.
- 133 • Parking issues at the school. Residents should post complaints regarding the school
- 134 bus pick-up.

- 135 • Having a gate between the two properties. This may help to alleviate speed issues.
- 136 The cost should be shared between the two Districts.
- 137 • Use of the back gate for convenience.
- 138 • Having established policies regarding the roads.
- 139 • Speed humps, and the amount of time emergency vehicles will take to get through.
- 140 • Open gates in which the bar comes down after each vehicle enters.
- 141 • Speeding statistics.
- 142 • Financial resources between the two Districts, and separation of the Districts.
- 143 • Placement of additional stop signs throughout the area.
- 144 • Placement of a gate legally. For the record, the gate which was previously placed,
- 145 was removed by the County.
- 146 • Communication between Board members and residents.
- 147 • The background regarding gate remotes was discussed by a Meadow Pointe III
- 148 Board member.
- 149 • Parking of vehicles by Estancia residents.
- 150 • Mr. Picarelli commented on the call boxes. Meadow Pointe III denied Meadow
- 151 Pointe II residents remotes for the call boxes.
- 152 • Mr. Signoretti discussed the different comments by audience members.
- 153 • Use of the Facebook page by residents to discuss District business was briefly
- 154 discussed.
- 155 • Mr. Addams requested that Board members from both Districts send any
- 156 information or ideas regarding these issues to him, and he will create a working
- 157 document.
- 158 • Ms. Childers discussed the need to move forward to resolve these issues, and not
- 159 go back to the past.
- 160 • There was discussion regarding the Joint Use Agreement.
- 161 • There will be further discussion by the Meadow Pointe II Board to determine a
- 162 liaison between the two Boards.
- 163 • Mr. Aleo discussed past issues with the Deputies.

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**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Childers, seconded by Mr. Picarelli, with all  
in favor, the meeting was adjourned.

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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, July 6, 2022, and called to order at 6:34 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present were:

Sheila Diaz	Operations Manager
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.

On MOTION by Mr. Signoretti, seconded by Ms. Darner, with all in favor, Mr. Picarelli was authorized to attend and vote at the meeting remotely.

**THIRD ORDER OF BUSINESS**

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

The Pledge of Allegiance was recited, and a moment of silence was observed.

**FOURTH ORDER OF BUSINESS**

**Additions or Corrections to the Agenda**

The following items were added to the agenda:

- *Discussion of Political Signs under Approval/Disapproval/Discussion.*
- *Discussion of Burned-Down Home on Iverson Property under Architectural Review.*
- *Discussion of Sidewalks under District Engineer.*

**FIFTH ORDER OF BUSINESS**

**Audience Comments (Comments Limited  
to 3 Minutes)**

Audience members commented on the following items:

- Open gates in Meadow Pointe III.
- Ms. Childers addressed the recent joint meeting with Meadow Pointe III.
- Attorney drafting letter regarding maintenance of the Ridge.
- Disappointment with Meadow Pointe III Board.
- Speed bumps.
- Police radar.
- Speeding fines.
- Wrencrest Gate.
- Deed Restrictions. There is no DRVC in place, and there is no direction.
- Closing off the road in Wrencrest.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Residents Council**

There being no report, the next item followed.

**B. Government/Community Updates**

- Mr. Signoretti will present an update regarding the 7-Eleven construction on Mansfield at the next meeting. Although this is not in the CDD's jurisdiction, residents should be made aware of what is going on in this area.

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

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

There being none,

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

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

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-52	Glenham	30307 Glenham	Paint Home	See Below
2022-54	Iverson	1420 Wylie	New Roof	Approved

- Under 2022-52, the dark-colored garage was denied as presented.

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

**i. Discussion of Burned-Down Home on Iverson Property**

- The fire started approximately seven years ago.
- The CDD obtained a Quit Claim to maintain the property and mow the grass.
- Residents investigated and the CDD is shown as the property owner.
- Mr. Picarelli indicated that if anyone purchases the property, the CDD will have authority to release responsibility.
- Ms. Childers indicated the property is not on the CDD's tax roll. The taxes have not been paid.
- Ms. Fernandez responded to this issue. Mr. Picarelli read the response into the record. The CDD does not have clear title to the property. There are a few different liens on the property.
- Mr. Signoretti suggested hiring a real estate attorney.



**B. District Counsel**

- Ms. Kardash apprised Mr. Cohen regarding the joint meeting.
- Ms. Childers discussed speed cameras with Mr. Cohen, who noted this is not a viable option.
- The contract with Metro Gates commences August 2, 2022, with Complete I.T. working until August 1, 2022.

**C. District Engineer**

Mr. Dvorak's report was presented for discussion.

- Mr. Ken Martin of Martin Aquatics will attend the next meeting to discuss whether the lap pool is an option for the District.
- The Stormwater Needs Analysis was submitted for filing to the County on June 29, 2022.
- With regards to the SWFWMD violation notices, all material which was not supposed to be in the wetlands has been removed. It appears that all residents who received the letter are now in compliance.

**i. Discussion of Sidewalks**

- Ms. Sanchez is concerned with the contract. There has been additional pricing which was not presented to the Board. Change Orders should be issued for any changes to the contract, which must be approved by the Board.
- Mr. Picarelli indicated that Mr. Laverty, the maintenance person for the District, made Ms. Diaz aware he found other areas in Deer Run which had to be re-done. Ms. Diaz commented that a resident tripped on the sidewalk in question, and there was agreement to re-do that sidewalk. Ms. Diaz has not heard from Mr. Dvorak at all.
- Ms. Childers will contact Mr. Dvorak and Rick, and make them aware that Change Orders must be prepared and reviewed by the Board for any additional work.
- Mr. Picarelli indicated certain repairs had to be made immediately. Ms. Childers is concerned whether JMT performed a thorough a walk-through with FAC and marked all of the sidewalks.
- There is a lack of communication.
- A lengthy discussion ensued.
- FAC is not cleaning up after they finish the work.

**D. Operations Manager**

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

- No Board members can be present for the next OLM walk-through.
- Cameras look good.
- No digging was needed to repair the cable.

**NINTH ORDER OF BUSINESS**

**Approval/Disapproval/Discussion**

**A. Discussion of Political Signs**

Mr. Picarelli led this discussion.

- This is the time of year in which the Board allows potential Board candidates to place political signs.

Mr. Picarelli MOVED to allow candidates running for CDD positions to post their signs if they are campaigning on CDD property, and Ms. Darner seconded the motion.

- Ms. Sanchez indicated there should be a starting date, as it is too early at this time. She recommended 60 days prior.
- Mr. Picarelli requested September 1, 2022 until the day after the election.

Mr. Picarelli MOVED to amend the prior motion to allow political signs to be placed on CDD property by CDD candidates 60 days prior to the election, to be removed immediately after Election Day, and Ms. Darner seconded the motion.

There being no further discussion,

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

- This information will be included on the next newsletter.

**TENTH ORDER OF BUSINESS**

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

Audience members commented on the following items:

- Staff follow-up on items throughout the community, which Ms. Childers explained.
- Fee for use of the fitness room. There is a one-time fee.
- The vacant lot on Baythorne.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor Comments**

- Mr. Signoretti voiced his concern regarding the Engineer.
- Ms. Sanchez is concerned with the sidewalk project and the overrun costs.
- Ms. Sanchez was disappointed with the recent joint meeting with Meadow Pointe III. She suggested the possibility of scheduling a Shade Meeting.
- Ms. Darner is not in favor of a Shade Meeting, as too much money is being spent on this issue.
- Ms. Darner is concerned about the engineer. She is not in favor of always contacting the attorney. Mr. Dvorak needs to be reminded of the Board's expectations.
- Mr. Picarelli discussed Wrencrest Drive. It appears Meadow Pointe III expects Meadow Pointe II to provide solutions to the issue, even though their residents have created the problem. He believes the two roads should be separated.
- Mr. Picarelli briefly discussed the engineer and the walk-throughs.
- Mr. Picarelli discussed the vacant lot at Iverson. The CDD can ensure it is reimbursed for any costs to get the project of having a home built started.
- Ms. Childers discussed JMT. She has spoken to Mr. Dvorak previously regarding expectations. She suggested possibly speaking to his supervisor. She will discuss the details with Ms. Diaz.
- Ms. Childers discussed Wrencrest. She believes a Shade Meeting may be necessary. It should be held before the first meeting of September.
- Ms. Childers reminded the Board they may contact Mr. Nanni individually to request agenda items for the meetings.
- Ms. Childers will request Change Orders for all the additional work on the sidewalks.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Sanchez, seconded by Mr. Signoretti, with all in favor, the meeting was adjourned at 8:14 p.m.
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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, July 20, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

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

Also present were:

Robert Nanni	District Manager
Robert Dvorak	District Engineer
Sheila Diaz	Operations Manager
Kelly Wright	Residents Council
Complete I.T. Representative	
Ken Martin	Martin Aquatic
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 items were added to the Agenda under *Action Items for Board Approval/Disapproval/Discussion*:

- Discussion of District II County Commissioner Candidates.
- Discussion of Interview Board for Clubhouse Manager Position.

**FIFTH ORDER OF BUSINESS**

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

Audience members commented on the following items:

- Injuries regarding raised sidewalks. Ms. Childers indicated the contract for repair of the sidewalks was executed. Work should be commencing shortly.
- Roof replacement documentation. The item will be addressed at this meeting

**SIXTH ORDER OF BUSINESS**

**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**

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

There being none,

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the Consent Agenda, consisting of the Minutes of the June 1, 2022 Meeting and Workshop, June 15, 2022 Meeting, Financial Report as of June 30, 2022, and Deed Restrictions, was approved. (4-0)

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Residents Council**

There being no report, the next item followed.

**B. Government/Community Updates**

- Mr. Signoretti spoke to a representative at the Traffic Department regarding Mansfield. Residents have approached them. The County does not conduct traffic enforcement. Any incidents need to be reported to the Sheriff's Office.

**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>
2022-58	Colehaven	1503 O'Bear	New Roof	Approved

On VOICE vote, with all in favor, the Architectural Review Report was accepted as presented. (4-0)

**NINTH ORDER OF BUSINESS****Action Items for Board****Approval/Disapproval/Discussion****A. Presentation by Mr. Ken Martin of Martin Aquatic Regarding the Lap Pool**

- Mr. Martin discussed his company's background.
- Mr. Martin discussed his clients throughout the State, which include Disney and Royal Caribbean.
- If chosen as the aquatic contractor, Mr. Martin's staff would attend the pre-bid meeting.

*The record shall reflect Ms. Darner joined the meeting at 6:45 p.m.*

- Mr. Picarelli specified that a zero-entry pool without a beach, with a lap pool on the other end would be requested.
- The option already prepared will be presented to the Board along with other possible options.
- Conceptual designs will be presented to the Board. The designs would be presented for Board approval, after which design development would take place. Budgetary concerns would be addressed. Construction documents would be prepared which contain all details.
- A bid set will be created for the Board.
- The design process takes three to four months. The bid process takes one month. The bid documents are presented to the Department of Health, and they stamp the documents as approved. The documents are then submitted to the Building Department by the contractor for a permit.
- Ms. Darner indicated the District already has plans. Mr. Martin indicated they will have many pages of detailed plans necessary for the permit.

- Ms. Childers commented that the Board already has a design concept.
- Mr. Martin's staff would add more important details to the plans.
- Mr. Martin indicated one restroom would not be sufficient for this pool.
- Ms. Sanchez does not believe this pool should be sizeable for the high school, as the Board needs to investigate the District's finances to ensure this is affordable, since the original pricing is from 2017.
- Mr. Martin's staff will prepare a design, present it to Mr. Dvorak, and send to the Board members individually for review.
- Mr. Martin discussed a pool they are working on at the Grove.

**EIGHTH ORDER OF BUSINESS****Reports (Continued)****B. District Manager**

- Mr. Nanni advised he will work with Mr. Signoretti and Ms. Diaz to prepare a short list of applicants for the Operations Manager position for the Board to review. The Board briefly addressed the current list of applicants.
- Mr. Nanni made the Board aware that he would not be able to attend today's workshop.

**C. District Engineer**

- Ms. Childers, Mr. Dvorak and Rick will meet within the next two weeks to review all the items which were requested as Change Orders for the sidewalk repairs. Mr. Dvorak confirmed Rick walked through the community and verified everything listed on the RFP was to be repaired, but he did not look for additional work. Mr. Picarelli would like any missed work to get done while the workers are on site. This will be addressed at that meeting.
  - Ms. Sanchez discussed the finances to pay for the additional work.
  - There were issues with the line locations to be marked, as some areas were not marked.
  - Ms. Diaz noted there are several areas in Iverson to be repaired which were not marked.
  - Ms. Childers requested that Rick send an email to Ms. Diaz after he has walked through a site to make her aware of what is going on, and what



additional sites need to be repaired. Staff will take photos and all information would be submitted to the Board.

- Work on the ponds is ongoing. The target date for the report to be submitted is the end of November. All violations have been corrected.

**D. District Counsel**

- Ms. Childers will contact Mr. Cohen to schedule the Shade Meeting before the next joint meeting with Meadow Pointe III.

**E. Operations Manager**

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

- The Board discussed landscaping, and the fact that everything does not look good. Mr. Picarelli will be available to participate in the August walk-through.
- Ms. Diaz expressed her disappointment with JMT regarding the sidewalk work. Numerous repairs are required in Iverson. There is a lack of communication with FAC, Rick and Mr. Dvorak. Discussion ensued. Ms. Sanchez commented that FAC should contact Ms. Diaz when there is additional work.
  - Ms. Childers discussed being able to contact Mr. Dvorak and Rick to let them know that as FAC approaches an area which they believe needs to be repaired which is not on the original list, the address should be emailed Ms. Diaz, and a staff member will go to that address and document the necessary repair, and FAC should give a general idea as to how much the Change Order would be, and Ms. Diaz will have the Board's approval of the changes.
  - The Board discussed the budget in this regard. The cost for the sidewalk repairs is not part of the bond, and will have to come from each community's Reserve.
  - Ms. Diaz presented an invoice from FAC which includes three change orders. The first is for Colehaven in the amount of \$14,222.21; the second is for Deer Run in the amount of \$2,500, and the third is for Glenham in the amount of \$10,482.56. Ms. Diaz will send a breakdown of the total costs.
- The Board discussed the JMT invoice. Ms. Childers reviewed the invoice, and noted it appeared to be reasonable. The Board concurred with paying the invoice.

**NINTH ORDER OF BUSINESS****Action Items for Board  
Approval/Disapproval/Discussion  
(Continued)****B. Discussion of District II County Commissioner Candidates**

- Mr. Picarelli suggested that he or Mr. Signoretti contact the candidates for District II County Commissioner and invite them to the Meadow Pointe II CDD Meeting in September or October, and speak to the residents regarding their platform for being elected.
- Ms. Sanchez is concerned with the size of the crowd who may attend this meeting. Mr. Signoretti will contact them. He is not concerned with the crowd and if the room is filled to capacity, as the remaining residents can attend the meeting via Zoom.
- Ms. Childers advised to have all the candidates present at the same meeting, but if some of the candidates cannot attend that meeting, they can be present at one of the other Board meetings. Residents may submit questions prior to the meeting.

**C. Discussion of Interview Board for Clubhouse Manager Position**

Mr. Nanni addressed this item during his report.

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

Audience members commented on the following items:

- Sidewalk Reserves. This information is on the District's website.
- Sidewalk repairs in Longleaf. There are no markings for sidewalks to be repaired. There is a spreadsheet with this information.
- Location of meeting with District II candidates.
- Verification of sidewalk repairs by the District Engineer.
- Markings for sidewalk repairs. Ms. Sanchez suggested having Mr. Lavery go through Iverson and re-mark the sidewalks which need to be repaired. Discussion ensued. The Board concurred to have this done.

**ELEVENTH ORDER OF BUSINESS****Supervisors' Remarks**

- Mr. Signoretti and Ms. Childers thanked residents for attending the meeting.
- Ms. Sanchez thanked a resident for recognizing the sidewalk marking issue in Iverson.

**TENTH ORDER OF BUSINESS**

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

Residents commented on the following items:

- Mailboxes. Ms. Sanchez has not heard back with pricing.

**ELEVENTH ORDER OF BUSINESS**

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

There being no further business,

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the meeting was adjourned at 8:57 p.m., and the Board proceeded to a Workshop. (5-0)

---

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, July 20, 2022, immediately following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present were:

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

*The following items were discussed during the July 20, 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**

- The Board reviewed and discussed the Fiscal Year 2023 budget items.
- Security and Alarms services were discussed.
- R&M-General Construction remains the same.
- Consideration of the irrigation contract has been tabled to the next meeting.
- Ms. Childers noted Solid Waste has been adjusted.

- Mr. Signoretti noted it should state in SOLitude's contract the amount allowed for incremental price increases.
- Ms. Diaz indicated R&M-Pond Maintenance should be cut in half.
- Ms. Diaz stated the pool company is charging a fuel surcharge for every invoice received.
- R&M-Court Maintenance should be decreased to \$1000.
- R&M-Pools Maintenance budget was tabled.
- R&M-Fitness Equipment and Playground should remain the same.
- Ms. Sanchez inquired whether financial reports are given to residents.
- Resident Council activities were discussed, and the Board requested a report after each event.
- O&M increased to \$40,000.
- Ms. Sanchez suggested fuel be increased to \$6,000.
- Reserve-Renewal and Replacement fund was discussed.
- Personnel Payroll and Maintenance was discussed.
- Employees must return uniforms after resignation or termination.
- Ms. Childers will have the accountant adjust the budget numbers for the next meeting.
- The Deed Restriction Fund was discussed.

**THIRD ORDER OF BUSINESS**

**Adjournment**

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

---

Jamie Childers  
Chairperson

**7B.**

**MEADOW POINTE II**  
**Community Development District**

*Financial Report*

*July 31, 2022*

**Prepared by**



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**MEADOW POINTE II**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2022**

**Balance Sheet**  
July 31, 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 - LONGLEAF (009)
<b>ASSETS</b>									
Cash - Checking Account	\$ 1,608,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	102,275	288,308	88,360	340,580	74,294	266,264	10,962	404,911
Investments:									
Money Market Account	4,975,178	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	6,859	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 6,620,314</b>	<b>\$ 102,275</b>	<b>\$ 288,308</b>	<b>\$ 88,360</b>	<b>\$ 340,580</b>	<b>\$ 74,294</b>	<b>\$ 266,264</b>	<b>\$ 10,962</b>	<b>\$ 404,911</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 20,572	\$ 296	\$ 495	\$ 330	\$ 330	\$ 330	\$ 330	\$ 330	\$ 495
Accrued Expenses	37,352	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,165,780	-	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>3,246,179</b>	<b>296</b>	<b>495</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>495</b>

**Balance Sheet**  
July 31, 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 - LONGLEAF (009)
<b><u>FUND BALANCES</u></b>									
<b>Nonspendable:</b>									
Prepaid Items	6,859	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-
<b>Restricted for:</b>									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
<b>Assigned to:</b>									
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
<b>Unassigned:</b>	2,008,777	90,309	84,914	26,439	154,693	35,747	78,589	10,632	194,690
<b>TOTAL FUND BALANCES</b>	<b>\$ 3,374,135</b>	<b>\$ 101,979</b>	<b>\$ 287,813</b>	<b>\$ 88,030</b>	<b>\$ 340,250</b>	<b>\$ 73,964</b>	<b>\$ 265,934</b>	<b>\$ 10,632</b>	<b>\$ 404,416</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 6,620,314</b>	<b>\$ 102,275</b>	<b>\$ 288,308</b>	<b>\$ 88,360</b>	<b>\$ 340,580</b>	<b>\$ 74,294</b>	<b>\$ 266,264</b>	<b>\$ 10,962</b>	<b>\$ 404,911</b>

**Balance Sheet**  
July 31, 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
<b>ASSETS</b>										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,608,327
Assessments Receivable	-	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	207,752	274,000	255,074	288,571	535,867	7,811	8,014	22,305	-	3,175,348
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	4,975,178
Construction Fund	-	-	-	-	-	-	-	-	2,653,423	2,653,423
Prepayment Account	-	-	-	-	-	-	-	8,243	-	8,243
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	122,704	-	122,704
Prepaid Items	-	-	-	-	-	-	-	-	-	6,859
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
<b>TOTAL ASSETS</b>	<b>\$ 207,752</b>	<b>\$ 274,000</b>	<b>\$ 255,074</b>	<b>\$ 288,571</b>	<b>\$ 535,867</b>	<b>\$ 7,811</b>	<b>\$ 8,014</b>	<b>\$ 304,857</b>	<b>\$ 2,653,423</b>	<b>\$ 12,731,637</b>
<b>LIABILITIES</b>										
Accounts Payable	\$ 330	\$ 330	\$ 330	\$ 330	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ 25,158
Accrued Expenses	-	-	-	-	-	-	-	-	-	37,352
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	9,568	3,175,348
<b>TOTAL LIABILITIES</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,568</b>	<b>3,260,333</b>

**Balance Sheet**  
July 31, 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
<b><u>FUND BALANCES</u></b>										
<b>Nonspendable:</b>										
Prepaid Items	-	-	-	-	-	-	-	-	-	6,859
Deposits	-	-	-	-	-	-	-	-	-	29,950
<b>Restricted for:</b>										
Debt Service	-	-	-	-	-	-	-	304,857	-	304,857
Capital Projects	-	-	-	-	-	-	-	-	2,643,855	2,643,855
<b>Assigned to:</b>										
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
<b>Unassigned:</b>	103,295	119,251	131,732	118,910	241,236	5,386	5,205	-	-	3,409,805
<b>TOTAL FUND BALANCES</b>	<b>\$ 207,422</b>	<b>\$ 273,670</b>	<b>\$ 254,744</b>	<b>\$ 288,241</b>	<b>\$ 535,537</b>	<b>\$ 7,811</b>	<b>\$ 8,014</b>	<b>\$ 304,857</b>	<b>\$ 2,643,855</b>	<b>\$ 9,471,304</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 207,752</b>	<b>\$ 274,000</b>	<b>\$ 255,074</b>	<b>\$ 288,571</b>	<b>\$ 535,867</b>	<b>\$ 7,811</b>	<b>\$ 8,014</b>	<b>\$ 304,857</b>	<b>\$ 2,653,423</b>	<b>\$ 12,731,637</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>								
Interest - Investments	\$ 250	\$ 208	\$ (1)	\$ (209)	-0.40%	\$ 21	\$ -	\$ (21)
Garbage/Solid Waste Revenue	151,330	151,330	151,330	-	100.00%	-	-	-
Interest - Tax Collector	-	-	3	3	0.00%	-	-	-
Special Assmnts- Tax Collector	1,559,864	1,559,864	1,559,864	-	100.00%	-	-	-
Special Assmnts- Discounts	(68,448)	(68,448)	(63,304)	5,144	92.48%	-	-	-
Other Miscellaneous Revenues	8,266	6,888	25,425	18,537	307.59%	689	488	(201)
Gate Bar Code/Remotes	5,000	4,167	3,687	(480)	73.74%	417	130	(287)
Access Cards	1,300	1,083	513	(570)	39.46%	108	18	(90)
<b>TOTAL REVENUES</b>	<b>1,657,562</b>	<b>1,655,092</b>	<b>1,677,517</b>	<b>22,425</b>	<b>101.20%</b>	<b>1,235</b>	<b>636</b>	<b>(599)</b>
<b><u>EXPENDITURES</u></b>								
<b><u>Administration</u></b>								
P/R-Board of Supervisors	24,000	20,000	19,600	400	81.67%	2,000	2,600	(600)
FICA Taxes	1,836	1,530	1,499	31	81.64%	153	199	(46)
ProfServ-Engineering	60,000	50,000	47,505	2,495	79.18%	5,000	2,705	2,295
ProfServ-Legal Services	40,000	33,333	16,296	17,037	40.74%	3,333	-	3,333
ProfServ-Mgmt Consulting	74,299	61,916	61,916	-	83.33%	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	2,083	1,553	530	62.12%	208	-	208
Auditing Services	4,400	4,400	4,400	-	100.00%	-	-	-
Postage and Freight	1,000	833	949	(116)	94.90%	83	35	48
Insurance - General Liability	38,012	38,012	31,396	6,616	82.59%	-	-	-
Printing and Binding	1,000	833	82	751	8.20%	83	1	82
Legal Advertising	1,000	833	2,558	(1,725)	255.80%	83	1,916	(1,833)
Miscellaneous Services	500	417	644	(227)	128.80%	42	47	(5)
Misc-Assessment Collection Cost	31,197	31,197	30,013	1,184	96.20%	-	-	-
Misc-Supervisor Expenses	500	417	73	344	14.60%	42	-	42
Office Supplies	150	125	-	125	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
<b>Total Administration</b>	<b>293,128</b>	<b>258,663</b>	<b>231,209</b>	<b>27,454</b>	<b>78.88%</b>	<b>17,232</b>	<b>13,695</b>	<b>3,537</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>								
Contracts-Security Services	30,000	25,000	-	25,000	0.00%	2,500	-	2,500
Contracts-Security Alarms	540	450	431	19	79.81%	45	43	2
R&M-General	10,000	8,333	2,038	6,295	20.38%	833	441	392
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
<b>Total Field</b>	<b>40,790</b>	<b>34,033</b>	<b>2,469</b>	<b>31,564</b>	<b>6.05%</b>	<b>3,378</b>	<b>484</b>	<b>2,894</b>
<b><u>Landscape Services</u></b>								
ProfServ-Landscape Architect	10,080	8,400	8,400	-	83.33%	840	840	-
Contracts-Landscape	149,000	124,167	124,992	(825)	83.89%	12,417	12,499	(82)
Contracts-Perennials	10,000	8,333	12,543	(4,210)	125.43%	833	-	833
R&M-Irrigation	6,000	5,000	3,155	1,845	52.58%	500	1,730	(1,230)
R&M-Landscape Renovations	30,000	25,000	12,791	12,209	42.64%	2,500	1,374	1,126
R&M-Mulch	15,580	15,580	20,286	(4,706)	130.21%	-	-	-
R&M-Trees and Trimming	4,000	3,333	-	3,333	0.00%	333	-	333
<b>Total Landscape Services</b>	<b>224,660</b>	<b>189,813</b>	<b>182,167</b>	<b>7,646</b>	<b>81.09%</b>	<b>17,423</b>	<b>16,443</b>	<b>980</b>
<b><u>Utilities</u></b>								
Contracts-Solid Waste Services	138,004	115,003	118,669	(3,666)	85.99%	11,500	11,702	(202)
Utility - General	7,500	6,250	5,470	780	72.93%	625	996	(371)
Electricity - Streetlights	210,000	175,000	186,022	(11,022)	88.58%	17,500	21,454	(3,954)
Utility - Reclaimed Water	13,000	10,833	7,857	2,976	60.44%	1,083	2,485	(1,402)
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%	-	-	-
<b>Total Utilities</b>	<b>382,531</b>	<b>321,113</b>	<b>325,692</b>	<b>(4,579)</b>	<b>85.14%</b>	<b>30,708</b>	<b>36,637</b>	<b>(5,929)</b>
<b><u>Lakes and Ponds</u></b>								
Contracts-Lakes	63,000	52,500	53,624	(1,124)	85.12%	5,250	5,538	(288)
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	-	-	-
R&M-Ponds	45,000	37,500	17,602	19,898	39.12%	3,750	(5,933)	9,683
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
<b>Total Lakes and Ponds</b>	<b>114,000</b>	<b>91,000</b>	<b>71,226</b>	<b>19,774</b>	<b>62.48%</b>	<b>9,000</b>	<b>(395)</b>	<b>9,395</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Parks and Recreation - General</u></b>								
ProfServ-Info Technology	8,000	6,667	10,723	(4,056)	134.04%	667	641	26
Contracts-Pools	27,600	23,000	17,550	5,450	63.59%	2,300	-	2,300
Communication - Telephone & WiFi	8,700	7,250	8,141	(891)	93.57%	725	651	74
Utility - General	1,500	1,250	1,015	235	67.67%	125	103	22
Utility - Water & Sewer	5,000	4,167	3,894	273	77.88%	417	646	(229)
Electricity - Rec Center	15,500	12,917	9,738	3,179	62.83%	1,292	100	1,192
Lease - Copier	4,400	3,667	3,317	350	75.39%	367	365	2
R&M-Clubhouse	13,000	10,833	24,124	(13,291)	185.57%	1,083	520	563
R&M-Court Maintenance	5,000	4,167	1,673	2,494	33.46%	417	750	(333)
R&M-Pools	3,500	2,917	1,276	1,641	36.46%	292	147	145
R&M-Fitness Equipment	4,500	3,750	1,750	2,000	38.89%	375	160	215
R&M-Playground	3,000	2,500	1,038	1,462	34.60%	250	(528)	778
Misc-Clubhouse Activities	2,500	2,083	1,500	583	60.00%	208	-	208
Office Supplies	2,500	2,083	1,702	381	68.08%	208	130	78
Op Supplies - General	30,000	25,000	36,077	(11,077)	120.26%	2,500	(808)	3,308
Op Supplies - Fuel, Oil	5,000	4,167	7,503	(3,336)	150.06%	417	2,516	(2,099)
Cleaning Supplies	3,501	2,918	6,552	(3,634)	187.15%	292	843	(551)
Reserve - Renewal&Replacement	21,340	-	61,328	(61,328)	287.39%	-	13,200	(13,200)
<b>Total Parks and Recreation - General</b>	<b>164,541</b>	<b>119,336</b>	<b>198,901</b>	<b>(79,565)</b>	<b>120.88%</b>	<b>11,935</b>	<b>19,436</b>	<b>(7,501)</b>
<b><u>Personnel</u></b>								
Payroll-Maintenance	360,000	300,000	272,698	27,302	75.75%	30,000	25,541	4,459
Payroll-Benefits	3,600	3,000	-	3,000	0.00%	300	-	300
FICA Taxes	27,540	22,950	21,504	1,446	78.08%	2,295	2,062	233
Workers' Compensation	38,122	31,768	8,689	23,079	22.79%	3,177	711	2,466
Unemployment Compensation	2,150	1,792	414	1,378	19.26%	179	-	179
ProfServ-Human Resources	900	750	300	450	33.33%	75	-	75



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Op Supplies - Uniforms	4,500	3,750	4,401	(651)	97.80%	375	263	112
Subscriptions and Memberships	1,100	1,100	966	134	87.82%	-	(15)	15
<b>Total Personnel</b>	<b>437,912</b>	<b>365,110</b>	<b>308,972</b>	<b>56,138</b>	<b>70.56%</b>	<b>36,401</b>	<b>28,562</b>	<b>7,839</b>
<b>TOTAL EXPENDITURES</b>	<b>1,657,562</b>	<b>1,379,068</b>	<b>1,320,636</b>	<b>58,432</b>	<b>79.67%</b>	<b>126,077</b>	<b>114,862</b>	<b>11,215</b>
Excess (deficiency) of revenues								
Over (under) expenditures	-	276,024	356,881	80,857	0.00%	(124,842)	(114,226)	10,616
Net change in fund balance	\$ -	\$ 276,024	\$ 356,881	\$ 80,857	0.00%	\$ (124,842)	\$ (114,226)	\$ 10,616
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>3,017,254</b>	<b>3,017,254</b>	<b>3,017,254</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,017,254</b>	<b>\$ 3,293,278</b>	<b>\$ 3,374,135</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 850	\$ 708	\$ 212	\$ (496)	24.94%	\$ 71	\$ 45	\$ (26)
Special Assmnts- Tax Collector	43,303	43,303	43,303	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,732)	(1,732)	(1,602)	130	92.49%	-	-	-
Settlements	5,000	4,167	7,924	3,757	158.48%	417	-	(417)
<b>TOTAL REVENUES</b>	<b>47,421</b>	<b>46,446</b>	<b>49,837</b>	<b>3,391</b>	<b>105.09%</b>	<b>488</b>	<b>45</b>	<b>(443)</b>
<b>EXPENDITURES</b>								
<b>Administration</b>								
Payroll-Salaries	30,369	25,308	13,970	11,338	46.00%	2,531	1,323	1,208
FICA Taxes	2,323	1,936	983	953	42.32%	194	86	108
ProfServ-Legal Services	8,500	7,083	5,801	1,282	68.25%	708	4,173	(3,465)
ProfServ-Mgmt Consulting	2,163	1,803	1,653	150	76.42%	180	180	-
Postage and Freight	2,000	1,667	158	1,509	7.90%	167	(58)	225
Misc-Assessment Collection Cost	866	866	833	33	96.19%	-	-	-
Office Supplies	1,200	1,000	988	12	82.33%	100	(164)	264
<b>Total Administration</b>	<b>47,421</b>	<b>39,663</b>	<b>24,386</b>	<b>15,277</b>	<b>51.42%</b>	<b>3,880</b>	<b>5,540</b>	<b>(1,660)</b>
<b>TOTAL EXPENDITURES</b>	<b>47,421</b>	<b>39,663</b>	<b>24,386</b>	<b>15,277</b>	<b>51.42%</b>	<b>3,880</b>	<b>5,540</b>	<b>(1,660)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	6,783	25,451	18,668	0.00%	(3,392)	(5,495)	(2,103)
Net change in fund balance	\$ -	\$ 6,783	\$ 25,451	\$ 18,668	0.00%	\$ (3,392)	\$ (5,495)	\$ (2,103)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>76,528</b>	<b>76,528</b>	<b>76,528</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 76,528</b>	<b>\$ 83,311</b>	<b>\$ 101,979</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,200	\$ 1,000	\$ 726	\$ (274)	60.50%	\$ 100	\$ 153	\$ 53
Special Assmnts- Tax Collector	21,917	21,917	21,917	-	100.00%	-	-	-
Special Assmnts- Discounts	(877)	(877)	(811)	66	92.47%	-	-	-
<b>TOTAL REVENUES</b>	<b>22,240</b>	<b>22,040</b>	<b>21,832</b>	<b>(208)</b>	<b>98.17%</b>	<b>100</b>	<b>153</b>	<b>53</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,300	1,083	1,063	20	81.77%	108	154	(46)
R&M-Gate	4,500	3,750	2,106	1,644	46.80%	375	363	12
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,667	-	1,667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	438	438	422	16	96.35%	-	-	-
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>22,240</b>	<b>6,940</b>	<b>3,591</b>	<b>3,349</b>	<b>16.15%</b>	<b>650</b>	<b>517</b>	<b>133</b>
<b>TOTAL EXPENDITURES</b>	<b>22,240</b>	<b>6,940</b>	<b>3,591</b>	<b>3,349</b>	<b>16.15%</b>	<b>650</b>	<b>517</b>	<b>133</b>
Excess (deficiency) of revenues Over (under) expenditures	-	15,100	18,241	3,141	0.00%	(550)	(364)	186
Net change in fund balance	\$ -	\$ 15,100	\$ 18,241	\$ 3,141	0.00%	\$ (550)	\$ (364)	\$ 186
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>269,572</b>	<b>269,572</b>	<b>269,572</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 269,572</b>	<b>\$ 284,672</b>	<b>\$ 287,813</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 450	\$ 375	\$ 236	\$ (139)	52.44%	\$ 38	\$ 50	\$ 12
Special Assmnts- Tax Collector	7,896	6,580	7,896	1,316	100.00%	658	-	(658)
Special Assmnts- Discounts	(316)	(316)	(292)	24	92.41%	-	-	-
<b>TOTAL REVENUES</b>	<b>8,030</b>	<b>6,639</b>	<b>7,840</b>	<b>1,201</b>	<b>97.63%</b>	<b>696</b>	<b>50</b>	<b>(646)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,003	289	64.71%	129	134	(5)
R&M-Gate	3,000	2,500	6,100	(3,600)	203.33%	250	198	52
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	1,667	-	1,667	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	158	158	152	6	96.20%	-	-	-
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>8,030</b>	<b>5,617</b>	<b>7,255</b>	<b>(1,638)</b>	<b>90.35%</b>	<b>546</b>	<b>332</b>	<b>214</b>
<b>TOTAL EXPENDITURES</b>	<b>8,030</b>	<b>5,617</b>	<b>7,255</b>	<b>(1,638)</b>	<b>90.35%</b>	<b>546</b>	<b>332</b>	<b>214</b>
Excess (deficiency) of revenues Over (under) expenditures	-	1,022	585	(437)	0.00%	150	(282)	(432)
Net change in fund balance	\$ -	\$ 1,022	\$ 585	\$ (437)	0.00%	\$ 150	\$ (282)	\$ (432)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>87,445</b>	<b>87,445</b>	<b>87,445</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 87,445</b>	<b>\$ 88,467</b>	<b>\$ 88,030</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 2,100	\$ 1,750	\$ 888	\$ (862)	42.29%	\$ 175	\$ 188	\$ 13
Special Assmnts- Tax Collector	13,247	13,247	13,247	-	100.00%	-	-	-
Special Assmnts- Discounts	(530)	(530)	(490)	40	92.45%	-	-	-
<b>TOTAL REVENUES</b>	<b>14,817</b>	<b>14,467</b>	<b>13,645</b>	<b>(822)</b>	<b>92.09%</b>	<b>175</b>	<b>188</b>	<b>13</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,023	269	66.00%	129	154	(25)
R&M-Gate	3,000	2,500	1,989	511	66.30%	250	198	52
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%	-	-	-
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>14,817</b>	<b>6,059</b>	<b>3,267</b>	<b>2,792</b>	<b>22.05%</b>	<b>379</b>	<b>352</b>	<b>27</b>
<b>TOTAL EXPENDITURES</b>	<b>14,817</b>	<b>6,059</b>	<b>3,267</b>	<b>2,792</b>	<b>22.05%</b>	<b>379</b>	<b>352</b>	<b>27</b>
Excess (deficiency) of revenues Over (under) expenditures	-	8,408	10,378	1,970	0.00%	(204)	(164)	40
Net change in fund balance	\$ -	\$ 8,408	\$ 10,378	\$ 1,970	0.00%	\$ (204)	\$ (164)	\$ 40
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>329,872</b>	<b>329,872</b>	<b>329,872</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 329,872</b>	<b>\$ 338,280</b>	<b>\$ 340,250</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 200	\$ 167	\$ 184	\$ 17	92.00%	\$ 17	\$ 39	\$ 22
Special Assmnts- Tax Collector	9,238	9,238	9,238	-	100.00%	-	-	-
Special Assmnts- Discounts	(370)	(370)	(342)	28	92.43%	-	-	-
<b>TOTAL REVENUES</b>	<b>9,068</b>	<b>9,035</b>	<b>9,080</b>	<b>45</b>	<b>100.13%</b>	<b>17</b>	<b>39</b>	<b>22</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,071	221	69.10%	129	139	(10)
R&M-Gate	3,000	2,500	1,671	829	55.70%	250	198	52
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%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
<b>Total Field</b>	<b>9,068</b>	<b>8,310</b>	<b>2,920</b>	<b>5,390</b>	<b>32.20%</b>	<b>379</b>	<b>337</b>	<b>42</b>
<b>TOTAL EXPENDITURES</b>	<b>9,068</b>	<b>8,310</b>	<b>2,920</b>	<b>5,390</b>	<b>32.20%</b>	<b>379</b>	<b>337</b>	<b>42</b>
Excess (deficiency) of revenues Over (under) expenditures	-	725	6,160	5,435	0.00%	(362)	(298)	64
Net change in fund balance	\$ -	\$ 725	\$ 6,160	\$ 5,435	0.00%	\$ (362)	\$ (298)	\$ 64
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>67,804</b>	<b>67,804</b>	<b>67,804</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 67,804</b>	<b>\$ 68,529</b>	<b>\$ 73,964</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,200	\$ 1,000	\$ 698	\$ (302)	58.17%	\$ 100	\$ 147	\$ 47
Special Assmnts- Tax Collector	22,369	22,369	22,369	-	100.00%	-	-	-
Special Assmnts- Discounts	(895)	(895)	(828)	67	92.51%	-	-	-
<b>TOTAL REVENUES</b>	<b>22,674</b>	<b>22,474</b>	<b>22,239</b>	<b>(235)</b>	<b>98.08%</b>	<b>100</b>	<b>147</b>	<b>47</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,291	1	83.29%	129	154	(25)
R&M-Gate	3,000	2,500	3,011	(511)	100.37%	250	198	52
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%	-	-	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
<b>Total Field</b>	<b>22,674</b>	<b>21,916</b>	<b>4,732</b>	<b>17,184</b>	<b>20.87%</b>	<b>379</b>	<b>352</b>	<b>27</b>
<b>Landscape Services</b>								
R&M-Irrigation	-	-	480	(480)	0.00%	-	-	-
<b>Total Landscape Services</b>	<b>-</b>	<b>-</b>	<b>480</b>	<b>(480)</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>22,674</b>	<b>21,916</b>	<b>5,212</b>	<b>16,704</b>	<b>22.99%</b>	<b>379</b>	<b>352</b>	<b>27</b>
Excess (deficiency) of revenues Over (under) expenditures	-	558	17,027	16,469	0.00%	(279)	(205)	74
Net change in fund balance	\$ -	\$ 558	\$ 17,027	\$ 16,469	0.00%	\$ (279)	\$ (205)	\$ 74
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>248,907</b>	<b>248,907</b>	<b>248,907</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 248,907</b>	<b>\$ 249,465</b>	<b>\$ 265,934</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	15,677	15,677	16,735	1,058	106.75%	-	-	-
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%	-	-	-
<b>TOTAL REVENUES</b>	<b>25,996</b>	<b>25,996</b>	<b>26,077</b>	<b>81</b>	<b>100.31%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,111	181	71.68%	129	159	(30)
R&M-Gate	3,000	2,500	1,386	1,114	46.20%	250	198	52
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%	-	-	-
Reserve - Roadways	5,000	5,000	5,153	(153)	103.06%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
<b>Total Field</b>	<b>14,594</b>	<b>13,836</b>	<b>8,171</b>	<b>5,665</b>	<b>55.99%</b>	<b>379</b>	<b>357</b>	<b>22</b>
<b>TOTAL EXPENDITURES</b>	<b>14,594</b>	<b>13,836</b>	<b>8,171</b>	<b>5,665</b>	<b>55.99%</b>	<b>379</b>	<b>357</b>	<b>22</b>
Excess (deficiency) of revenues Over (under) expenditures	11,402	12,160	17,906	5,746	157.04%	(379)	(357)	22
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	11,402	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>11,402</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 11,402	\$ 12,160	\$ 17,906	\$ 5,746	157.04%	\$ (379)	\$ (357)	\$ 22
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>(7,274)</b>	<b>(7,274)</b>	<b>(7,274)</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,128</b>	<b>\$ 4,886</b>	<b>\$ 10,632</b>					



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 2,000	\$ 1,667	\$ 1,014	\$ (653)	50.70%	\$ 167	\$ 214	\$ 47
Special Assmnts- Tax Collector	33,034	33,034	33,034	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,321)	(1,321)	(1,222)	99	92.51%	-	-	-
<b>TOTAL REVENUES</b>	<b>33,713</b>	<b>33,380</b>	<b>32,826</b>	<b>(554)</b>	<b>97.37%</b>	<b>167</b>	<b>214</b>	<b>47</b>
<b>EXPENDITURES</b>								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,292	1,472	(180)	94.97%	129	209	(80)
R&M-Gate	4,500	3,750	2,379	1,371	52.87%	375	363	12
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%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
<b>Total Field</b>	<b>33,713</b>	<b>32,705</b>	<b>4,487</b>	<b>28,218</b>	<b>13.31%</b>	<b>504</b>	<b>572</b>	<b>(68)</b>
<b>TOTAL EXPENDITURES</b>	<b>33,713</b>	<b>32,705</b>	<b>4,487</b>	<b>28,218</b>	<b>13.31%</b>	<b>504</b>	<b>572</b>	<b>(68)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	675	28,339	27,664	0.00%	(337)	(358)	(21)
Net change in fund balance	\$ -	\$ 675	\$ 28,339	\$ 27,664	0.00%	\$ (337)	\$ (358)	\$ (21)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>376,077</b>	<b>376,077</b>	<b>376,077</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 376,077</b>	<b>\$ 376,752</b>	<b>\$ 404,416</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,000	\$ 833	\$ 517	\$ (316)	51.70%	\$ 83	\$ 109	\$ 26
Special Assmnts- Tax Collector	18,672	18,672	18,672	-	100.00%	-	-	-
Special Assmnts- Discounts	(747)	(747)	(691)	56	92.50%	-	-	-
<b>TOTAL REVENUES</b>	<b>18,925</b>	<b>18,758</b>	<b>18,498</b>	<b>(260)</b>	<b>97.74%</b>	<b>83</b>	<b>109</b>	<b>26</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,003	289	64.71%	129	134	(5)
R&M-Gate	3,000	2,500	1,566	934	52.20%	250	198	52
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%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
<b>Total Field</b>	<b>18,925</b>	<b>18,167</b>	<b>2,928</b>	<b>15,239</b>	<b>15.47%</b>	<b>379</b>	<b>332</b>	<b>47</b>
<b>TOTAL EXPENDITURES</b>	<b>18,925</b>	<b>18,167</b>	<b>2,928</b>	<b>15,239</b>	<b>15.47%</b>	<b>379</b>	<b>332</b>	<b>47</b>
Excess (deficiency) of revenues Over (under) expenditures	-	591	15,570	14,979	0.00%	(296)	(223)	73
Net change in fund balance	\$ -	\$ 591	\$ 15,570	\$ 14,979	0.00%	\$ (296)	\$ (223)	\$ 73
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>191,852</b>	<b>191,852</b>	<b>191,852</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 191,852</b>	<b>\$ 192,443</b>	<b>\$ 207,422</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,000	\$ 833	\$ 692	\$ (141)	69.20%	\$ 83	\$ 146	\$ 63
Special Assmnts- Tax Collector	20,034	20,034	20,034	-	100.00%	-	-	-
Special Assmnts- Discounts	(801)	(801)	(741)	60	92.51%	-	-	-
<b>TOTAL REVENUES</b>	<b>20,233</b>	<b>20,066</b>	<b>19,985</b>	<b>(81)</b>	<b>98.77%</b>	<b>83</b>	<b>146</b>	<b>63</b>
<b>EXPENDITURES</b>								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,292	1,131	161	72.97%	129	159	(30)
R&M-Gate	3,000	2,500	2,075	425	69.17%	250	827	(577)
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%	-	-	-
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
<b>Total Field</b>	<b>20,233</b>	<b>19,475</b>	<b>3,591</b>	<b>15,884</b>	<b>17.75%</b>	<b>379</b>	<b>986</b>	<b>(607)</b>
<b>TOTAL EXPENDITURES</b>	<b>20,233</b>	<b>19,475</b>	<b>3,591</b>	<b>15,884</b>	<b>17.75%</b>	<b>379</b>	<b>986</b>	<b>(607)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	591	16,394	15,803	0.00%	(296)	(840)	(544)
Net change in fund balance	\$ -	\$ 591	\$ 16,394	\$ 15,803	0.00%	\$ (296)	\$ (840)	\$ (544)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>257,276</b>	<b>257,276</b>	<b>257,276</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 257,276</b>	<b>\$ 257,867</b>	<b>\$ 273,670</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,000	\$ 833	\$ 650	\$ (183)	65.00%	\$ 83	\$ 137	\$ 54
Special Assmnts- Tax Collector	17,343	17,343	17,343	-	100.00%	-	-	-
Special Assmnts- Discounts	(694)	(694)	(642)	52	92.51%	-	-	-
<b>TOTAL REVENUES</b>	<b>17,649</b>	<b>17,482</b>	<b>17,351</b>	<b>(131)</b>	<b>98.31%</b>	<b>83</b>	<b>137</b>	<b>54</b>
<b>EXPENDITURES</b>								
<u>Field</u>								
Communication - Telephone & WiFi	1,300	1,083	1,131	(48)	87.00%	108	159	(51)
R&M-Gate	3,000	2,500	1,446	1,054	48.20%	250	198	52
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%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>17,649</b>	<b>16,932</b>	<b>2,911</b>	<b>14,021</b>	<b>16.49%</b>	<b>358</b>	<b>357</b>	<b>1</b>
Excess (deficiency) of revenues Over (under) expenditures	-	550	14,440	13,890	0.00%	(275)	(220)	55
Net change in fund balance	\$ -	\$ 550	\$ 14,440	\$ 13,890	0.00%	\$ (275)	\$ (220)	\$ 55
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>240,304</b>	<b>240,304</b>	<b>240,304</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 240,304</b>	<b>\$ 240,854</b>	<b>\$ 254,744</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,300	\$ 1,083	\$ 741	\$ (342)	57.00%	\$ 108	\$ 157	\$ 49
Special Assmnts- Tax Collector	16,226	16,226	16,226	-	100.00%	-	-	-
Special Assmnts- Discounts	(649)	(649)	(600)	49	92.45%	-	-	-
<b>TOTAL REVENUES</b>	<b>16,877</b>	<b>16,660</b>	<b>16,367</b>	<b>(293)</b>	<b>96.98%</b>	<b>108</b>	<b>157</b>	<b>49</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,131	161	72.97%	129	179	(50)
R&M-Gate	3,000	2,500	1,664	836	55.47%	250	198	52
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%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
<b>Total Field</b>	<b>16,877</b>	<b>16,119</b>	<b>3,107</b>	<b>13,012</b>	<b>18.41%</b>	<b>379</b>	<b>377</b>	<b>2</b>
<b>TOTAL EXPENDITURES</b>	<b>16,877</b>	<b>16,119</b>	<b>3,107</b>	<b>13,012</b>	<b>18.41%</b>	<b>379</b>	<b>377</b>	<b>2</b>
Excess (deficiency) of revenues Over (under) expenditures	-	541	13,260	12,719	0.00%	(271)	(220)	51
Net change in fund balance	\$ -	\$ 541	\$ 13,260	\$ 12,719	0.00%	\$ (271)	\$ (220)	\$ 51
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>274,981</b>	<b>274,981</b>	<b>274,981</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 274,981</b>	<b>\$ 275,522</b>	<b>\$ 288,241</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 2,000	\$ 1,667	\$ 1,417	\$ (250)	70.85%	\$ 167	\$ 300	\$ 133
Special Assmnts- Tax Collector	33,566	33,566	33,566	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,343)	(1,343)	(1,242)	101	92.48%	-	-	-
<b>TOTAL REVENUES</b>	<b>34,223</b>	<b>33,890</b>	<b>33,741</b>	<b>(149)</b>	<b>98.59%</b>	<b>167</b>	<b>300</b>	<b>133</b>
<b>EXPENDITURES</b>								
<b>Administration</b>								
Miscellaneous Services	-	-	7	(7)	0.00%	-	7	(7)
<b>Total Administration</b>	<b>-</b>	<b>-</b>	<b>7</b>	<b>(7)</b>	<b>0.00%</b>	<b>-</b>	<b>7</b>	<b>(7)</b>
<b>Field</b>								
Communication - Telephone & WiFi	1,550	1,292	1,359	(67)	87.68%	129	179	(50)
R&M-Gate	3,000	2,500	1,989	511	66.30%	250	528	(278)
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%	-	-	-
Reserve - Roadways	20,000	20,000	18,202	1,798	91.01%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
<b>Total Field</b>	<b>34,223</b>	<b>33,465</b>	<b>22,196</b>	<b>11,269</b>	<b>64.86%</b>	<b>379</b>	<b>707</b>	<b>(328)</b>
<b>TOTAL EXPENDITURES</b>	<b>34,223</b>	<b>33,465</b>	<b>22,203</b>	<b>11,262</b>	<b>64.88%</b>	<b>379</b>	<b>714</b>	<b>(335)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	425	11,538	11,113	0.00%	(212)	(414)	(202)
Net change in fund balance	\$ -	\$ 425	\$ 11,538	\$ 11,113	0.00%	\$ (212)	\$ (414)	\$ (202)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>523,999</b>	<b>523,999</b>	<b>523,999</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 523,999</b>	<b>\$ 524,424</b>	<b>\$ 535,537</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,027	5,027	5,027	-	100.00%	-	-	-
Special Assmnts- Discounts	(201)	(201)	(186)	15	92.54%	-	-	-
<b>TOTAL REVENUES</b>	<b>4,826</b>	<b>4,826</b>	<b>4,841</b>	<b>15</b>	<b>100.31%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	850	708	734	(26)	86.35%	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%	-	-	-
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
<b>Total Field</b>	<b>4,826</b>	<b>4,684</b>	<b>831</b>	<b>3,853</b>	<b>17.22%</b>	<b>71</b>	<b>73</b>	<b>(2)</b>
<b>Landscape Services</b>								
R&M-Landscape Renovations	-	-	783	(783)	0.00%	-	-	-
<b>Total Landscape Services</b>	<b>-</b>	<b>-</b>	<b>783</b>	<b>(783)</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>4,826</b>	<b>4,684</b>	<b>1,614</b>	<b>3,070</b>	<b>33.44%</b>	<b>71</b>	<b>73</b>	<b>(2)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	142	3,227	3,085	0.00%	(71)	(73)	(2)
Net change in fund balance	\$ -	\$ 142	\$ 3,227	\$ 3,085	0.00%	\$ (71)	\$ (73)	\$ (2)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>4,584</b>	<b>4,584</b>	<b>4,584</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,584</b>	<b>\$ 4,726</b>	<b>\$ 7,811</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,435	5,435	5,435	-	100.00%	-	-	-
Special Assmnts- Discounts	(217)	(217)	(201)	16	92.63%	-	-	-
<b>TOTAL REVENUES</b>	<b>5,218</b>	<b>5,218</b>	<b>5,234</b>	<b>16</b>	<b>100.31%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Communication - Telephone & WiFi	850	850	686	164	80.71%	-	69	(69)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
Misc-Assessment Collection Cost	109	109	104	5	95.41%	-	-	-
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
<b>Total Field</b>	<b>5,218</b>	<b>5,218</b>	<b>790</b>	<b>4,428</b>	<b>15.14%</b>	<b>-</b>	<b>69</b>	<b>(69)</b>
<b>Landscape Services</b>								
R&M-Landscape Renovations	-	-	1,669	(1,669)	0.00%	-	301	(301)
<b>Total Landscape Services</b>	<b>-</b>	<b>-</b>	<b>1,669</b>	<b>(1,669)</b>	<b>0.00%</b>	<b>-</b>	<b>301</b>	<b>(301)</b>
<b>TOTAL EXPENDITURES</b>	<b>5,218</b>	<b>5,218</b>	<b>2,459</b>	<b>2,759</b>	<b>47.13%</b>	<b>-</b>	<b>370</b>	<b>(370)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,775	2,775	0.00%	-	(370)	(370)
Net change in fund balance	\$ -	\$ -	\$ 2,775	\$ 2,775	0.00%	\$ -	\$ (370)	\$ (370)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>5,239</b>	<b>5,240</b>	<b>5,239</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 5,239</b>	<b>\$ 5,240</b>	<b>\$ 8,014</b>					



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 200	\$ 167	\$ 15	\$ (152)	7.50%	\$ 17	\$ 1	\$ (16)
Special Assmnts- Tax Collector	644,951	644,951	644,951	-	100.00%	-	-	-
Special Assmnts- Prepayment	-	-	5,354	5,354	0.00%	-	-	-
Special Assmnts- Discounts	(25,798)	(25,798)	(23,859)	1,939	92.48%	-	-	-
<b>TOTAL REVENUES</b>	<b>619,353</b>	<b>619,320</b>	<b>626,461</b>	<b>7,141</b>	<b>101.15%</b>	<b>17</b>	<b>1</b>	<b>(16)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Misc-Assessment Collection Cost	12,899	12,899	12,410	489	96.21%	-	-	-
<b>Total Field</b>	<b>12,899</b>	<b>12,899</b>	<b>12,410</b>	<b>489</b>	<b>96.21%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>								
Principal Debt Retirement	320,000	320,000	320,000	-	100.00%	-	-	-
Interest Expense	287,971	287,971	287,765	206	99.93%	-	-	-
<b>Total Debt Service</b>	<b>607,971</b>	<b>607,971</b>	<b>607,765</b>	<b>206</b>	<b>99.97%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>620,870</b>	<b>620,870</b>	<b>620,175</b>	<b>695</b>	<b>99.89%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,517)	(1,550)	6,286	7,836	0.00%	17	1	(16)
<b>OTHER FINANCING SOURCES (USES)</b>								
Operating Transfers-Out	-	-	(6)	(6)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	(1,517)	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,517)</b>	<b>-</b>	<b>(6)</b>	<b>(6)</b>	<b>0.40%</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>
Net change in fund balance	\$ (1,517)	\$ (1,550)	\$ 6,280	\$ 7,830	0.00%	\$ 17	\$ -	\$ (17)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>298,577</b>	<b>298,577</b>	<b>298,577</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 297,060</b>	<b>\$ 297,027</b>	<b>\$ 304,857</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-22 BUDGET	JUL-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ 113	\$ 113	0.00%	\$ -	\$ 11	\$ 11
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>113</b>	<b>113</b>	<b>0.00%</b>	<b>-</b>	<b>11</b>	<b>11</b>
<b>EXPENDITURES</b>								
<b>Construction In Progress</b>								
Construction in Progress	-	-	27,749	(27,749)	0.00%	-	4,430	(4,430)
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>27,749</b>	<b>(27,749)</b>	<b>0.00%</b>	<b>-</b>	<b>4,430</b>	<b>(4,430)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>27,749</b>	<b>(27,749)</b>	<b>0.00%</b>	<b>-</b>	<b>4,430</b>	<b>(4,430)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(27,636)	(27,636)	0.00%	-	(4,419)	(4,419)
<b>OTHER FINANCING SOURCES (USES)</b>								
Interfund Transfer - In	-	-	6	6	0.00%	-	1	1
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>6</b>	<b>0.00%</b>	<b>-</b>	<b>1</b>	<b>1</b>
Net change in fund balance	\$ -	\$ -	\$ (27,630)	\$ (27,630)	0.00%	\$ -	\$ (4,418)	\$ (4,418)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>-</b>	<b>-</b>	<b>2,671,485</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,643,855</b>					

**MEADOW POINTE II**  
**Community Development District**

**Supporting Schedules**

**July 31, 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
<b>TOTAL</b>	<b>\$ 2,501,479</b>	<b>\$ 98,053</b>	<b>\$ 50,999</b>	<b>\$ 2,650,531</b>	<b>\$ 1,559,864</b>	<b>\$ 151,330</b>	<b>\$ 43,303</b>
% COLLECTED				100.00%	100.00%	100.00%	100.00%
<b>TOTAL OUTSTANDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**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
<b>TOTAL</b>	<b>\$ 21,917</b>	<b>\$ 7,896</b>	<b>\$ 13,247</b>	<b>\$ 9,238</b>	<b>\$ 22,369</b>	<b>\$ 27,079</b>	<b>\$ 33,034</b>
% COLLECTED	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL OUTSTANDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**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
<b>TOTAL</b>	<b>\$ 18,672</b>	<b>\$ 20,034</b>	<b>\$ 17,343</b>	<b>\$ 16,226</b>	<b>\$ 33,566</b>	<b>\$ 5,027</b>	<b>\$ 5,435</b>	<b>\$ 644,951</b>
% COLLECTED	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL OUTSTANDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Cash and Investment Balances  
July 31, 2022**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$17,113
Operating Checking Account	Bank United	Checking Account	n/a	n/a	\$1,591,214
				Subtotal	\$1,608,327
Money Market	BankUnited	Money Market	n/a	0.20%	\$4,978,178
				Subtotal	\$4,978,178
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,653,423
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	\$2,935,976
				<b>Total</b>	<b>\$9,522,481</b>

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

**Aqua Pool & Spa Renovators**  
**July 31, 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)
<b>Total</b>	<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**  
**July 31, 2022**

<b>DEED RESTRICTION REINFORCEMENT FUND 002</b>
--

<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)
<b>Total Settlements</b>	<b>\$ 7,924.33</b>			

**Construction Report**  
**Series 2018 Project Fund**

**Recap of Capital Project Fund Activity Through July 31, 2022**

<b>Source of Funds:</b>		Amount
<b>Deposit to the 2018 Acquisition and Construction Account</b>		<b>\$ 7,297,808</b>
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,556
Debt Service Reserve Fund Transfer		\$ 4,049
<b>Total Source of Funds:</b>		<b>\$ 67,605</b>
<b>Use of Funds:</b>		
Disbursements:	To Vendors	\$ 4,711,990
<b>Net Available Amount to Spend in Project Fund Account at July 31, 2022</b>		<b>\$ 2,653,422</b>

**MEADOW POINTE II**  
**Community Development District**

Approval of Invoices

July 31, 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
7/6/2022	2301	Persson Cohen & Mooney	DRC Matters	\$ 453.90
7/6/2022	2302	Persson Cohen & Mooney	CDD Matters	\$ 3,718.63
				<b><u>\$ 22,097.45</u></b>



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

## INVOICE

Invoice # 2301  
Date: 07/06/2022  
Due On: 08/06/2022

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	+ \$453.90	) - ( \$0.00	) = <b>\$453.90</b>

### MEADOWPT.HOA

### Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	06/13/2022	Telephone call w/Sanchez re: misc deed restriction matters; research re: same	0.40	\$267.00	\$106.80
Service	KF	06/14/2022	Review and respond to e-mail from Jen Picarelli re: possible covenant violation	0.30	\$267.00	\$80.10
Service	KF	06/17/2022	Review, research and respond to e-mails re: sale of former Guzman property and potential deed restriction violations	0.80	\$267.00	\$213.60
Service	KF	06/26/2022	E-mail exchange w/Jen Picarelli re: V. Reyes lien	0.20	\$267.00	\$53.40
<b>Subtotal</b>						<b>\$453.90</b>
<b>Total</b>						<b>\$453.90</b>

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

Invoice # 2301 - 07/06/2022

2301	08/06/2022	\$453.90	\$0.00	\$453.90
				<b>Outstanding Balance</b>
				<b>\$453.90</b>
				<b>Total Amount Outstanding</b>
				<b>\$453.90</b>

***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.***



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

## INVOICE

Invoice # 2302  
Date: 07/06/2022  
Due On: 08/06/2022

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	+ \$3,718.63	) - ( \$0.00	) = <b>\$3,718.63</b>

### MEADOWPTE

### CDD Matters

#### Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	06/02/2022	Review e-mail from Supervisor Sanchez re: termination of gate maintenance vendor. Review maintenance contract. Draft termination letter and mail certified and regular mail, as well as e-mail. Copy to Board and management. Review proposal and confer with associate counsel re: preparation of new contract for gate maintenance.	1.00	\$267.00	\$267.00
Service	AHC	06/08/2022	Exchange e-mails re: sidewalk repair contract documents. Review agenda package for 6/15 CDD meeting and provide revision to Records Maintenance Resolution. Review draft ad for budget hearing and budget adoption Resolutions. Provide comments.	0.75	\$267.00	\$200.25
Service	RDJ	06/08/2022	Review proposed revisions to agreement with Florida Asphalt Contractors; follow-up with District Manager regarding same.	0.25	\$267.00	\$66.75
Service	AHC	06/09/2022	Review additional information for budget hearing ad. Review e-mails re: joint meeting with MP III.	0.25	\$267.00	\$66.75

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Service	AHC	06/14/2022	Review draft gate maintenance contract prepared by associate counsel and provide comments before sent to client.	0.25	\$267.00	\$66.75
Service	RDJ	06/14/2022	Review proposal from Metro Gates for gate maintenance services; prepare contract related to same and follow-up.	1.75	\$267.00	\$467.25
Service	AHC	06/15/2022	Exchange e-mails re: status of CDD ownership regarding Iverson parcel. Exchange e-mails re: joint meeting of MP2/MP3 to discuss Wrencrest issues.	0.50	\$267.00	\$133.50
Service	AHC	06/16/2022	Exchange multiple e-mails re: ad for MP2/MP3 joint meeting and provide comments to form.	0.75	\$267.00	\$200.25
Service	RAK	06/19/2022	Receipt and review of email correspondence regarding one of the violation letters.	0.10	\$267.00	\$26.70
Service	RAK	06/20/2022	Receipt and review of Engineer's response to violation correspondence to schedule property inspection.	0.10	\$267.00	\$26.70
Service	RAK	06/22/2022	Receipt and review of voicemail messages from resident regarding violation notice.	0.20	\$267.00	\$53.40
Service	RAK	06/23/2022	Telephone conference with resident Petronio Coronel who received a violation notice, and follow up email correspondence to engineer.	0.20	\$267.00	\$53.40
Service	RAK	06/27/2022	Receipt and review of email correspondence from District Engineer regarding properties that complied with the notice.	0.20	\$267.00	\$53.40
Service	AHC	06/28/2022	Tele-conv. with special counsel, Andy Salzman. Prepare information for 6/29 joint meeting with Meadow Pointe III.	1.25	\$267.00	\$333.75
Service	AHC	06/29/2022	Confer with associate counsel and prepare counsel for joint MP II/MP III meeting. NO CHARGE.	0.50	\$0.00	\$0.00
Service	AHC	06/29/2022	Tele-conv. with Board members re: joint MP II/MP III meeting and confer with MP III counsel.	1.00	\$267.00	\$267.00
Service	RAK	06/29/2022	Receipt and review of agenda and litigation file for joint MP II/MP III meeting. Prepare for meeting. Attendance at joint meeting of the MP II and MP III boards to discuss a solution to the issues on Wrencrest Drive.	5.10	\$267.00	\$1,361.70
Service	AHC	06/30/2022	Confer with associate counsel and follow-up on action items from 6/29 MP II/MP III	0.25	\$267.00	\$66.75



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joint meeting.
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**Services Subtotal**      **\$3,711.30**

**Expenses**

Type	Date	Notes	Quantity	Rate	Total
Expense	06/02/2022	certified mail: Complete I.T. Corp.: certified mail	1.00	\$7.33	\$7.33

**Expenses Subtotal**      **\$7.33**

**Subtotal**      **\$3,718.63**

**Total**      **\$3,718.63**

**Detailed Statement of Account****Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2302	08/06/2022	\$3,718.63	\$0.00	\$3,718.63

**Outstanding Balance**      **\$3,718.63**

**Total Amount Outstanding**      **\$3,718.63**

**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.**

# **Ninth Order of Business**

**9Bi**

**Notice of Meetings Fiscal Year 2023**  
**Meadow Pointe II Community Development District**

The Board of Supervisors of the Meadow Pointe II Community Development District will hold their meetings for Fiscal Year 2023 in the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543 at 6:30 p.m. on the first and third Wednesday of each month.

October 5, 2022	April 5, 2023
October 19, 2022	April 19, 2023
November 2, 2022	May 3, 2023
November 16, 2022	May 17, 2023
December 7, 2022	June 7, 2023
December 21, 2022	June 21, 2023
January 4, 2023	July 5, 2023
January 18, 2023	July 19, 2023
February 1, 2023	August 2, 2023
February 15, 2023	August 16, 2023
March 1, 2023	September 6, 2023
March 15, 2023	September 20, 2023

**The first meeting of the month will be followed by a Workshop.**

The Deed Restriction Violation Committee (DRVC) Meetings are also scheduled for Fiscal Year 2023 and will meet on the following Mondays (except where noted) at 7:00 p.m. in the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543.

October 3, 2022	April 3, 2023
October 17, 2022	April 17, 2023
November 7, 2022	May 1, 2023
November 21, 2022	May 15, 2023
December 5, 2022	June 5, 2023
December 19, 2022	June 19, 2023
January 9, 2023	July 3, 2023
January 23, 2023	July 17, 2023
February 6, 2023	August 7, 2023
February 20, 2023	August 21, 2023
March 6, 2023	September 5, 2023 (Tuesday)
March 20, 2023	September 18, 2023

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time and location to be specified on the record at the meetings and workshops.

Anyone wishing to participate in such meetings via communications media technology should refer to the District's website for the latest information: <https://www.meadowpointe2cdd.org/>.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Management Company, Inframark at 954-603-0033 at least two (2) calendar days prior to the meetings and workshops. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Management Company.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Robert Nanni  
District Manager