

Meadow Pointe II
Community Development District
May 15, 2024
AGENDA PACKAGE

Communications Media Technology Via Zoom:
<https://us02web.zoom.us/j/87619698041?pwd=YzUvNEJKdnU4L3crVDY0bVBiWGRrZz09>
Meeting ID: 876-1969-8041 Passcode: 967165 Call In #: 1-929-205-6099

The Agenda Package may contain draft documents which are subject to change pending Board approval at the Meeting.

Meadow Pointe II Community Development District

Board of Supervisors

- John Picarelli, Chairperson
- Jamie Childers, Vice Chairperson
- Nicole Darner, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Robert Signoretti, Assistant Secretary

- Robert Nanni, District Manager
- Andrew Cohen, District Counsel
- Jerry Whited, District Counsel
- Justin Wright, Operations Manager

Wednesday, May 15, 2024 – 6:30 p.m.

Meeting Agenda

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Meeting ID: 876 1969 8041

Passcode: 967165

Call In #: 1-929-205-6099

- 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. District Manager Report**
 - A. Strongroom and ADP Briefing
 - B. Consideration of Resolution 2024-03; Approving FY 2025 Preliminary Budget and Setting Public Hearing Date
 - C. Introduction of District Manager Jayna Cooper and Transition from Bob Nanni
- 7. District Engineer Report**
 - A. Lap Pool Contract
 - B. Building Contract
 - C. Lap Pool Site Visit
- 8. District Counsel Report**
 - A. Discussion on Next Steps for County-Owned Sidewalks
- 9. Consent Agenda**
 - A. Minutes of the April 3, 2024 Regular Meeting & Workshop and April 17, 2024 Regular Meeting (*Workshop To Be Sent Under Separate Cover*)
 - B. Financial Report as of April 30, 2024
 - C. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Update on the Website for Deer Run/Morningside
- 12. Operations Manager Report**
- 13. Approval/Disapproval/Discussion**
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**

16. Adjournment

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

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Parking Guidelines
- 3. Adjournment**

The next meeting and Workshop are scheduled for Wednesday, June 5, 2024 at 6:30 p.m.

Sixth Order of Business

6B.

MEADOW POINTE II

Community Development District

Annual Operating Budgets and Debt Service

**Fiscal Year 2025
Modified Budget**

Prepared by:



Table of Contents

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

Table of Contents

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

Table of Contents

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

MEADOW POINTE II
Community Development District

Operating Budgets
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024		Budget
REVENUES								
Interest - Investments	\$ 2	\$ 2	\$ 100	\$ -	\$ 100	\$ 100	0%	\$ 100
Garbage/Solid Waste Revenue	151,330	151,330	209,779	205,832	3,947	209,779	0%	273,456
Interest - Tax Collector	3	830	-	3,056	-	3,056	0%	
Special Assmnts- Tax Collector	1,559,864	1,559,865	1,784,259	1,750,685	33,574	1,784,259	0%	1,928,901
Special Assmnts- Discounts	(63,304)	(63,607)	(79,762)	(74,474)	-	(74,474)	-7%	(88,094)
Other Miscellaneous Revenues	19,241	26,302	25,000	2,126	22,874	25,000	0%	25,000
Gate Bar Code/Remotes	4,251	5,775	5,000	4,639	361	5,000	0%	5,000
Access Cards	588	1,580	1,300	2,677	500	3,177	144%	1,300
TOTAL REVENUES	1,671,975	1,682,077	1,945,676	1,894,541	61,356	1,955,897		2,145,663
EXPENDITURES								
<i>Administrative</i>								
P/R-Board of Supervisors	24,000	21,800	24,000	13,200	10,800	24,000	0%	24,000
FICA Taxes	1,836	1,668	1,668	1,021	826	597	-64%	1,836
ProfServ-Arbitrage Rebate	-	-	-	3,850	-	3,850	0%	3,850
ProfServ-Dissemination Agent	1,000			1,000	-	1,000	0%	1,000
ProfServ-Engineering	77,145	97,858	64,500	25,375	39,125	64,500	0%	64,500
ProfServ-Legal Services	20,042	24,727	42,000	20,404	21,596	42,000	0%	42,000
ProfServ-Mgmt Consulting Serv	74,299	76,528	77,293	45,088	32,205	77,293	0%	79,612
ProfServ-Property Appraiser	150	150	150	150	-	150	0%	150
ProfServ-Special Assessment	8,359	8,610	8,868	8,359	509	8,868	0%	9,134
ProfServ-Trustee	4,041	3,704	4,050	337	3,713	4,050	0%	4,050
ProfServ-Web Site Maintenance	1,553	1,553	1,553	1,553	-	1,553	0%	1,553
Auditing Services	4,400	4,400	4,400	-	4,400	4,400	0%	4,400
Postage and Freight	3,294	3,444	500	199	301	500	0%	-
Insurance - General Liability	31,396	32,412	35,653	50,928	-	50,928	43%	56,021
Printing and Binding	82	56	100	1	99	100	0%	100
Legal Advertising	4,495	5,388	1,000	831	169	1,000	0%	1,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024		Budget FY 2025
Miscellaneous Services	675	246	-	-	-	-	0%	-
Misc-Assessmnt Collection Cost	30,013	24,279	35,685	33,681	2,004	35,685	0%	38,578
Misc-Supervisor Expenses	73	198	500	75	425	500	0%	500
Office Supplies	-	-	150	-	150	150	0%	150
Annual District Filing Fee	175	175	175	175	-	175	0%	175
Total Administrative	287,028	307,196	302,245	206,227	116,322	321,299		332,609
Field								
Contracts-Security Services	-	7,680	26,000	15,435	10,565	26,000	0%	26,000
Contracts-Security Alarms	517	516	516	301	215	516	0%	516
R&M-General	4,461	10,317	10,000	8,312	1,688	10,000	0%	11,000
Misc - Property Taxes	4,762	-	-	-	-	-	0%	-
Misc - Assessment Collection Cost	2,912	-	-	-	-	-	0%	-
Misc-Contingency	-	-	30,846	1,364	29,482	30,846	0%	30,846
Total Field	12,652	18,513	67,362	25,412	41,950	67,362		68,362
Landscape								
ProfServ-Landscape Architect	10,080	12,580	10,080	5,880	4,200	10,080	0%	10,080
Contracts-Landscape	149,990	140,616	245,000	122,313	122,687	245,000	0%	245,000
Contracts - Perennials	12,543	-	-	-	-	-	0%	-
Contracts-Irrigation	-	-	-	-	-	-	0%	-
R&M-Irrigation	3,885	10,379	10,000	3,330	6,670	10,000	0%	14,000
R&M-Landscape Renovations	20,142	5,048	20,000	18,547	1,453	20,000	0%	20,000
R&M-Mulch	20,286	24,308	25,000	22,400	2,600	25,000	0%	25,000
R&M-Tree and Trimming	1,500	500	7,000	4,875	2,125	7,000	0%	10,000
Total Landscape	218,426	193,431	317,080	177,345	139,735	317,080		324,080
Utilities								
Contracts-Solid Waste Services	142,073	232,380	197,192	141,094	56,098	197,192	0%	257,049
Utility - General	7,403	34,225	8,500	6,402	2,098	8,500	0%	8,500
Electricity - Streetlighting	229,389	253,708	250,000	165,529	84,471	250,000	0%	275,000
Utility - Reclaimed Water	8,813	6,895	8,000	4,898	3,102	8,000	0%	8,000
Misc-Property Taxes	-	4,795	11,000	5,187	5,813	11,000	0%	11,000
Misc-Assessmnt Collection Cost	-	2,914	4,196	3,960	236	4,196	0%	5,469
Total Utilities	387,678	534,917	478,888	327,070	151,818	478,888		565,018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024		Budget
Lakes and Ponds								
Contracts-Lakes	64,699	67,447	75,000	40,096	34,904	75,000	0%	82,500
R&M-Mitigation	-	-	1,000	-	1,000	1,000	0%	1,000
R&M-Ponds	21,652	10,830	40,000	1,070	38,930	40,000	0%	40,000
Reserve - Ponds	-	34,613	5,000	-	5,000	5,000	0%	5,000
Total Lakes and Ponds	86,351	112,890	121,000	41,166	79,834	121,000		128,500
Parks and Recreation - General								
ProfServ-Info Technology	12,049	8,844	14,000	3,520	10,480	14,000	0%	14,000
Contracts-Pools	21,570	26,258	30,000	17,270	12,730	30,000	0%	30,000
Communication - Telephone & WiFi	9,881	8,301	10,000	5,353	4,647	10,000	0%	10,000
Utility - General	1,222	1,137	1,500	1,414	86	1,500	0%	1,650
Utility - Water & Sewer	3,455	5,777	6,500	1,792	4,708	6,500	0%	8,800
Electricity - Rec Center	12,965	17,994	17,500	9,232	8,268	17,500	0%	17,500
Lease - Copier	4,443	4,261	4,682	1,175	3,507	4,682	0%	4,682
R&M-Clubhouse	25,896	23,418	13,000	5,109	7,891	13,000	0%	13,000
R&M-Court Maintenance	1,673	2,886	1,000	7,312	-	7,312	631%	1,000
R&M-Pools	6,277	8,022	3,500	6,065	-	6,065	73%	8,000
R&M-Fitness Equipment	2,626	1,182	2,500	176	2,324	2,500	0%	500
R&M-Playground	4,955	446	1,000	2,157	-	2,157	116%	1,000
Misc-Clubhouse Activities	1,500	3,060	10,000	11,738	-	11,738	17%	10,000
Office Supplies	1,994	3,776	2,500	2,608	-	2,608	4%	2,500
Op Supplies - General	47,293	57,372	40,000	24,327	15,673	40,000	0%	50,000
Op Supplies - Fuel, Oil	7,709	2,743	6,000	1,951	4,049	6,000	0%	6,000
Cleaning Supplies	8,101	8,519	5,000	4,639	361	5,000	0%	8,000
Reserve - Renewal&Replacement	147,859	333,650	25,000	15,414	9,586	25,000	0%	30,000
Total Parks and Recreation - General	321,468	517,646	193,682	121,252	84,310	205,562		216,632

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024		BUDGET FY 2025
Personnel								
Payroll-Maintenance	327,233	404,949	400,000	274,458	125,542	400,000	0%	442,000
Payroll-Benefits	-	-	3,600	-	3,600	3,600	0%	3,600
FICA Taxes	26,043	30,809	30,600	21,054	9,546	30,600	0%	33,813
Workers' Compensation	8,689	-	20,000	-	20,000	20,000	0%	20,000
Unemployment Compensation	920	-	2,150	-	2,150	2,150	0%	2,150
ProfServ-Human Resources	300	-	900	-	900	900	0%	900
Op Supplies - Uniforms	6,730	5,464	5,000	2,013	2,987	5,000	0%	5,000
Subscriptions and Memberships	1,131	3,511	3,000	481	2,519	3,000	0%	3,000
Total Personnel	371,046	444,733	465,250	298,006	167,244	465,250		510,463
TOTAL EXPENDITURES	1,684,649	2,129,326	1,945,507	1,196,478	781,213	1,976,441		2,145,663
Excess (deficiency) of revenues								
Over (under) expenditures	(12,026)	(447,249)	169	698,063	(719,857)	(20,544)		-
TOTAL OTHER SOURCES (USES)	-	-	169	-	-	-		-
Net change in fund balance	(12,026)	(447,249)	169	698,063	(719,857)	(20,544)		-
FUND BALANCE, BEGINNING	3,017,254	3,005,228	2,557,979	2,557,980	-	2,557,980		2,537,436
FUND BALANCE, ENDING	\$ 3,005,228	\$ 2,557,979	\$ 2,558,148	\$ 3,256,042	\$ (719,857)	\$ 2,537,436		\$ 2,537,436

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 2,537,436
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Addition	35,000
Total Funds Available (Estimated) - 9/30/2025	2,572,436

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

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

Assigned Fund Balance

Operating Reserve - Operating Capital		527,666 ⁽¹⁾
Reserve - Ponds Prior Years	279,053	
Reserve - Ponds - FY 2024	5,000	
Less FY 2024 Expenses	(5,000)	
Reserve - Ponds - FY 2025	<u>5,000</u>	<u>284,053</u>
Reserve - Renewal&Replacement Prior Years	661,092	
Reserve - Renewal&Replacement - FY 2024	25,000	
Less FY 2024 Expenses	(25,000)	
Reserve - Renewal&Replacement - FY 2025	<u>30,000</u>	<u>691,092</u>
	Subtotal	<u>1,502,811</u>

Total Allocation of Available Funds	1,532,761
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Total Unassigned (undesignated) Cash	\$ <u>1,039,675</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments (361001)

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

Garbage/Solid Waste Revenue (343400)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

Other Miscellaneous Revenues (369900)

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

Gate Bar Code/Remotes (369940)

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

Access Cards (369941)

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

Budget Narrative
Fiscal Year 2025

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-Arbitrage Rebate (531002-51301)

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Dissemination Agent (531012-51301)

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Administrative (continued)

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

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.

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-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 2025

EXPENDITURES – Administrative (continued)

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.

Misc Contingency (549900-53901)

This budget line is for any additional expenses not budgeted.

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.

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.

EXPENDITURES – Landscape

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Landscape (cont'd)

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.

EXPENDITURES – Utilities

Contracts-Solid Waste Services (534039-53903)

The District currently has a contract with Waste Connection. a solid waste firm for residential trash collection.

Utility – General (543001-53901)

The District pays Tampa Electric Co. for electricity usage for the District’s gates, entries etc

Electricity – Streetlights (543013-53903)

The District pays Tampa Electric Co. for electricity usage, rental and maintenance for District streetlights.

Utility – Reclaimed Water (543028-53903)

The District pays Pasco County Utilities for water irrigation usage for the District’s facilities and assets.

Miscellaneous-Property Taxes (549044-53903)

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Utilities (continued)

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.

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Parks and Recreation (continued)

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.

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Parks and Recreation (continued)

Office Supplies (551001-57201)

This represents any office supplies expenditures during the Fiscal Year.

Operating Supplies-General (552001-57201)

The District will provide necessary consumable supplies to operate District facilities. This budget line includes the pest control monthly service fees from Outsmart Pest Management, Inc.

Operating Supplies-Fuel, Oil (552030-57201)

This budget line is for fuel of the District's tracks and mules.

Cleaning Supplies (552077-57201)

This represents any cleaning supplies expenditures during the Fiscal Year.

Reserve-Renewal & Replacement (568130-57201)

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

EXPENDITURES – Personnel

Payroll-Maintenance (512006-57230)

Payroll for employees utilized in the field for operations and maintenance of District assets.

Payroll-Benefits (512010-57230)

The District pays AFLAC for benefits of the District's employees.

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Personnel (continued)

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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 04/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 523	\$ 6,617	\$ 2,000	\$ 5,666	\$ 3,096	\$ 8,762	\$ 2,000
Special Assmnts- Tax Collector	43,303	49,798	49,798	48,861	937	49,798	49,798
Special Assmnts- Discounts	(1,602)	(1,851)	(1,992)	(1,860)	-	(1,860)	(1,992)
Settlements	7,924	200	4,000	4,425	-	4,425	4,000
TOTAL REVENUES	50,148	54,764	53,806	57,092	4,033	61,125	53,806
EXPENDITURES							
<i>Administrative</i>							
Payroll-Salaries	19,036	33,838	35,000	23,360	11,640	35,000	39,000
FICA Taxes	1,363	2,594	2,678	1,787	890	2,677	2,984
ProfServ-Legal Services	5,908	1,764	6,000	1,029	4,971	6,000	6,000
ProfServ-Mgmt Consulting Serv	2,013	2,228	2,295	1,175	1,120	2,295	2,364
Postage and Freight	218	1,694	2,000	886	1,114	2,000	2,000
Misc-Assessmnt Collection Cost	833	791	996	940	19	959	996
Office Supplies	1,151	2,085	1,200	552	648	1,200	2,085
<i>Total Administrative</i>	30,522	44,994	50,169	29,729	20,402	50,131	55,428
TOTAL EXPENDITURES	30,522	44,994	50,169	29,729	20,402	50,131	55,428
Excess (deficiency) of revenues Over (under) expenditures	19,626	9,770	3,637	27,363	(16,369)	10,994	(1,622)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	3,637	-	-	-	(1,622)
TOTAL OTHER SOURCES (USES)	-	-	3,637	-	-	-	(1,622)
Net change in fund balance	19,626	9,770	3,637	27,363	(16,369)	10,994	(1,622)
FUND BALANCE, BEGINNING	76,528	96,154	105,924	105,924	-	105,924	116,918
FUND BALANCE, ENDING	\$ 96,154	\$ 105,924	\$ 109,561	\$ 133,287	\$ (16,369)	\$ 116,918	\$ 115,296

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 116,918
Net Change in Fund Balance - Fiscal Year 2025	(1,622)
Reserves - Fiscal Year 2025 Addition	-
Total Funds Available (Estimated) - 9/30/2025	115,296

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - Operating Capital	13,857 ⁽¹⁾
Total Allocation of Available Funds	13,857

Total Unassigned (undesignated) Cash	<u>\$ 101,438</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2025

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 (521001-51301)

Payroll taxes for employees.

Professional Services-Legal Services (531023-51301)

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Administrative (cont'd)

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 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 1,278	\$ 20,507	\$ 8,000	\$ 17,487	\$ 12,491	\$ 29,978	\$ 8,000
Special Assmnts- Tax Collector	21,917	25,205	25,205	24,730	475	25,205	25,205
Special Assmnts- Discounts	(811)	(937)	(1,008)	(941)		(941)	(1,008)
TOTAL REVENUES	22,384	44,775	32,197	41,276	12,966	54,242	32,197
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,285	873	1,300	535	542	1,077	1,300
R&M-Gate	2,229	1,157	4,500	3,015	1,485	4,500	4,500
R&M-Security Cameras	-	1,197	3,000	268	2,732	3,000	3,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	422	401	504	476	10	486	504
Reserve - Roadways	-	-	1,000	-	-	-	1,000
Reserve - Sidewalks	-	-	12,000	-	-	-	12,000
Reserve - Gates	-	-	2,000	-	-	-	2,000
Total Field	3,936	3,628	24,307	4,294	4,771	9,065	24,306
TOTAL EXPENDITURES	3,936	3,628	24,307	4,294	4,771	9,065	24,306
Excess (deficiency) of revenues Over (under) expenditures	18,448	41,147	7,890	36,982	8,195	45,177	7,891
Net change in fund balance	18,448	41,147	7,890	36,982	8,195	45,177	7,891
FUND BALANCE, BEGINNING	269,572	288,020	329,167	329,167	-	329,167	374,344
FUND BALANCE, ENDING	\$ 288,020	\$ 329,167	\$ 337,057	\$ 366,149	\$ 8,195	\$ 374,344	\$ 382,234

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 1,109	\$ 5,280	\$ 2,000	\$ 4,453	3,181	\$ 7,634	\$ 2,000
Special Assmnts- Tax Collector	7,896	9,080	9,080	8,910	170	9,080	9,080
Special Assmnts- Discounts	(292)	(338)	(363)	(339)		(339)	(363)
TOTAL REVENUES	8,713	14,022	10,717	13,024	3,351	16,375	10,717
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,205	904	1,550	535	1,015	1,550	1,550
R&M-Gate	6,188	647	3,000	135	2,865	3,000	3,000
R&M-Security Cameras	-	2,711	2,000	1,313	687	2,000	2,000
R&M-Sidewalk	15,308	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	152	144	182	171	3	174	182
Reserve - Roadways	-	-	1,000	-	-	-	1,000
Reserve - Sidewalks	-	-	2,000	3,498	-	3,498	2,000
Reserve - Gates	-	-	1,000	-	-	-	1,000
Total Field	22,853	4,406	10,734	5,652	4,572	10,224	10,734
TOTAL EXPENDITURES	22,853	4,406	10,734	5,652	4,572	10,224	10,734
Excess (deficiency) of revenues							
Over (under) expenditures	(14,140)	9,616	(17)	7,372	(1,222)	6,150	(17)
Net change in fund balance	(14,140)	9,616	(17)	7,372	(1,222)	6,150	(17)
FUND BALANCE, BEGINNING	87,445	73,305	82,921	82,921	-	82,921	89,071
FUND BALANCE, ENDING	\$ 73,305	\$ 82,921	\$ 82,904	\$ 90,292	\$ (1,222)	\$ 89,071	\$ 89,055

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 2,202	\$ 24,332	\$ 10,000	\$ 20,723	14,802	\$ 35,525	\$ 10,000
Special Assmnts- Tax Collector	13,247	15,234	15,234	14,947	287	15,234	15,234
Special Assmnts- Discounts	(490)	(566)	(609)	(569)		(569)	(609)
TOTAL REVENUES	14,959	39,000	24,625	35,101	15,089	50,190	24,625
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,225	904	1,550	535	646	1,181	1,550
R&M-Gate	2,077	2,249	3,000	495	2,505	3,000	3,000
R&M-Security Cameras	-	1,277	2,000	268	1,732	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	255	242	305	288	6	294	305
Reserve - Roadways	-	-	8,000	-	-	-	8,000
Reserve - Gates	-	-	1,000	-	-	-	1,000
Total Field	3,557	4,672	15,857	1,586	4,891	6,477	15,857
TOTAL EXPENDITURES	3,557	4,672	15,857	1,586	4,891	6,477	15,857
Excess (deficiency) of revenues Over (under) expenditures	11,402	34,328	8,768	33,515	10,199	43,714	8,768
Net change in fund balance	11,402	34,328	8,768	33,515	10,199	43,714	8,768
FUND BALANCE, BEGINNING	329,872	341,274	375,602	375,602	-	375,602	419,316
FUND BALANCE, ENDING	\$ 341,274	\$ 375,602	\$ 384,370	\$ 409,118	\$ 10,199	\$ 419,316	\$ 428,084

Budget Narrative
Fiscal Year 2025

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 2025

Reserve – Roadways (568138-53901)

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

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 455	\$ 3,143	\$ 1,200	\$ 2,610	1,864	\$ 4,474	\$ 1,200
Special Assmnts- Tax Collector	9,238	10,624	10,624	10,424	200	10,624	10,624
Special Assmnts- Discounts	(342)	(395)	(425)	(397)	-	(397)	(425)
TOTAL REVENUES	9,351	13,372	11,399	12,637	2,064	14,701	11,399
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,287	901	1,550	535	559	1,094	1,550
R&M-Gate	2,089	2,354	3,000	135	2,865	3,000	3,000
R&M-Security Cameras	-	1,498	2,000	596	1,404	2,000	2,000
R&M-Sidewalk	30,701	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	178	169	212	201	4	205	212
Reserve - Roadways	-	-	1,000	-	-	-	1,000
Reserve - Sidewalks	-	-	402	1,908	-	1,908	2,000
Reserve - Gates	-	-	1,000	-	-	-	1,000
Total Field	34,255	4,922	9,166	3,375	4,834	8,209	10,764
TOTAL EXPENDITURES	34,255	4,922	9,166	3,375	4,834	8,209	10,764
Excess (deficiency) of revenues Over (under) expenditures	(24,904)	8,450	2,233	9,262	(2,770)	6,492	635
Net change in fund balance	(24,904)	8,450	2,233	9,262	(2,770)	6,492	635
FUND BALANCE, BEGINNING	67,804	42,900	51,350	51,350	-	51,350	57,842
FUND BALANCE, ENDING	\$ 42,900	\$ 51,350	\$ 53,583	\$ 60,612	\$ (2,770)	\$ 57,842	\$ 58,477

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 1,729	\$ 18,965	\$ 500	\$ 16,147	11,534	\$ 27,681	\$ 500
Special Assmnts- Tax Collector	22,369	25,724	25,724	25,240	484	25,724	25,724
Special Assmnts- Discounts	(828)	(956)	(1,029)	(961)	-	(961)	(1,029)
TOTAL REVENUES	23,270	43,733	25,195	40,426	12,018	52,444	25,195
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,513	904	1,550	535	646	1,181	1,550
R&M-Gate	4,333	1,879	3,000	1,223	1,777	3,000	3,000
R&M-Security Cameras	-	1,133	2,000	268	1,732	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	430	409	514	486	10	496	514
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	2,000	15,104	-	15,104	2,000
Reserve - Gates	-	-	1,000	-	-	-	1,000
Total Field	6,276	4,325	20,066	17,616	4,167	21,783	20,066
TOTAL EXPENDITURES	6,276	4,325	20,066	17,616	4,167	21,783	20,066
Excess (deficiency) of revenues Over (under) expenditures	16,994	39,408	5,129	22,810	7,851	30,661	5,129
Net change in fund balance	16,994	39,408	5,129	22,810	7,851	30,661	5,129
FUND BALANCE, BEGINNING	248,907	265,901	305,309	305,309	-	305,309	335,970
FUND BALANCE, ENDING	\$ 265,901	\$ 305,309	\$ 310,439	\$ 328,120	\$ 7,851	\$ 335,970	\$ 341,099

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Special Assmnts- Tax Collector	16,735	18,029	18,029	17,475	\$ 554	\$ 18,029	\$ 18,029
Special Assmnts- Other (1)	10,344	11,402	11,402	11,402	\$ -	11,402	11,402
Special Assmnts- Discounts	(1,002)	(1,094)	(1,177)	(1,099)	-	(1,099)	(1,177)
TOTAL REVENUES	26,077	28,337	28,254	27,778	554	28,332	28,254
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,347	901	1,550	535	646	1,181	1,550
R&M-Gate	1,979	2,377	3,000	855	2,145	3,000	3,000
R&M-Security Cameras	0	653	2,000	268	1,732	3,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	521	468	589	556	11	567	589
Reserve - Roadways	5,153	-	1,000	-	-	-	1,000
Reserve - Sidewalks	-	-	5,000	31,003	-	31,003	5,000
Reserve - Gates	-	-	3,000	-	-	-	3,000
Total Field	9,000	4,399	16,141	33,217	4,536	38,753	16,141
TOTAL EXPENDITURES	9,000	4,399	16,141	33,217	4,536	38,753	16,141
Excess (deficiency) of revenues Over (under) expenditures	17,077	23,938	12,113	(5,439)	(3,982)	(10,421)	12,113
Net change in fund balance	17,077	23,938	12,113	(5,439)	(3,982)	(10,421)	12,113
FUND BALANCE, BEGINNING	(7,274)	9,802	33,740	33,740	-	33,740	23,319
FUND BALANCE, ENDING	\$ 9,803	\$ 33,740	\$ 45,853	\$ 28,301	\$ (3,982)	\$ 23,319	\$ 35,432

Note (1): Special Assessments will end after the last payment received in FY2026.

Budget Narrative
Fiscal Year 2025

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.

Budget Narrative
Fiscal Year 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 2,514	\$ 28,860	\$ 8,000	\$ 24,618	17,584	\$ 42,202	\$ 8,000
Special Assmnts- Tax Collector	33,034	37,989	37,989	37,274	715	37,989	37,989
Special Assmnts- Discounts	(1,222)	(1,412)	(1,520)	(1,419)	-	(1,419)	(1,520)
TOTAL REVENUES	34,326	65,437	44,469	60,473	18,299	78,772	44,469
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,797	1,214	1,550	535	1,015	1,550	1,550
R&M-Gate	2,502	1,697	4,500	3,275	1,225	4,500	4,500
R&M-Security Cameras	-	1,747	3,000	268	2,732	3,000	4,000
R&M-Sidewalk	-	-	1	-	1	1	4,500
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	636	604	760	717	14	731	760
Reserve - Roadways	-	-	8,000	-	-	-	8,000
Reserve - Sidewalks	-	-	5,000	23,053	-	23,053	5,000
Reserve - Gate	-	-	1,000	-	-	-	1,000
Total Field	4,935	5,262	23,812	27,848	4,988	32,836	29,311
TOTAL EXPENDITURES	4,935	5,262	23,812	27,848	4,988	32,836	29,311
Excess (deficiency) of revenues Over (under) expenditures	29,391	60,175	20,657	32,625	13,311	45,936	15,158
Net change in fund balance	29,391	60,175	20,657	32,625	13,311	45,936	15,158
FUND BALANCE, BEGINNING	376,077	405,466	465,642	465,642	-	465,642	511,578
FUND BALANCE, ENDING	\$ 405,468	\$ 465,641	\$ 486,299	\$ 498,267	\$ 13,311	\$ 511,578	\$ 526,736

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 1,282	\$ 14,779	\$ 5,000	\$ 12,608	9,006	\$ 21,614	\$ 5,000
Special Assmnts- Tax Collector	18,672	21,473	21,473	21,069	404	21,473	21,473
Special Assmnts- Discounts	(691)	(798)	(859)	(802)	-	(802)	(859)
TOTAL REVENUES	19,263	35,454	25,614	32,875	9,410	42,285	25,614
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,205	904	1,550	535	646	1,181	1,550
R&M-Gate	1,879	2,802	3,000	135	2,865	3,000	3,000
R&M-Security Cameras	-	1,749	2,000	268	1,732	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	359	341	429	405	8	413	429
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	2,000	-	-	-	2,000
Reserve - Gate	-	-	1,000	-	-	-	1,000
Total Field	3,443	5,796	19,981	1,343	5,253	6,596	19,981
TOTAL EXPENDITURES	3,443	5,796	19,981	1,343	5,253	6,596	19,981
Excess (deficiency) of revenues Over (under) expenditures	15,820	29,658	5,633	31,532	4,157	35,689	5,633
Net change in fund balance	15,820	29,658	5,633	31,532	4,157	35,689	5,633
FUND BALANCE, BEGINNING	191,852	207,672	237,331	237,331	-	237,331	273,020
FUND BALANCE, ENDING	\$ 207,672	\$ 237,330	\$ 242,964	\$ 268,863	\$ 4,157	\$ 273,020	\$ 278,652

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 1,719	\$ 19,539	\$ 7,000	\$ 16,660	11,900	\$ 28,560	\$ 7,000
Special Assmnts- Tax Collector	20,034	23,039	23,039	22,606	433	23,039	23,039
Special Assmnts- Discounts	(741)	(856)	(922)	(860)	-	(860)	(922)
TOTAL REVENUES	21,012	41,722	29,117	38,406	12,333	50,739	29,117
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,347	1,627	1,550	535	646	1,181	1,550
R&M-Gate	2,163	2,942	3,000	2,445	555	3,000	3,000
R&M-Security Cameras	-	991	2,000	268	1,732	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	385	366	461	435	9	444	461
Reserve - Roadways	-	-	1,000	600	-	600	1,000
Reserve - Sidewalks	-	-	9,720	2,862	-	2,862	10,000
Reserve - Gate	-	-	3,560	-	-	-	5,000
Total Field	3,895	5,926	21,293	7,145	2,943	10,088	23,013
TOTAL EXPENDITURES	3,895	5,926	21,293	7,145	2,943	10,088	23,013
Excess (deficiency) of revenues							
Over (under) expenditures	17,117	35,796	7,824	31,261	9,390	40,651	6,105
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	7,824	-	-	-	6,105
TOTAL OTHER SOURCES (USES)	-	-	7,824	-	-	-	6,105
Net change in fund balance	17,117	35,796	7,824	31,261	9,390	40,651	6,105
FUND BALANCE, BEGINNING	257,276	274,393	310,188	310,188	-	310,188	350,839
FUND BALANCE, ENDING	\$ 274,393	\$ 310,189	\$ 318,012	\$ 341,449	\$ 9,390	\$ 350,839	\$ 356,943

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 1,613	\$ 18,193	\$ 650	\$ 15,507	11,076	\$ 26,583	\$ 650
Special Assmnts- Tax Collector	17,343	19,944	19,944	19,569	375	19,944	19,944
Special Assmnts- Discounts	(642)	(741)	(798)	(745)	-	(745)	(798)
TOTAL REVENUES	18,314	37,396	19,796	34,331	11,451	45,782	19,796
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,347	901	1,300	535	765	1,300	1,300
R&M-Gate	1,534	2,157	3,000	135	2,865	3,000	3,000
R&M-Security Cameras	-	653	2,000	268	1,732	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	334	317	399	376	8	384	399
Reserve - Roadways	-	-	7,000	-	-	-	7,000
Reserve - Sidewalks	-	-	2,000	-	-	-	2,000
Reserve - Gate	-	-	1,000	-	-	-	1,000
Total Field	3,215	4,028	16,701	1,314	5,372	6,686	16,701
TOTAL EXPENDITURES	3,215	4,028	16,701	1,314	5,372	6,686	16,701
Excess (deficiency) of revenues Over (under) expenditures	15,099	33,368	3,095	33,017	6,080	39,097	3,095
Net change in fund balance	15,099	33,368	3,095	33,017	6,080	39,097	3,095
FUND BALANCE, BEGINNING	240,304	255,404	288,772	288,772	-	288,772	327,869
FUND BALANCE, ENDING	\$ 255,403	\$ 288,772	\$ 291,866	\$ 321,789	\$ 6,080	\$ 327,869	\$ 330,964

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	May-	PROJECTED	BUDGET
			FY 2024	4/30/2024	9/30/2024	FY 2024	FY 2025
REVENUES							
Interest - Investments	\$ 1,837	\$ 20,593	\$ 7,000	\$ 17,548	12,534	\$ 30,082	\$ 7,000
Special Assmnts- Tax Collector	16,226	18,660	18,660	18,309	351	18,660	18,660
Special Assmnts- Discounts	(600)	(694)	(746)	(697)	-	(697)	(746)
TOTAL REVENUES	17,463	38,559	24,914	35,160	12,885	48,045	24,914
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	1,367	901	1,550	535	1,015	1,550	8,000
R&M-Gate	1,751	1,852	3,000	135	2,865	3,000	3,000
R&M-Security Cameras	-	653	2,000	268	1,732	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	312	297	373	352	7	359	373
Reserve - Roadways	-	-	8,000	-	-	-	8,000
Reserve - Gate	-	3,060	1,000	-	-	-	1,000
Total Field	3,430	6,763	15,925	1,290	5,621	6,911	22,375
TOTAL EXPENDITURES	3,430	6,763	15,925	1,290	5,621	6,911	22,375
Excess (deficiency) of revenues							
Over (under) expenditures	14,033	31,796	8,989	33,870	7,264	41,134	2,538
Net change in fund balance	14,033	31,796	8,989	33,870	7,264	41,134	2,538
FUND BALANCE, BEGINNING	274,981	289,014	320,808	320,808	-	320,808	361,942
FUND BALANCE, ENDING	\$ 289,014	\$ 320,809	\$ 329,797	\$ 354,679	\$ 7,264	\$ 361,942	\$ 364,481

Budget Narrative
Fiscal Year 2025

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 2025

Reserve – Roadways (568138-53901)

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

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	May-	PROJECTED	BUDGET
			FY 2024	4/30/2024	9/30/2024	FY 2024	FY 2025
REVENUES							
Interest - Investments	\$ 3,514	\$ 38,319	\$ 1,300	\$ 32,617	23,298	\$ 55,915	\$ 1,300
Special Assmnts- Tax Collector	33,566	38,601	38,601	37,875	726	38,601	38,601
Special Assmnts- Discounts	(1,242)	(1,435)	(1,544)	(1,442)	-	(1,442)	(1,544)
TOTAL REVENUES	35,838	75,485	38,357	69,050	24,024	93,074	38,357
EXPENDITURES							
<i>Administrative</i>							
Miscellaneous Services	7	-	-	-	-	-	-
Total Administrative	7	-	-	-	-	-	-
<i>Field</i>							
Communication - Telephone & WiFi	1,595	901	1,550	535	646	1,181	1,550
R&M-Gate	2,077	2,482	3,000	315	2,685	3,000	3,000
R&M-Security Cameras	-	3,631	2,000	2,045	(45)	2,000	2,000
R&M-Sidewalk	-	-	1	-	1	1	1
R&M-Tree Removal	-	-	1	-	1	1	1
Misc-Assessmnt Collection Cost	646	613	772	729	15	744	772
Reserve - Roadways	18,202	2,576	15,000	4,558	-	4,558	15,000
Reserve - Sidewalks	-	-	5,000	32,592	-	32,592	5,000
Reserve - Gate	-	-	1,000	-	-	-	1,000
Total Field	22,520	10,203	28,324	40,774	3,302	44,076	28,324
TOTAL EXPENDITURES	22,527	10,203	28,324	40,774	3,302	44,076	28,324
Excess (deficiency) of revenues Over (under) expenditures	13,311	65,282	10,033	28,276	20,722	48,998	10,033
Net change in fund balance	13,311	65,282	10,033	28,276	20,722	48,998	10,033
FUND BALANCE, BEGINNING	523,999	537,310	602,593	602,593	-	602,593	651,591
FUND BALANCE, ENDING	\$ 537,310	\$ 602,592	\$ 612,626	\$ 630,869	\$ 20,722	\$ 651,591	\$ 661,623

Budget Narrative
Fiscal Year 2025

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 2025

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.

Reserve - Gate (568090-53901)

This budget line is for gate repair.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Special Assmnts- Tax Collector	5,027	5,781	5,781	5,672	\$ 109	\$ 5,781	\$ 5,781
Special Assmnts- Discounts	(186)	(215)	(231)	(216)	\$ -	(216)	(231)
TOTAL REVENUES	4,841	5,566	5,550	5,456	109	5,565	5,550
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	955	610	850	255	595	850	850
R&M-Sidewalks	4,494	-	-	-	-	-	-
R&M-Security Cameras	-	1,133	2,000	596	1,404	2,000	2,000
Misc-Assessmnt Collection Cost	97	92	116	109	2	111	116
Reserve - Sidewalks	-	-	1,875	38,315	-	38,315	-
Total Field	5,546	1,835	4,841	39,275	2,001	41,276	2,966
TOTAL EXPENDITURES	5,546	1,835	4,841	39,275	2,001	41,276	2,966
Excess (deficiency) of revenues Over (under) expenditures	(705)	3,731	709	(33,819)	(1,892)	(35,711)	2,584
Net change in fund balance	(705)	3,731	709	(33,819)	(1,892)	(35,711)	2,584
FUND BALANCE, BEGINNING	4,584	3,879	7,610	7,610	-	7,610	(28,101)
FUND BALANCE, ENDING	\$ 3,879	\$ 7,610	\$ 8,319	\$ (26,209)	\$ (1,892)	\$ (28,101)	\$ (25,517)

Budget Narrative
Fiscal Year 2025

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.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	May-	PROJECTED	BUDGET
			FY 2024	4/30/2024	9/30/2024	FY 2024	FY 2025
REVENUES							
Special Assmnts- Tax Collector	5,435	6,250	6,250	6,133	\$ 117	\$ 6,250	\$ 6,250
Special Assmnts- Discounts	(201)	(232)	(250)	(233)	-	(233)	(250)
TOTAL REVENUES	5,234	6,018	6,000	5,900	117	6,017	6,000
EXPENDITURES							
<i>Field</i>							
Communication - Telephone & WiFi	893	652	850	255	595	850	15,000
R&M-Security Cameras	-	2,638	2,000	827	-	827	2,000
Misc-Assessmnt Collection Cost	104	99	125	118	2	120	125
Reserve - Sidewalks	-	-	2,259	65,820	-	65,820	-
Total Field	997	3,389	5,234	67,020	597	67,617	17,125
<i>Landscape Services</i>							
R&M-Landscape Renovations	301	-	-	-	-	-	-
Total	301	-	-	-	-	-	-
TOTAL EXPENDITURES	1,298	3,389	5,234	67,020	597	67,617	17,125
Excess (deficiency) of revenues							
Over (under) expenditures	3,936	2,629	766	(61,120)	(480)	(61,600)	(11,125)
Net change in fund balance	3,936	2,629	766	(61,120)	(480)	(61,600)	(11,125)
FUND BALANCE, BEGINNING	5,240	9,176	11,805	11,805	-	11,805	(49,795)
FUND BALANCE, ENDING	\$ 9,176	\$ 11,805	\$ 12,571	\$ (49,315)	\$ (480)	\$ (49,795)	\$ (60,920)

Budget Narrative
Fiscal Year 2025

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.

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 Wrecrest	015 Deer Run	016 Morning Side
AVAILABLE FUNDS														
Beginning Fund Balance - Fiscal Year 2025	\$ 374,344	\$ 89,071	\$ 419,316	\$ 57,842	\$ 335,970	\$ 23,319	\$ 511,578	\$ 273,020	\$ 350,839	\$ 327,869	\$ 361,942	\$ 651,591	\$ (28,101)	\$ (49,795)
Net Change in Fund Balance - Fiscal Year 2025	7,891	(17)	8,768	-	5,129	12,113	15,158	5,633	6,105	3,095	2,538	10,033	2,584	(11,125)
Reserves - Fiscal Year 2025 Addition	0	15,000	4,000	10,000	4,000	13,000	9,000	14,000	13,000	16,000	10,000	9,000	21,000	-
Total Funds Available (Estimated) - 9/30/2025	397,234	93,055	438,084	61,842	354,099	44,432	540,736	291,652	372,943	340,964	373,481	682,623	(25,517)	(60,920)
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital	6,077	2,683	3,964	2,691	5,017	-	7,328	4,995	5,753	4,175	5,594	7,081	741	4,281
Reserves - Roadways Prior Years	199,923	57,730	192,645	38,341	203,930	5,040	195,798	112,267	152,667	110,160	178,966	284,447	-	-
Reserves - Roadways FY 2024	27,660	1,000	8,000	1,000	10,000	-	8,000	10,000	1,000	7,000	8,000	15,000	-	-
Reserves - Roadways FY 2024 Expenses	-	-	-	-	-	-	-	-	-	-	-	(4,558)	-	-
Reserves - Roadways FY 2025	1,000	1,000	8,000	1,000	10,000	1,000	8,000	10,000	1,000	7,000	8,000	15,000	-	-
Total Reserves-Roadways	228,583	59,730	208,645	40,341	223,930	6,040	211,798	132,267	154,667	124,160	194,966	309,889	-	-
Reserves - Sidewalks Prior Years	27,660	4,614	3,293	2,412	9,219	5,040	54,479	10,744	23,380	29,544	1,936	33,330	-	-
Reserves - Sidewalks FY 2024	12,000	2,000	-	402	2,000	-	5,000	2,000	9,720	2,000	-	5,000	1,875	2,259
Reserves - Sidewalks FY 2024 Expenses	-	(3,498)	-	(1,908)	(15,104)	(31,003)	(23,053)	-	(2,862)	-	-	(32,592)	(38,315)	(65,820)
Reserves - Sidewalks FY 2025	12,000	2,000	1,000	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	5,000	-	-
Total Reserves-Sidewalks	51,660	5,116	4,293	2,906	(1,885)	(20,963)	41,426	14,744	40,238	33,544	1,936	10,738	(36,440)	(63,561)
Reserves - Gates FY 2024	2,000	1,000	1,000	1,000	1,000	3,000	1,000	1,000	3,560	1,000	1,000	1,000	-	-
Reserves - Gates FY 2024 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Gates FY 2025	2,000	1,000	1,000	1,000	1,000	3,000	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Total Reserves-Gates	4,000	2,000	2,000	2,000	2,000	6,000	2,000	2,000	8,560	2,000	2,000	2,000	-	-
Subtotal	290,320	69,529	218,902	47,938	229,062	(8,923)	262,552	154,006	209,218	163,879	204,496	329,708	(35,699)	(59,280)
Total Allocation of Available Funds	290,320	69,529	218,902	47,938	229,062	(8,923)	262,552	154,006	209,218	163,879	204,496	329,708	(35,699)	(59,280)
Total Unassigned (undesignated) Cash	\$ 106,915	\$ 23,525	\$ 219,181	\$ 13,904	\$ 125,037	\$ 53,355	\$ 278,185	\$ 137,646	\$ 163,725	\$ 177,085	\$ 168,985	\$ 352,915	\$ -	\$ -

Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE II
Community Development District

Debt Service Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

UNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 4/30/2024	PROJECTED May- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 19	\$ 4	\$ 25	\$ 13,161	\$ 9,401	\$ 22,562	\$ 25
Special Assmnts- Tax Collector	644,951	593,758	644,490	632,362	12,128	644,490	644,315
Special Assmnts- Prepayment	5,354	-	-	1,837	-	1,837	-
Special Assmnts- Discounts	(235,859)	(23,515)	(25,780)	(24,070)	-	(24,070)	(25,773)
TOTAL REVENUES	414,465	570,247	618,735	623,290	21,529	644,819	618,568
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	12,410	10,249	12,890	12,166	243	12,409	12,886
Total Administrative	12,410	10,249	12,890	12,166	243	12,409	12,886
<i>Debt Service</i>							
Principal Debt Retirement	320,000	330,000	340,000	-	340,000	340,000	350,000
Principal Prepayment	5,000	5,000	-	10,000	-	10,000	-
Interest Expense	287,817	279,110	270,084	134,945	135,139	270,084	259,739
Total Debt Service	612,817	614,110	610,084	144,945	475,139	620,084	609,739
TOTAL EXPENDITURES	625,227	624,359	622,974	157,111	475,382	632,493	622,625
Excess (deficiency) of revenues Over (under) expenditures	(210,762)	(54,112)	(4,239)	466,179	(453,853)	12,326	(4,057)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	(8)	(1,594)	-	(4,677)	-	(4,677)	-
Contribution to (Use of) Fund Balance			(4,239)	-	-	-	(4,057)
TOTAL OTHER SOURCES (USES)			(4,239)	(4,677)		(4,677)	(4,057)
Net change in fund balance	(210,762)	(54,112)	(4,239)	461,502	(453,853)	7,649	(4,057)
FUND BALANCE, BEGINNING	298,577	299,808	297,814	297,814	-	297,814	305,463
FUND BALANCE, ENDING	87,807	244,102	\$ 293,575	\$ 759,316	\$ (453,853)	\$ 305,463	\$ 301,406

DEBT SERVICE SCHEDULE
Special Assessment Bonds, Series 2018

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	6,790,000.00			129,869.38	129,869.38	
5/1/2025	6,790,000.00	350,000	3.000%	129,869.38	479,869.38	609,738.76
11/1/2025	6,440,000.00			124,619.38	124,619.38	
5/1/2026	6,440,000.00	360,000	3.125%	124,619.38	484,619.38	609,238.76
11/1/2026	6,080,000.00			118,994.38	118,994.38	
5/1/2027	6,080,000.00	370,000	3.250%	118,994.38	488,994.38	607,988.76
11/1/2027	5,710,000.00			112,981.88	112,981.88	
5/1/2028	5,710,000.00	380,000	3.400%	112,981.88	492,981.88	605,963.76
11/1/2028	5,330,000.00			106,521.88	106,521.88	
5/1/2029	5,330,000.00	395,000	3.500%	106,521.88	501,521.88	608,043.76
11/1/2029	4,935,000.00			99,609.38	99,609.38	
5/1/2030	4,935,000.00	410,000	3.875%	99,609.38	509,609.38	609,218.76
11/1/2030	4,525,000.00			91,665.63	91,665.63	
5/1/2031	4,525,000.00	425,000	3.875%	91,665.63	516,665.63	608,331.26
11/1/2031	4,100,000.00			83,431.25	83,431.25	
5/1/2032	4,100,000.00	445,000	3.875%	83,431.25	528,431.25	611,862.50
11/1/2032	3,655,000.00			74,809.38	74,809.38	
5/1/2033	3,655,000.00	460,000	3.875%	74,809.38	534,809.38	609,618.76
11/1/2033	3,195,000.00			65,896.88	65,896.88	
5/1/2034	3,195,000.00	480,000	4.125%	65,896.88	545,896.88	611,793.76
11/1/2034	2,715,000.00			55,996.88	55,996.88	
5/1/2035	2,715,000.00	500,000	4.125%	55,996.88	555,996.88	611,993.76
11/1/2035	2,215,000.00			45,684.38	45,684.38	
5/1/2036	2,215,000.00	520,000	4.125%	45,684.38	565,684.38	611,368.76
11/1/2036	1,695,000.00			34,959.38	34,959.38	
5/1/2037	1,695,000.00	540,000	4.125%	34,959.38	574,959.38	609,918.76
11/1/2037	1,155,000.00			23,821.88	23,821.88	
5/1/2038	1,155,000.00	565,000	4.125%	23,821.88	588,821.88	612,643.76
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
		6,790,000		2,362,061	9,152,061	9,152,061

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - *Administrative*

Misc. – Assessment Collection Cost (549070-51301)

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

EXPENDITURES – *Debt Service*

Principal Debt Retirement (571001-51701)

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

Interest Expense (572001-51701)

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

MEADOW POINTE II
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

2025 vs 2024 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 2025 Total	FY 2024 Total	\$ Increase/ (Decrease)	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$1,017.73	\$216.00	\$31.89	\$51.87	\$174.08	\$1,491.57	\$1,364.95	\$126.61	9.28%
9.2	Morningside	60'x110'	SF	63	\$1,017.73	\$216.00	\$31.89	\$51.87	\$174.08	\$1,491.57	\$1,364.95	\$126.61	9.28%
9.3	Morningside	60'x110'	SF	56	\$1,017.73	\$216.00	\$31.89	\$51.87	\$174.08	\$1,491.57	\$1,364.95	\$126.61	9.28%
10.1	Deer Run	65'x115'	SF	66	\$1,017.73	\$216.00	\$38.80	\$51.87	\$178.55	\$1,502.95	\$1,376.34	\$126.61	9.20%
10.2	Deer Run	65'x115'	SF	51	\$1,017.73	\$216.00	\$38.80	\$51.87	\$178.55	\$1,502.95	\$1,376.34	\$126.61	9.20%
10.3	Deer Run	65'x115'	SF	32	\$1,017.73	\$216.00	\$38.80	\$51.87	\$178.55	\$1,502.95	\$1,376.34	\$126.61	9.20%
11.1	Manor Isle	80'x120'	SF	38	\$1,017.73	\$216.00	\$278.87	\$51.87	\$402.63	\$1,967.10	\$1,840.49	\$126.61	6.88%
11.2	Manor Isle	80'x120'	SF	39	\$1,017.73	\$216.00	\$278.87	\$51.87	\$402.63	\$1,967.10	\$1,840.49	\$126.61	6.88%
12.1	Longleaf	35'x110'	SVIL	124	\$1,017.73	\$216.00	\$172.68	\$0.00	\$318.33	\$1,724.73	\$1,598.12	\$126.61	7.92%
12.2	Longleaf	35'x110'	SVIL	96	\$1,017.73	\$216.00	\$172.68	\$0.00	\$318.33	\$1,724.73	\$1,598.12	\$126.61	7.92%
14.1	Covina Key	Townhome	TH	84	\$581.56	\$0.00	\$91.77	\$0.00	\$296.59	\$969.92	\$926.31	\$43.61	4.71%
14.2	Covina Key	Townhome	TH	82	\$581.56	\$0.00	\$91.77	\$0.00	\$296.59	\$969.92	\$926.31	\$43.61	4.71%
14.3	Anand Vihar	Multi Family	MF	24	\$339.24	\$0.00	\$0.00	\$0.00	\$51.77	\$391.02	\$365.58	\$25.44	6.96%
14.4	Anand Vihar	Townhome	TH	155	\$581.56	\$0.00	\$0.00	\$0.00	\$88.76	\$670.31	\$626.70	\$43.61	6.96%
15.1	Lettingwell	40'x110	SVIL	86	\$1,017.73	\$216.00	\$342.22	\$0.00	\$405.78	\$1,981.73	\$1,855.12	\$126.61	6.83%
15.2	Glenham	40'x110	SF	64	\$1,017.73	\$216.00	\$166.00	\$51.87	\$461.60	\$1,913.20	\$1,786.59	\$126.61	7.09%
16.1	Sedgwick	Townhome	TH	129	\$581.56	\$0.00	\$178.60	\$0.00	\$297.53	\$1,057.68	\$1,014.08	\$43.61	4.30%
16.2	Vermillion	Townhome	TH	174	\$581.56	\$0.00	\$107.24	\$0.00	\$249.77	\$938.57	\$894.96	\$43.61	4.87%
16.3	Charlesworth	Townhome	TH	118	\$581.56	\$0.00	\$213.60	\$0.00	\$346.68	\$1,141.84	\$1,098.23	\$43.61	3.97%
16.4	Tullamore	Townhome	TH	130	\$581.56	\$0.00	\$153.42	\$0.00	\$229.14	\$964.11	\$920.50	\$43.61	4.74%
17.1	Wrencrest	50'x110	SF	71	\$1,017.73	\$216.00	\$152.57	\$51.87	\$363.77	\$1,801.94	\$1,675.33	\$126.61	7.56%
17.2	Wrencrest	50'x110	SF	102	\$1,017.73	\$216.00	\$152.57	\$51.87	\$363.77	\$1,801.94	\$1,675.33	\$126.61	7.56%
17.3	Wrencrest	40'x110	SF	80	\$1,017.73	\$216.00	\$152.57	\$51.87	\$363.77	\$1,801.94	\$1,675.33	\$126.61	7.56%
18.1	Iverson	60'x110'	SF	81	\$1,017.73	\$216.00	\$151.32	\$51.87	\$478.13	\$1,915.05	\$1,788.43	\$126.61	7.08%
18.2	Iverson	60'x110'	SF	89	\$1,017.73	\$216.00	\$151.32	\$51.87	\$478.13	\$1,915.05	\$1,788.43	\$126.61	7.08%
18.3	Colehaven	80'x120'	SF	51	\$1,017.73	\$216.00	\$178.04	\$51.87	\$565.54	\$2,029.18	\$1,902.56	\$126.61	6.65%
ZCOM			ZCOM	6.151	\$20,354.53	\$0.00	\$0.00	\$0.00		\$20,354.53	\$18,828.20		8.11%
Total				2168.151									

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 977,017	\$1,017.73
VILLA	16.15%	306	\$ 311,424	\$1,017.73
TH	26.29%	872	\$ 507,117	\$581.56
MF	0.42%	24	\$ 8,142	\$339.24
COMM	6.49%	6.15	\$ 125,201	\$20,354.53
	100.00%		1,928,901	

	FY 2024	FY 2025	Increase / (Decrease)
GROSS ASSESSMENT	\$1,784,259	\$1,928,901	
ASSMT PER UNIT			
SF	\$941.41	\$1,017.73	8.11%
VILLA	\$941.41	\$1,017.73	8.11%
TH	\$537.95	\$581.56	8.11%
MF	\$313.80	\$339.24	8.11%
COMM	\$18,828.20	\$20,354.53	8.11%
			100.00%

TRASH COLLECTION

	UNITS/ ACRES	FISCAL FY 2024	FISCAL FY 2025	Increase / (Decrease)
GROSS ASSESSMENT		209,779	273,456	
ASSMT PER UNIT <i>RESIDENTIAL</i>	1,266	\$165.70	\$216.00	30.35%

DEED RESTRICTION

	UNITS/ ACRES	FISCAL FY 2024	FISCAL FY 2025	Increase / (Decrease)
GROSS ASSESSMENT		\$49,798	\$49,798	
ASSMT PER UNIT <i>RESIDENTIAL</i>	960	\$51.87	\$51.87	0.00%

SPECIAL VILLAGE FUNDS

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	6,250.00	\$31.89
SP 10	DEER RUN	015	149	5,781.00	\$38.80
SP 11	MANOR ISLES	010	77	21,473.00	\$278.87
SP 12	LONGLEAF	009	220	37,989.00	\$172.68
SP 14-1	COVINA KEY	005	166	15,234.00	\$91.77
SP 15-1	LETTINGWELL	008	86	29,431.00	\$342.22
SP 15-2	GLENHAM	006	64	10,624.00	\$166.00
SP 16-1	SEDWICK	011	129	23,039.00	\$178.60
SP 16-2	VERMILLION	013	174	18,660.00	\$107.24
SP 16-3A	CHARLESWORTH	003	118	25,205.00	\$213.60
SP 16-3B	TULLAMORE	012	130	19,944.00	\$153.42
SP 17	WRENCREST	014	253	38,601.00	\$152.57
SP 18-1, 2	IVERSON	007	170	25,724.00	\$151.32
SP 18-3	COLEHAVEN	004	51	9,080.00	\$178.04
Total			1,983.00	287,035.00	

	SUBDIVISION	FUND	FISCAL FY 2024	FISCAL FY 2025	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$31.89	\$31.89	0%
SP 10	DEER RUN	015	\$38.80	\$38.80	0%
SP 11	MANOR ISLES	010	\$278.87	\$278.87	0%
SP 12	LONGLEAF	009	\$172.68	\$172.68	0%
SP 14-1	COVINA KEY	005	\$91.77	\$91.77	0%
SP 15-1	LETTINGWELL	008	\$342.22	\$342.22	0%
SP 15-2	GLENHAM	006	\$166.00	\$166.00	0%
SP 16-1	SEDWICK	011	\$178.60	\$178.60	0%
SP 16-2	VERMILLION	013	\$107.24	\$107.24	0%
SP 16-3A	CHARLESWORTH	003	\$213.60	\$213.60	0%
SP 16-3B	TULLAMORE	012	\$153.42	\$153.42	0%
SP 17	WRENCREST	014	\$152.57	\$152.57	0%
SP 18-1, 2	IVERSON	007	\$151.32	\$151.32	0%
SP 18-3	COLEHAVEN	004	\$178.04	\$178.04	0%

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.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Meadow Pointe II Community Development District ("**District**") prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Proposed Budget**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: Wednesday, August 21, 2024

HOUR: 6:30 p.m.

LOCATION Meadow Pointe II
Clubhouse
:
30051 County Line
Road
Wesley Chapel, FL 33543

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON May 15, 2024

Attest:

**Meadow Pointe II
Community Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Ninth Order of Business

9A

**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, April 3, 2024 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:

John Picarelli	Chairperson
Jamie Childers	Vice Chairperson
Nicole Darner	Assistant Secretary
Kyle Molder	Assistant Secretary (Via Telephone)

Also present were:

Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
Numerous Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

The following amendments were requested:

- Ms. Childers added under *Event Planning Committee – Email Received*

FIFTH ORDER OF BUSINESS

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

- Ms. Alicia Jimenez, of Glenam, commented on the safety issue of cars parking at the entrance and exit gate of the nearby Dr. Long John Middle School. Ms. Jimenez suggested that the CDD contact the school informing the parents of unauthorized parking and encourages waiting in line to pick up their children.
- Ms. Jimenez commented on the parking on the street and suggests mailing residents a warning at first and if there is no change then escalate to towing vehicles for unauthorized parking.
- Mr. Picarelli responded they have hired a deputy and stated it seems the issue in Wrencrest has migrated to Glenam. He explained this was occurring as well in Wrencrest and Glenam may be experiencing this issue due to the enforcements they have placed in Wrencrest. Mr. Picarelli stated now that the Board is aware of this issue occurring in Ms. Jimenz's community, they can have the deputy patrol Glenam to dissuade those creating a safety hazard. He also encourages the community to call the non-emergency number when the deputy is off duty.
- Ms. Childers commented it is illegal to park in the roadway in Pasco County. The issue is they are short-staffed, and the Commission is not giving enough money to pay for services. Ms. Childers stated at the last meeting the Board asked the patrolmen to start doing more regarding parking in the street. She stated they were clear on the patrolmen not issuing warnings but ticketing. Ms. Childers agreed it is a huge issue and will continue working on it.
- Mr. Signoretti encouraged her to reach out via email as he has experience with working with the Superintendent, the School Board, etc. on this matter.

Ms. Childers MOVED to accept Supervisor Kyle Molder into the meeting via telephone and be allowed to vote and Signoretti seconded it. (3-0)

On VOICE vote, with all in favor, the prior motion was approved.
(3-0)

SIXTH ORDER OF BUSINESS

District Manager Report

A. Insurance Increase for a Dog Park

- Mr. Nanni found out through the insurance company a list of best practices such as “keeping small dogs, away from big dogs,” and stated the insurance company claimed if the CDD were to use a best practice and have some type of schedule in plan for cleaning, they would have a small yearly increase of \$1,000.00.
- Ms. Childers commented on the MOUs for the building across the street and the payroll/accounting system changing to ADP.
- Mr. Picarelli stated the building across the street is being renovated and a daycare is being placed there. He stated they do not own the property but charge CDD commercial fees to that strip mall. He stated that is the reason why they were probably notified.

SEVENTH ORDER OF BUSINESS

District Engineer Report

Mr. Picarelli presented the report, a copy of which was included in the full agenda package.

A. Engineer’s Report

- Mr. Picarelli stated Mr. Whited on schedule with SWFDMD permits, as for pond repairs met with Mr. Wright and gave a list of ponds that need to be repaired soon.
- Mr. Picarelli stated Mr. Cohen is devising a contract between MPII and the company selected for the building construction on County Line Road and Mansfield.
- Mr. Picarelli commented on the Lap pool stating the period closed April 3, 2024 at 11 a.m. for people to submit bids. He stated he was informed before the closing there were four companies he inquired for information.
- Mr. Picarelli informed the Board he received the roadway cost analysis. He stated the engineer broke down the upcoming cost for gates to be repaired next time around and the cost of the roads.

EIGHTH ORDER OF BUSINESS

District Counsel Report

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

NINTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, the Consent Agenda was approved as presented. (3-0)

TENTH ORDER OF BUSINESS

Architectural Review Discussion Items

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, the Architectural Review Discussion Items were approved as presented. (3-0)

ELEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Government/Community Updates

- Mr. Signoretti stated there is nothing new with the gate and they will proceed with the permit.
- i. No Stopping Signs for Wrencrest Drive**
 - Mr. Picarelli asked if Mr. Signoretti has a contact at the County for the no-stopping signs.
 - Mr. Signoretti responded yes. He stated there has been some back-and-forth communications about the signs. He believes the issue goes away if the CDD gets its permit. Mr. Signoretti stated he would get with the school on putting no-stopping signs at the entrances to prevent further safety concerns for the children of the community.
- ii. Update on Internet Poll for Deer Run and Morningside**
 - Mr. Picarelli stated they need a website and a link.
 - Mr. Wright will get the information to Mr. Signoretti so he may create a link for the website for the poll.

B. Event Planning Committee

i. Update on the Bunny Hop Event

Ms. Kelly Wright reported on the last event, and gave a list of the upcoming events:

- Ms. Wright reported over 500 guests came out for the Bunny Hop Event
- April 6, 2024, is the health fair.
- Free Yoga Classes.

- Ms. Wright informed the Board of what the Event Planning Committee has lined up for the summer festival:
 - Andy Heath for music.
 - Several food and retail vendors.
 - Face painting.
 - Balloon animals.
 - A large waterslide, an obstacle course, and a game station.
- Ms. Wright asked the Board to volunteer due to the size of the summer festival.

ii. Email Received

- Mr. Picarelli stated he received an email with some questions/comments, he stated one of the comments was regarding the event committee having an email account.
- Mr. Picarelli asked Mr. Wright to get with I.T. to set up an email for the Event Planning Committee

TWELFTH ORDER OF BUSINESS

Operations Manager Report

Mr. Wright presented the Operations Manager Report, a copy of which was included in the full agenda package.

- There being no questions, the next order of business followed.

THIRTEEN ORDER OF BUSINESS

Approval/Disapproval/Discussion

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS

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

- Ms. Alicia Jimenz of Glenam thanked everyone for what they do for the community and for taking the time to listen to her concerns.
- Mr. Signoretti thanked her for her participation.
- A resident commented on the gate functionality.
- Mr. Picarelli stated he will have Metrogate come take a look.

FIFTEENTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Signoretti commented on the situation with the community of Glenam.

- Mr. Signoretti commented on raising the participation of the residents at the meeting.
- Mr. Molder commented on the vehicles parking on the street.
- Mr. Picarelli thanked everyone for coming to the meeting.

SIXTEENTH ORDER OF BUSINESS

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

There being no further business,

On MOTION by Ms. Childers, seconded by Mr. Molder, with all in favor, the regular meeting was adjourned at 7:38 p.m., and the Board proceeded to a workshop. (3-0)

John Picarelli
Chairperson

**4/03/24 Workshop
Minutes to be Sent Under
Separate Cover**

**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, April 17, 2024 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:

John Picarelli	Chairperson
Jamie Childers	Vice Chairperson
Nicole Darner	Assistant Secretary
Kyle Molder	Assistant Secretary (Via Zoom)
Robert Signoretti	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Jerry Whited	District Engineer
Justin Wright	Operations Manager
Numerous Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

Unapproved Minutes

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

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

- Mr. George Neuendorf asked about the cars parked on driveways and fishing in ponds.
- Mr. Wright will check into resident concerns.

SIXTH ORDER OF BUSINESS

District Manager Report

- Mr. Nanni discussed the District Manager transition with Ms. Jayna Cooper, who will be replacing him. Mr. Nanni will attend the next meeting with Ms. Cooper.

SEVENTH ORDER OF BUSINESS

District Engineer Report

Mr. Whited discussed his report included in the agenda package.

A. Lap Pool Contractor

- Mr. Nanni stated there were no submittals for a Lap Pool Architect.
- Mr. Whited will question District Counsel regarding whether the CNA process needs to be repeated.
- Mr. Whited to contact Mr. Jorge Borrili and Mr. Kevin Aust to gauge interest.

B. Building Contract

- Item not discussed.

EIGHTH ORDER OF BUSINESS

District Counsel Report

A. Beardsley Sidewalks

B. Enforcement of Street Parking

- Mr. Nanni has not received a response from the County regarding street parking.

C. Counsel’s Discussions with County Legal Department (Wrencrest Gate)

- Mr. Nanni stated operations staff will inspect the sidewalks and advise the County of hazards.

NINTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the March 6, 2024 Regular Meeting & Workshop and March 20, 2024 Regular Meetings**
- B. Financial Report as of March 31, 2024**
- C. Deed Restrictions**

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, the Consent Agenda was approved (5-0)

TENTH ORDER OF BUSINESS **Architectural Review Discussion Items**
There being no ARC items, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Non-Staff Reports**

- A. Government/Community Updates**
 - i. Update on Website/Question for Deer Run/Morningside**
 - Mr. Picarelli stated the questions are going out for Deer Run and Morningside.
 - ii. Event Planning Committee Policies**
 - The item was discussed at last meeting.

TWELFTH ORDER OF BUSINESS **Operations Manager Report**

Mr. Wright discussed the update on maintenance activities included in the agenda package.

- A. Chain of Command/Conflict of Interest**
 - Ms. Childers explained the Chain of Command issue to the resident and gave general information for the Board to the resident.
- B. Update on Costs for Dog Park**
 - Mr. Wright stated the estimated dog park cost is \$4,700.

THIRTEENTH ORDER OF BUSINESS **Approval/Disapproval/Discussion**
There being nothing to report, the next order of business followed.

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

- Audience members discussed perennials.

FIFTEENTH ORDER OF BUSINESS **Supervisor Comments**

- The Supervisors asked about better color options for landscape flowers.

SIXTEENTH ORDER OF BUSINESS **Adjournment**
There being no further business,

On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in favor, the meeting was adjourned. (5-0)

John Picarelli
Chairperson

9B

MEADOW POINTE II
Community Development District

Financial Report

April 30, 2024

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 22
Debt Service Bond Series 2018	23
Construction Fund Bond Series 2018	24
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Collection Schedules	25 - 27
Cash and Investment Report	28
Note - Aqua Pool	29
Settlements	30
Construction Report	31
Approval of Invoices	32 - 34

**MEADOW POINTE II
Community Development District**

Financial Statements

(Unaudited)

April 30, 2024

Balance Sheet
April 30, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND (001)</u>	<u>DEED RESTRICTION ENFORCEMENT FUND</u>	<u>GENERAL FUND - CHARLESWORTH (003)</u>	<u>GENERAL FUND - COLEHAVEN (004)</u>	<u>GENERAL FUND - COVINA KEY (005)</u>	<u>GENERAL FUND - GLENHAM (006)</u>	<u>GENERAL FUND - IVERSON (007)</u>	<u>GENERAL FUND - LETTINGWELL (008)</u>	<u>GENERAL FUND - LONGLEAF (009)</u>	<u>GENERAL FUND - MANOR ISLE (010)</u>
ASSETS										
Cash - Checking Account	\$ 446,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	36,941	-	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	134,306	366,235	90,379	409,204	60,720	328,207	28,384	498,355	268,947
Investments:										
Money Market Account	6,617,753	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Interest Account	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 7,131,244	\$ 134,306	\$ 366,235	\$ 90,379	\$ 409,204	\$ 60,720	\$ 328,207	\$ 28,384	\$ 498,355	\$ 268,947
LIABILITIES										
Accounts Payable	\$ 21,175	\$ 3	\$ 44	\$ 44	\$ 44	\$ 65	\$ 44	\$ 40	\$ 44	\$ 44
Accrued Expenses	42,992	-	42	42	42	42	42	42	42	42
Accrued Taxes Payable	3,378	1,016	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-	-
Refundable Deposits	100	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,785,082	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,875,202	1,019	86	86	86	107	86	82	86	86
FUND BALANCES										
Nonspendable:										
Deposits	29,950	-	-	-	-	-	-	-	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-

Balance Sheet
April 30, 2024

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)	GENERAL FUND - MANOR ISLE (010)
Assigned to:										
Operating Reserves	478,919	12,542	6,077	2,683	3,964	2,524	5,017	-	7,203	4,995
Reserves - Ponds	249,440	-	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	286,754	-	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	199,923	57,730	192,645	38,341	203,930	5,040	195,798	112,267
Reserves - Sidewalks	-	-	27,660	4,614	3,293	2,412	9,219	5,040	54,479	10,744
Unassigned:	2,210,979	120,745	132,489	25,266	209,216	17,336	109,955	18,222	240,789	140,855
TOTAL FUND BALANCES	\$ 3,256,042	\$ 133,287	\$ 366,149	\$ 90,293	\$ 409,118	\$ 60,613	\$ 328,121	\$ 28,302	\$ 498,269	\$ 268,861
TOTAL LIABILITIES & FUND BALANCES	\$ 7,131,244	\$ 134,306	\$ 366,235	\$ 90,379	\$ 409,204	\$ 60,720	\$ 328,207	\$ 28,384	\$ 498,355	\$ 268,947

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNINGSIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446,600
Accounts Receivable	-	-	-	-	-	-	-	-	36,941
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	341,529	321,870	354,761	630,949	-	-	26,592	-	3,860,438
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	6,617,753
Construction Fund	-	-	-	-	-	-	-	2,553,557	2,553,557
Interest Account	-	-	-	-	-	-	52	-	52
Prepayment Account	-	-	-	-	-	-	2,210	-	2,210
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	578,226	-	578,226
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 341,529	\$ 321,870	\$ 354,761	\$ 630,949	\$ -	\$ -	\$ 758,685	\$ 2,553,557	\$ 14,277,332
LIABILITIES									
Accounts Payable	\$ 40	\$ 40	\$ 40	\$ 40	\$ 39	\$ 43	\$ -	\$ 625	\$ 22,414
Accrued Expenses	42	42	42	42	42	42	-	-	43,580
Accrued Taxes Payable	-	-	-	-	-	-	-	-	4,394
Deposits	-	-	-	-	-	-	-	-	22,475
Refundable Deposits	-	-	-	-	-	-	-	-	100
Due To Other Funds	-	-	-	-	26,126	49,230	-	-	3,860,438
TOTAL LIABILITIES	82	82	82	82	26,207	49,315	-	625	3,953,401
FUND BALANCES									
Nonspendable:									
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	759,316	-	759,316
Capital Projects	-	-	-	-	-	-	-	2,552,932	2,552,932

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNINGSIDESIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Assigned to:									
Operating Reserves	5,323	4,175	3,981	7,081	-	-	-	-	544,484
Reserves - Ponds	-	-	-	-	-	-	-	-	249,440
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	286,754
Reserves - Roadways	152,667	110,160	178,966	284,447	-	-	-	-	1,731,914
Reserves - Sidewalks	23,380	29,544	1,936	33,330	-	-	-	-	205,651
Unassigned:	160,077	177,909	169,796	306,009	(26,207)	(49,315)	-	-	3,964,121
TOTAL FUND BALANCES	\$ 341,447	\$ 321,788	\$ 354,679	\$ 630,867	\$ (26,207)	\$ (49,315)	\$ 759,316	\$ 2,552,932	\$ 10,324,562
TOTAL LIABILITIES & FUND BALANCES	\$ 341,529	\$ 321,870	\$ 354,761	\$ 630,949	\$ -	\$ -	\$ 759,316	\$ 2,553,557	\$ 14,277,963

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 58	\$ -	\$ (58)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	209,779	209,779	205,832	(3,947)	98.12%	-	6,010	6,010
Interest - Tax Collector	-	-	3,056	3,056	0.00%	-	296	296
Special Assmnts- Tax Collector	1,784,259	1,784,259	1,750,685	(33,574)	98.12%	-	51,116	51,116
Special Assmnts- Discounts	(79,762)	(79,762)	(74,474)	5,288	93.37%	-	(20)	(20)
Other Miscellaneous Revenues	25,000	25,000	2,126	(22,874)	8.50%	-	168	168
Gate Bar Code/Remotes	5,000	2,917	4,639	1,722	92.78%	417	750	333
Access Cards	1,300	758	2,677	1,919	205.92%	108	436	328
TOTAL REVENUES	1,945,676	1,943,009	1,894,541	(48,468)	97.37%	533	58,756	58,223
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	14,000	13,200	800	55.00%	2,000	-	2,000
FICA Taxes	1,836	1,071	1,021	50	55.61%	153	149	4
ProfServ-Arbitrage Rebate	-	-	3,850	(3,850)	0.00%	-	-	-
ProfServ-Dissemination Agent	-	-	1,000	(1,000)	0.00%	-	-	-
ProfServ-Engineering	64,500	37,625	25,375	12,250	39.34%	5,375	-	5,375
ProfServ-Legal Services	42,000	24,500	20,404	4,096	48.58%	3,500	1,103	2,397
ProfServ-Mgmt Consulting	77,293	45,088	45,088	-	58.33%	6,441	6,441	-
ProfServ-Property Appraiser	150	150	150	-	100.00%	-	150	(150)
ProfServ-Special Assessment	8,868	8,868	8,359	509	94.26%	-	-	-
ProfServ-Trustee Fees	4,050	4,050	337	3,713	8.32%	-	-	-
ProfServ-Web Site Maintenance	1,553	1,553	1,553	-	100.00%	-	-	-
Auditing Services	4,400	4,400	-	4,400	0.00%	-	-	-
Postage and Freight	500	292	199	93	39.80%	42	-	42
Insurance - General Liability	35,653	35,653	50,928	(15,275)	142.84%	-	-	-
Printing and Binding	100	58	1	57	1.00%	8	-	8
Legal Advertising	1,000	583	831	(248)	83.10%	83	-	83
Misc-Assessment Collection Cost	35,685	35,685	33,681	2,004	94.38%	-	1,022	(1,022)
Misc-Supervisor Expenses	500	292	75	217	15.00%	42	-	42
Office Supplies	150	88	-	88	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	302,413	214,131	206,227	7,904	68.19%	17,657	8,865	8,792

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field								
Contracts-Security Services	26,000	15,167	15,435	(268)	59.37%	2,167	2,520	(353)
Contracts-Security Alarms	516	301	301	-	58.33%	43	43	-
R&M-General	10,000	5,833	8,312	(2,479)	83.12%	833	261	572
Misc-Contingency	30,846	17,994	1,364	16,630	4.42%	2,571	405	2,166
Total Field	67,362	39,295	25,412	13,883	37.72%	5,614	3,229	2,385
Landscape Services								
ProfServ-Landscape Architect	10,080	5,880	5,880	-	58.33%	840	840	-
Contracts-Landscape	245,000	142,917	122,313	20,604	49.92%	20,417	15,289	5,128
R&M-Irrigation	10,000	5,833	3,330	2,503	33.30%	833	778	55
R&M-Landscape Renovations	20,000	11,667	18,547	(6,880)	92.74%	1,667	1,625	42
R&M-Mulch	25,000	14,583	22,400	(7,817)	89.60%	2,083	-	2,083
R&M-Trees and Trimming	7,000	4,083	4,875	(792)	69.64%	583	-	583
Total Landscape Services	317,080	184,963	177,345	7,618	55.93%	26,423	18,532	7,891
Utilities								
Contracts-Solid Waste Services	197,192	115,029	141,094	(26,065)	71.55%	16,433	20,223	(3,790)
Utility - General	8,500	4,958	6,402	(1,444)	75.32%	708	285	423
Electricity - Streetlights	250,000	145,833	165,529	(19,696)	66.21%	20,833	24,224	(3,391)
Utility - Reclaimed Water	8,000	4,667	4,898	(231)	61.23%	667	548	119
Misc-Property Taxes	11,000	11,000	5,187	5,813	47.15%	-	-	-
Misc-Assessment Collection Cost	4,196	4,196	3,960	236	94.38%	-	120	(120)
Total Utilities	478,888	285,683	327,070	(41,387)	68.30%	38,641	45,400	(6,759)
Lakes and Ponds								
Contracts-Lakes	75,000	43,750	40,096	3,654	53.46%	6,250	5,875	375
R&M-Mitigation	1,000	583	-	583	0.00%	83	-	83
R&M-Ponds	40,000	23,333	1,070	22,263	2.68%	3,333	-	3,333
Reserve - Ponds	5,000	2,917	-	2,917	0.00%	417	-	417
Total Lakes and Ponds	121,000	70,583	41,166	29,417	34.02%	10,083	5,875	4,208
Parks and Recreation								
ProfServ-Info Technology	14,000	8,167	3,520	4,647	25.14%	1,167	423	744
Contracts-Pools	30,000	17,500	17,270	230	57.57%	2,500	3,410	(910)
Communication - Telephone & WiFi	10,000	5,833	5,353	480	53.53%	833	996	(163)
Utility - General	1,500	875	1,414	(539)	94.27%	125	793	(668)
Utility - Water & Sewer	6,500	3,792	1,792	2,000	27.57%	542	702	(160)
Electricity - Rec Center	17,500	10,208	9,232	976	52.75%	1,458	898	560

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Lease - Copier	4,682	2,731	1,175	1,556	25.10%	390	1,385	(995)
R&M-Clubhouse	13,000	7,583	5,109	2,474	39.30%	1,083	962	121
R&M-Court Maintenance	1,000	583	7,312	(6,729)	731.20%	83	-	83
R&M-Pools	3,500	2,042	6,065	(4,023)	173.29%	292	4,736	(4,444)
R&M-Fitness Equipment	2,500	1,458	176	1,282	7.04%	208	-	208
R&M-Playground	1,000	583	2,157	(1,574)	215.70%	83	52	31
Misc-Clubhouse Activities	10,000	5,833	11,738	(5,905)	117.38%	833	2,907	(2,074)
Office Supplies	2,500	1,458	2,608	(1,150)	104.32%	208	-	208
Op Supplies - General	40,000	23,333	24,327	(994)	60.82%	3,333	4,953	(1,620)
Op Supplies - Fuel, Oil	6,000	3,500	1,951	1,549	32.52%	500	284	216
Cleaning Supplies	5,000	2,917	4,639	(1,722)	92.78%	417	117	300
Reserve - Renewal&Replacement	25,000	25,000	15,414	9,586	61.66%	-	-	-
Total Parks and Recreation	193,682	123,396	121,252	2,144	62.60%	14,055	22,618	(8,563)
Personnel								
Payroll-Maintenance	400,000	233,333	274,458	(41,125)	68.61%	33,333	53,955	(20,622)
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	-	-	-
FICA Taxes	30,600	17,850	21,054	(3,204)	68.80%	2,550	4,216	(1,666)
Workers' Compensation	20,000	20,000	-	20,000	0.00%	-	-	-
Unemployment Compensation	2,150	2,150	-	2,150	0.00%	-	-	-
ProfServ-Human Resources	900	900	-	900	0.00%	-	-	-
Op Supplies - Uniforms	5,000	2,917	2,013	904	40.26%	417	-	417
Subscriptions and Memberships	3,000	1,750	481	1,269	16.03%	250	206	44
Total Personnel	465,250	282,500	298,006	(15,506)	64.05%	36,550	58,377	(21,827)
TOTAL EXPENDITURES	1,945,675	1,200,551	1,196,478	4,073	61.49%	149,023	162,896	(13,873)
Excess (deficiency) of revenues								
Over (under) expenditures	-	742,458	698,063	(44,395)	0.00%	(148,490)	(104,140)	44,350
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ 742,458	\$ 698,063	\$ (44,395)	0.00%	\$ (148,490)	\$ (104,140)	\$ 44,350
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,557,979	2,557,980	2,557,979					
FUND BALANCE, ENDING	\$ 2,557,979	\$ 3,300,438	\$ 3,256,042					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 5,666	\$ 3,666	283.30%	\$ -	\$ 841	\$ 841
Special Assmnts- Tax Collector	49,798	49,798	48,861	(937)	98.12%	-	1,427	1,427
Special Assmnts- Discounts	(1,992)	(1,992)	(1,860)	132	93.37%	-	-	-
Settlements	4,000	4,000	4,425	425	110.63%	-	-	-
TOTAL REVENUES	53,806	53,806	57,092	3,286	106.11%	-	2,268	2,268
EXPENDITURES								
Administration								
Payroll-Salaries	35,000	20,417	23,360	(2,943)	66.74%	2,917	4,560	(1,643)
FICA Taxes	2,678	1,562	1,787	(225)	66.73%	223	349	(126)
ProfServ-Legal Services	6,000	6,000	1,029	4,971	17.15%	-	-	-
ProfServ-Mgmt Consulting	2,295	1,339	1,175	164	51.20%	191	155	36
Postage and Freight	2,000	1,167	886	281	44.30%	167	158	9
Misc-Assessment Collection Cost	996	996	940	56	94.38%	-	29	(29)
Office Supplies	1,200	700	552	148	46.00%	100	56	44
Total Administration	50,169	32,181	29,729	2,452	59.26%	3,598	5,307	(1,709)
TOTAL EXPENDITURES	50,169	32,181	29,729	2,452	59.26%	3,598	5,307	(1,709)
Excess (deficiency) of revenues Over (under) expenditures	3,637	21,625	27,363	5,738	0.00%	(3,598)	(3,039)	559
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	3,637	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,637	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 3,637	\$ 21,625	\$ 27,363	\$ 5,738	0.00%	\$ (3,598)	\$ (3,039)	\$ 559
FUND BALANCE, BEGINNING (OCT 1, 2023)	105,924	105,924	105,924					
FUND BALANCE, ENDING	\$ 109,561	\$ 127,549	\$ 133,287					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 17,487	\$ 9,487	218.59%	\$ -	\$ 2,595	\$ 2,595
Special Assmnts- Tax Collector	25,205	25,205	24,730	(475)	98.12%	-	722	722
Special Assmnts- Discounts	(1,008)	(1,008)	(941)	67	93.35%	-	-	-
TOTAL REVENUES	32,197	32,197	41,276	9,079	128.20%	-	3,317	3,317
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,300	758	535	223	41.15%	108	103	5
R&M-Gate	4,500	4,500	3,015	1,485	67.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	268	2,732	8.93%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	504	476	28	94.44%	-	14	(14)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	12,000	12,000	-	12,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	24,306	23,764	4,294	19,470	17.67%	108	192	(84)
TOTAL EXPENDITURES	24,306	23,764	4,294	19,470	17.67%	108	192	(84)
Excess (deficiency) of revenues Over (under) expenditures	7,891	8,433	36,982	28,549	0.00%	(108)	3,125	3,233
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	7,891	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	7,891	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 7,891	\$ 8,433	\$ 36,982	\$ 28,549	0.00%	\$ (108)	\$ 3,125	\$ 3,233
FUND BALANCE, BEGINNING (OCT 1, 2023)	329,167	329,167	329,167					
FUND BALANCE, ENDING	\$ 337,058	\$ 337,600	\$ 366,149					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 4,453	\$ 2,453	222.65%	\$ -	\$ 661	\$ 661
Special Assmnts- Tax Collector	9,080	9,080	8,910	(170)	98.13%	-	260	260
Special Assmnts- Discounts	(363)	(363)	(339)	24	93.39%	-	-	-
TOTAL REVENUES	10,717	10,717	13,024	2,307	121.53%	-	921	921
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,313	687	65.65%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	182	182	171	11	93.96%	-	5	(5)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	2,000	2,000	-	2,000	0.00%	-	-	-
Reserve - Sidewalks	1,000	1,000	3,498	(2,498)	349.80%	-	-	-
Total Field	10,734	10,088	5,652	4,436	52.66%	129	183	(54)
TOTAL EXPENDITURES	10,734	10,088	5,652	4,436	52.66%	129	183	(54)
Excess (deficiency) of revenues Over (under) expenditures	(17)	629	7,372	6,743	0.00%	(129)	738	867
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(17)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(17)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (17)	\$ 629	\$ 7,372	\$ 6,743	0.00%	\$ (129)	\$ 738	\$ 867
FUND BALANCE, BEGINNING (OCT 1, 2023)	82,921	82,921	82,921					
FUND BALANCE, ENDING	\$ 82,904	\$ 83,550	\$ 90,293					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 10,000	\$ 10,000	\$ 20,723	\$ 10,723	207.23%	\$ -	\$ 3,075	\$ 3,075
Special Assmnts- Tax Collector	15,234	15,234	14,947	(287)	98.12%	-	436	436
Special Assmnts- Discounts	(609)	(609)	(569)	40	93.43%	-	-	-
TOTAL REVENUES	24,625	24,625	35,101	10,476	142.54%	-	3,511	3,511
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	495	2,505	16.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	268	1,732	13.40%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	305	288	17	94.43%	-	9	(9)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,857	15,211	1,586	13,625	10.00%	129	187	(58)
TOTAL EXPENDITURES	15,857	15,211	1,586	13,625	10.00%	129	187	(58)
Excess (deficiency) of revenues Over (under) expenditures	8,768	9,414	33,515	24,101	0.00%	(129)	3,324	3,453
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	8,768	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	8,768	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 8,768	\$ 9,414	\$ 33,515	\$ 24,101	0.00%	\$ (129)	\$ 3,324	\$ 3,453
FUND BALANCE, BEGINNING (OCT 1, 2023)	375,603	375,603	375,603					
FUND BALANCE, ENDING	\$ 384,371	\$ 385,017	\$ 409,118					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 2,610	\$ 1,410	217.50%	\$ -	\$ 387	\$ 387
Special Assmnts- Tax Collector	10,624	10,624	10,424	(200)	98.12%	-	304	304
Special Assmnts- Discounts	(425)	(425)	(397)	28	93.41%	-	-	-
TOTAL REVENUES	11,399	11,399	12,637	1,238	110.86%	-	691	691
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	596	1,404	29.80%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	212	201	11	94.81%	-	6	(6)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	1,908	(1,506)	474.63%	-	-	-
Total Field	10,096	9,450	3,375	6,075	33.43%	129	184	(55)
TOTAL EXPENDITURES	10,096	9,450	3,375	6,075	33.43%	129	184	(55)
Excess (deficiency) of revenues Over (under) expenditures	1,303	1,949	9,262	7,313	0.00%	(129)	507	636
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1,303	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,303	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1,303	\$ 1,949	\$ 9,262	\$ 7,313	0.00%	\$ (129)	\$ 507	\$ 636
FUND BALANCE, BEGINNING (OCT 1, 2023)	51,351	51,351	51,351					
FUND BALANCE, ENDING	\$ 52,654	\$ 53,300	\$ 60,613					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 16,147	\$ 15,647	3229.40%	\$ -	\$ 2,396	\$ 2,396
Special Assmnts- Tax Collector	25,724	25,724	25,240	(484)	98.12%	-	737	737
Special Assmnts- Discounts	(1,029)	(1,029)	(961)	68	93.39%	-	-	-
TOTAL REVENUES	25,195	25,195	40,426	15,231	160.45%	-	3,133	3,133
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	1,223	1,777	40.77%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	268	1,732	13.40%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	514	486	28	94.55%	-	15	(15)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	15,104	(13,104)	755.20%	-	-	-
Total Field	20,066	19,420	17,616	1,804	87.79%	129	193	(64)
TOTAL EXPENDITURES	20,066	19,420	17,616	1,804	87.79%	129	193	(64)
Excess (deficiency) of revenues Over (under) expenditures	5,129	5,775	22,810	17,035	0.00%	(129)	2,940	3,069
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	5,129	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	5,129	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 5,129	\$ 5,775	\$ 22,810	\$ 17,035	0.00%	\$ (129)	\$ 2,940	\$ 3,069
FUND BALANCE, BEGINNING (OCT 1, 2023)	305,311	305,311	305,311					
FUND BALANCE, ENDING	\$ 310,440	\$ 311,086	\$ 328,121					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	18,029	17,475	(554)	96.93%	-	843	843
Special Assmnts- Other	11,402	11,402	11,402	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,177)	(1,177)	(1,099)	78	93.37%	-	-	-
TOTAL REVENUES	28,254	28,254	27,778	(476)	98.32%	-	843	843
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	855	2,145	28.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	268	1,732	13.40%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	589	556	33	94.40%	-	17	(17)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	31,003	(28,003)	1033.43%	-	-	-
Total Field	16,141	15,495	33,217	(17,722)	205.79%	129	195	(66)
TOTAL EXPENDITURES	16,141	15,495	33,217	(17,722)	205.79%	129	195	(66)
Excess (deficiency) of revenues Over (under) expenditures	12,113	12,759	(5,439)	(18,198)	0.00%	(129)	648	777
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	12,113	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	12,113	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 12,113	\$ 12,759	\$ (5,439)	\$ (18,198)	0.00%	\$ (129)	\$ 648	\$ 777
FUND BALANCE, BEGINNING (OCT 1, 2023)	33,741	33,741	33,741					
FUND BALANCE, ENDING	\$ 45,854	\$ 46,500	\$ 28,302					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 24,618	\$ 16,618	307.73%	\$ -	\$ 3,654	\$ 3,654
Special Assmnts- Tax Collector	37,989	37,989	37,274	(715)	98.12%	-	1,088	1,088
Special Assmnts- Discounts	(1,520)	(1,520)	(1,419)	101	93.36%	-	-	-
TOTAL REVENUES	44,469	44,469	60,473	16,004	135.99%	-	4,742	4,742
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	4,500	4,500	3,275	1,225	72.78%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	268	2,732	8.93%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	760	717	43	94.34%	-	22	(22)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	5,000	5,000	23,053	(18,053)	461.06%	-	-	-
Total Field	23,812	23,166	27,848	(4,682)	116.95%	129	200	(71)
TOTAL EXPENDITURES	23,812	23,166	27,848	(4,682)	116.95%	129	200	(71)
Excess (deficiency) of revenues Over (under) expenditures	20,657	21,303	32,625	11,322	0.00%	(129)	4,542	4,671
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	20,657	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	20,657	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 20,657	\$ 21,303	\$ 32,625	\$ 11,322	0.00%	\$ (129)	\$ 4,542	\$ 4,671
FUND BALANCE, BEGINNING (OCT 1, 2023)	465,644	465,644	465,644					
FUND BALANCE, ENDING	\$ 486,301	\$ 486,947	\$ 498,269					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 5,000	\$ 12,608	\$ 7,608	252.16%	\$ -	\$ 1,871	\$ 1,871
Special Assmnts- Tax Collector	21,473	21,473	21,069	(404)	98.12%	-	615	615
Special Assmnts- Discounts	(859)	(859)	(802)	57	93.36%	-	-	-
TOTAL REVENUES	25,614	25,614	32,875	7,261	128.35%	-	2,486	2,486
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	268	1,732	13.40%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	429	405	24	94.41%	-	12	(12)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	19,981	19,335	1,343	17,992	6.72%	129	190	(61)
TOTAL EXPENDITURES	19,981	19,335	1,343	17,992	6.72%	129	190	(61)
Excess (deficiency) of revenues Over (under) expenditures	5,633	6,279	31,532	25,253	0.00%	(129)	2,296	2,425
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	5,633	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	5,633	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 5,633	\$ 6,279	\$ 31,532	\$ 25,253	0.00%	\$ (129)	\$ 2,296	\$ 2,425
FUND BALANCE, BEGINNING (OCT 1, 2023)	237,329	237,329	237,329					
FUND BALANCE, ENDING	\$ 242,962	\$ 243,608	\$ 268,861					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 16,660	\$ 9,660	238.00%	\$ -	\$ 2,473	\$ 2,473
Special Assmnts- Tax Collector	23,039	23,039	22,606	(433)	98.12%	-	660	660
Special Assmnts- Discounts	(922)	(922)	(860)	62	93.28%	-	-	-
TOTAL REVENUES	29,117	29,117	38,406	9,289	131.90%	-	3,133	3,133
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	2,445	555	81.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	268	1,732	13.40%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	461	435	26	94.36%	-	13	(13)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	9,720	9,720	600	9,120	6.17%	-	-	-
Reserve - Sidewalks	3,560	3,560	2,862	698	80.39%	-	-	-
Total Field	21,293	20,647	7,145	13,502	33.56%	129	191	(62)
TOTAL EXPENDITURES	21,293	20,647	7,145	13,502	33.56%	129	191	(62)
Excess (deficiency) of revenues Over (under) expenditures	7,824	8,470	31,261	22,791	0.00%	(129)	2,942	3,071
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	7,824	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	7,824	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 7,824	\$ 8,470	\$ 31,261	\$ 22,791	0.00%	\$ (129)	\$ 2,942	\$ 3,071
FUND BALANCE, BEGINNING (OCT 1, 2023)	310,186	310,186	310,186					
FUND BALANCE, ENDING	\$ 318,010	\$ 318,656	\$ 341,447					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 650	\$ 15,507	\$ 14,857	2385.69%	\$ -	\$ 2,301	\$ 2,301
Special Assmnts- Tax Collector	19,944	19,944	19,569	(375)	98.12%	-	571	571
Special Assmnts- Discounts	(798)	(798)	(745)	53	93.36%	-	-	-
TOTAL REVENUES	19,796	19,796	34,331	14,535	173.42%	-	2,872	2,872
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,300	758	535	223	41.15%	108	103	5
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	268	1,732	13.40%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	399	376	23	94.24%	-	11	(11)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	7,000	7,000	-	7,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	16,701	16,159	1,314	14,845	7.87%	108	189	(81)
TOTAL EXPENDITURES	16,701	16,159	1,314	14,845	7.87%	108	189	(81)
Excess (deficiency) of revenues Over (under) expenditures	3,095	3,637	33,017	29,380	0.00%	(108)	2,683	2,791
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	3,095	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,095	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 3,095	\$ 3,637	\$ 33,017	\$ 29,380	0.00%	\$ (108)	\$ 2,683	\$ 2,791
FUND BALANCE, BEGINNING (OCT 1, 2023)	288,771	288,771	288,771					
FUND BALANCE, ENDING	\$ 291,866	\$ 292,408	\$ 321,788					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 17,548	\$ 10,548	250.69%	\$ -	\$ 2,604	\$ 2,604
Special Assmnts- Tax Collector	18,660	18,660	18,309	(351)	98.12%	-	535	535
Special Assmnts- Discounts	(746)	(746)	(697)	49	93.43%	-	-	-
TOTAL REVENUES	24,914	24,914	35,160	10,246	141.13%	-	3,139	3,139
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	268	1,732	13.40%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	373	352	21	94.37%	-	11	(11)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,925	15,279	1,290	13,989	8.10%	129	189	(60)
TOTAL EXPENDITURES	15,925	15,279	1,290	13,989	8.10%	129	189	(60)
Excess (deficiency) of revenues Over (under) expenditures	8,989	9,635	33,870	24,235	0.00%	(129)	2,950	3,079
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	8,989	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	8,989	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 8,989	\$ 9,635	\$ 33,870	\$ 24,235	0.00%	\$ (129)	\$ 2,950	\$ 3,079
FUND BALANCE, BEGINNING (OCT 1, 2023)	320,809	320,809	320,809					
FUND BALANCE, ENDING	\$ 329,798	\$ 330,444	\$ 354,679					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 32,617	\$ 31,317	2509.00%	\$ -	\$ 4,841	\$ 4,841
Special Assmnts- Tax Collector	38,601	38,601	37,875	(726)	98.12%	-	1,106	1,106
Special Assmnts- Discounts	(1,544)	(1,544)	(1,442)	102	93.39%	-	-	-
TOTAL REVENUES	38,357	38,357	69,050	30,693	180.02%	-	5,947	5,947
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	904	535	369	34.52%	129	103	26
R&M-Gate	3,000	3,000	315	2,685	10.50%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	2,045	(45)	102.25%	-	75	(75)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	772	729	43	94.43%	-	22	(22)
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	15,000	15,000	4,558	10,442	30.39%	-	-	-
Reserve - Sidewalks	5,000	5,000	32,592	(27,592)	651.84%	-	-	-
Total Field	28,324	27,678	40,774	(13,096)	143.96%	129	200	(71)
TOTAL EXPENDITURES	28,324	27,678	40,774	(13,096)	143.96%	129	200	(71)
Excess (deficiency) of revenues Over (under) expenditures	10,033	10,679	28,276	17,597	0.00%	(129)	5,747	5,876
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	10,033	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	10,033	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 10,033	\$ 10,679	\$ 28,276	\$ 17,597	0.00%	\$ (129)	\$ 5,747	\$ 5,876
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,591	602,591	602,591					
FUND BALANCE, ENDING	\$ 612,624	\$ 613,270	\$ 630,867					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	5,781	5,672	(109)	98.11%	-	166	166
Special Assmnts- Discounts	(231)	(231)	(216)	15	93.51%	-	-	-
TOTAL REVENUES	5,550	5,550	5,456	(94)	98.31%	-	166	166
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	850	496	255	241	30.00%	71	53	18
R&M-Security Cameras	2,000	2,000	596	1,404	29.80%	-	75	(75)
Misc-Assessment Collection Cost	116	116	109	7	93.97%	-	3	(3)
Reserve - Sidewalks	1,875	1,875	38,315	(36,440)	2043.47%	-	-	-
Total Field	4,841	4,487	39,275	(34,788)	811.30%	71	131	(60)
TOTAL EXPENDITURES	4,841	4,487	39,275	(34,788)	811.30%	71	131	(60)
Excess (deficiency) of revenues Over (under) expenditures	709	1,063	(33,819)	(34,882)	0.00%	(71)	35	106
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	709	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	709	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 709	\$ 1,063	\$ (33,819)	\$ (34,882)	0.00%	\$ (71)	\$ 35	\$ 106
FUND BALANCE, BEGINNING (OCT 1, 2023)	7,612	7,611	7,612					
FUND BALANCE, ENDING	\$ 8,321	\$ 8,674	\$ (26,207)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	6,250	6,133	(117)	98.13%	-	179	179
Special Assmnts- Discounts	(250)	(250)	(233)	17	93.20%	-	-	-
TOTAL REVENUES	6,000	6,000	5,900	(100)	98.33%	-	179	179
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	850	496	255	241	30.00%	71	53	18
R&M-Security Cameras	2,000	2,000	827	1,173	41.35%	-	75	(75)
Misc-Assessment Collection Cost	125	125	118	7	94.40%	-	4	(4)
Reserve - Sidewalks	2,259	2,259	65,820	(63,561)	2913.68%	-	-	-
Total Field	5,234	4,880	67,020	(62,140)	1280.47%	71	132	(61)
TOTAL EXPENDITURES	5,234	4,880	67,020	(62,140)	1280.47%	71	132	(61)
Excess (deficiency) of revenues Over (under) expenditures	766	1,120	(61,120)	(62,240)	0.00%	(71)	47	118
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	766	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	766	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 766	\$ 1,120	\$ (61,120)	\$ (62,240)	0.00%	\$ (71)	\$ 47	\$ 118
FUND BALANCE, BEGINNING (OCT 1, 2023)	11,805	11,805	11,805					
FUND BALANCE, ENDING	\$ 12,571	\$ 12,925	\$ (49,315)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 25	\$ 13,161	\$ 13,136	52644.00%	\$ -	\$ 3,216	\$ 3,216
Special Assmnts- Tax Collector	644,490	644,490	632,362	(12,128)	98.12%	-	18,463	18,463
Special Assmnts- Prepayment	-	-	1,837	1,837	0.00%	-	-	-
Special Assmnts- Discounts	(25,780)	(25,780)	(24,070)	1,710	93.37%	-	(6)	(6)
TOTAL REVENUES	618,735	618,735	623,290	4,555	100.74%	-	21,673	21,673
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,890	12,890	12,166	724	94.38%	-	369	(369)
Total Field	12,890	12,890	12,166	724	94.38%	-	369	(369)
Debt Service								
Principal Debt Retirement	340,000	-	-	-	0.00%	-	-	-
Principal Prepayments	-	-	10,000	(10,000)	0.00%	-	-	-
Interest Expense	270,084	135,042	134,945	97	49.96%	-	-	-
Total Debt Service	610,084	135,042	144,945	(9,903)	23.76%	-	-	-
TOTAL EXPENDITURES	622,974	147,932	157,111	(9,179)	25.22%	-	369	(369)
Excess (deficiency) of revenues Over (under) expenditures	(4,239)	470,803	466,179	(4,624)	0.00%	-	21,304	21,304
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(4,677)	(4,677)	0.00%	-	(674)	(674)
Contribution to (Use of) Fund Balance	(4,239)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,239)	-	(4,677)	(4,677)	110.33%	-	(674)	(674)
Net change in fund balance	\$ (4,239)	\$ 470,803	\$ 461,502	\$ (9,301)	0.00%	\$ -	\$ 20,630	\$ 20,630
FUND BALANCE, BEGINNING (OCT 1, 2023)	297,814	297,814	297,814					
FUND BALANCE, ENDING	\$ 293,575	\$ 768,617	\$ 759,316					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 78,022	\$ 78,022	0.00%	\$ -	\$ 11,309	\$ 11,309
TOTAL REVENUES	-	-	78,022	78,022	0.00%	-	11,309	11,309
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	31,663	(31,663)	0.00%	-	288	(288)
Total Construction In Progress	-	-	31,663	(31,663)	0.00%	-	288	(288)
TOTAL EXPENDITURES	-	-	31,663	(31,663)	0.00%	-	288	(288)
Excess (deficiency) of revenues Over (under) expenditures	-	-	46,359	46,359	0.00%	-	11,021	11,021
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	4,677	4,677	0.00%	-	674	674
TOTAL FINANCING SOURCES (USES)	-	-	4,677	4,677	0.00%	-	674	674
Net change in fund balance	\$ -	\$ -	\$ 51,036	\$ 51,036	0.00%	\$ -	\$ 11,695	\$ 11,695
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	2,501,896					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,552,932					

MEADOW POINTE II
Community Development District

Supporting Schedules

April 30, 2024

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed Fund
					O&M Assessments	Trash Assessments	Assessments
Assessments levied in FY 2024				\$ 2,975,361	\$ 1,784,259	\$ 209,779	\$ 49,798
Allocation %				100.0%	60.0%	7.1%	1.7%
11/03/23	\$ 56,802	\$ 3,036	\$ 1,159	\$ 60,997	\$ 36,579	\$ 4,301	\$ 1,021
11/20/23	\$ 134,917	\$ 5,713	\$ 2,753	\$ 143,383	\$ 85,984	\$ 10,109	\$ 2,400
11/09/23	\$ 191,091	\$ 8,125	\$ 3,900	\$ 203,115	\$ 121,804	\$ 14,321	\$ 3,399
11/22/23	\$ 137,398	\$ 5,842	\$ 2,804	\$ 146,043	\$ 87,579	\$ 10,297	\$ 2,444
12/02/22	\$ 1,631,891	\$ 69,298	\$ 33,304	\$ 1,734,492	\$ 1,040,137	\$ 122,291	\$ 29,030
12/06/23	\$ 337,107	\$ 14,333	\$ 6,880	\$ 358,320	\$ 214,876	\$ 25,263	\$ 5,997
12/15/23	\$ 22,617	\$ 779	\$ 462	\$ 23,858	\$ 14,307	\$ 1,682	\$ 399
12/27/23	\$ 31,965	\$ 988	\$ 652	\$ 33,606	\$ 20,153	\$ 2,369	\$ 562
01/05/24	\$ 59,714	\$ 1,881	\$ 1,219	\$ 62,814	\$ 37,668	\$ 4,429	\$ 1,051
02/05/24	\$ 35,839	\$ 791	\$ 731	\$ 37,361	\$ 22,405	\$ 2,634	\$ 625
03/05/24	\$ 29,239	\$ 309	\$ 597	\$ 30,145	\$ 18,078	\$ 2,125	\$ 505
04/04/24	\$ 83,505	\$ 29	\$ 1,704	\$ 85,238	\$ 51,116	\$ 6,010	\$ 1,427
TOTAL	\$ 2,752,085	\$ 111,124	\$ 56,165	\$ 2,919,374	\$ 1,750,685	\$ 205,832	\$ 48,861
% COLLECTED				98%	98%	98%	98%
TOTAL OUTSTANDING				\$ 55,987	\$ 33,574	\$ 3,947	\$ 937

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024

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 2024	\$ 25,205	\$ 9,080	\$ 15,234	\$ 10,624	\$ 25,724	\$ 29,431	\$ 37,989
Allocation %	0.8%	0.3%	0.5%	0.4%	0.9%	1.0%	1.3%
11/03/23	\$ 517	\$ 186	\$ 312	\$ 218	\$ 527	\$ 603	\$ 779
11/20/23	\$ 1,215	\$ 438	\$ 734	\$ 512	\$ 1,240	\$ 1,418	\$ 1,831
11/09/23	\$ 1,721	\$ 620	\$ 1,040	\$ 725	\$ 1,756	\$ 2,009	\$ 2,593
11/22/23	\$ 1,237	\$ 446	\$ 748	\$ 521	\$ 1,263	\$ 1,445	\$ 1,865
12/02/22	\$ 14,693	\$ 5,293	\$ 8,881	\$ 6,193	\$ 14,996	\$ 17,157	\$ 22,146
12/06/23	\$ 3,035	\$ 1,094	\$ 1,835	\$ 1,279	\$ 3,098	\$ 3,544	\$ 4,575
12/15/23	\$ 202	\$ 73	\$ 122	\$ 85	\$ 206	\$ 236	\$ 305
12/27/23	\$ 285	\$ 103	\$ 172	\$ 120	\$ 291	\$ 332	\$ 429
01/05/24	\$ 532	\$ 192	\$ 322	\$ 224	\$ 543	\$ 621	\$ 802
02/05/24	\$ 316	\$ 114	\$ 191	\$ 133	\$ 323	\$ 370	\$ 477
03/05/24	\$ 255	\$ 92	\$ 154	\$ 108	\$ 261	\$ 298	\$ 385
04/04/24	\$ 722	\$ 260	\$ 436	\$ 304	\$ 737	\$ 843	\$ 1,088
TOTAL	\$ 24,730	\$ 8,910	\$ 14,947	\$ 10,424	\$ 25,240	\$ 28,877	\$ 37,274
% COLLECTED	98%	98%	98%	98%	98%	98%	98%
TOTAL OUTSTANDING	\$ 474	\$ 171	\$ 287	\$ 200	\$ 484	\$ 554	\$ 715

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024

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 2024	\$ 21,473	\$ 23,039	\$ 19,944	\$ 18,660	\$ 38,601	\$ 5,781	\$ 6,250	\$ 644,490
Allocation %	0.7%	0.8%	0.7%	0.6%	1.3%	0.2%	0.2%	21.7%
11/03/23	\$ 440	\$ 472	\$ 409	\$ 383	\$ 791	\$ 119	\$ 128	\$ 13,213
11/20/23	\$ 1,035	\$ 1,110	\$ 961	\$ 899	\$ 1,860	\$ 279	\$ 301	\$ 31,058
11/09/23	\$ 1,466	\$ 1,573	\$ 1,362	\$ 1,274	\$ 2,635	\$ 395	\$ 427	\$ 43,997
11/22/23	\$ 1,054	\$ 1,131	\$ 979	\$ 916	\$ 1,895	\$ 284	\$ 307	\$ 31,634
12/02/22	\$ 12,518	\$ 13,431	\$ 11,627	\$ 10,878	\$ 22,502	\$ 3,370	\$ 3,644	\$ 375,706
12/06/23	\$ 2,586	\$ 2,775	\$ 2,402	\$ 2,247	\$ 4,649	\$ 696	\$ 753	\$ 77,615
12/15/23	\$ 172	\$ 185	\$ 160	\$ 150	\$ 310	\$ 46	\$ 50	\$ 5,168
12/27/23	\$ 243	\$ 260	\$ 225	\$ 211	\$ 436	\$ 65	\$ 71	\$ 7,279
01/05/24	\$ 453	\$ 486	\$ 421	\$ 394	\$ 815	\$ 122	\$ 132	\$ 13,606
02/05/24	\$ 270	\$ 289	\$ 250	\$ 234	\$ 485	\$ 73	\$ 78	\$ 8,093
03/05/24	\$ 218	\$ 233	\$ 202	\$ 189	\$ 391	\$ 59	\$ 63	\$ 6,530
04/04/24	\$ 615	\$ 660	\$ 571	\$ 535	\$ 1,106	\$ 166	\$ 179	\$ 18,463
TOTAL	\$ 21,069	\$ 22,606	\$ 19,569	\$ 18,309	\$ 37,875	\$ 5,672	\$ 6,133	\$ 632,362
% COLLECTED	98%	98%	98%	98%	98%	98%	98%	98%
TOTAL OUTSTANDING	\$ 404	\$ 434	\$ 375	\$ 351	\$ 726	\$ 109	\$ 118	\$ 12,128

Cash and Investment Balances
April 30, 2024

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account*	Bank United	Checking Account	n/a	0.00%	\$446,600
				Subtotal	\$446,600
Money Market	BankUnited	Money Market	n/a	5.25%	\$6,617,753
				Subtotal	\$6,617,753
DEBT SERVICE					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.25%	\$2,553,557
2018 Series - Interest Fund	US Bank	Bond Series 2018	n/a	5.25%	\$52
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.25%	\$2,210
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	5.25%	\$151,605
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	5.25%	\$578,226
				Subtotal	\$3,285,650
				Total	\$10,350,003

Aqua Pool & Spa Renovators
April 30, 2024

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

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

Settlements
April 30, 2024

DEED RESTRICTION REINFORCEMENT FUND 002

<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>CHECK#</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
10/30/23	\$ 150	MASTERCARD	102523	DR # 14 - Edging and Trimming. DR # 18 - Mailbox mold and dirt.
11/02/23	\$ 150	VISA	2023-102	DR # 14 - Edging and Trimming Sidewalk
11/08/23	\$ 100	600867527	2023-097	DR # 10 - Water Softner Exposed
12/01/23	\$ 2,500	13757	2023-093	DR # 10 - Trash Bins in Sight DR # 14 - Grass needs to be trimmed DR # 18 - Mailbox needs to be cleaned
12/04/23	\$ 1,000	2336	2023-100	DR # 16 - Landscaping DR # 20 - Mailbox Issues
12/27/23	\$ 25	74961112	2023-109	DR #18 - Mailbox Issues
02/01/24	\$ 200	51	2023-135	DR # 14 - Weeds
02/05/24	\$ 25	VISA	2023-136	DR # 18 - Dirt and Mold
02/15/24	\$ 25	VISA	2023-131	DR # 18 - Dirty Mailbox
03/04/24	\$ 250	4169	2023-170	DR # 14 - Gutter
Total Settlements	\$ <u>4,425</u>			

**MEADOW POINTE II
Community Development District**

Approval of Invoices

April 30, 2024

Invoice Summary

<u>Posting Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
09/30/23	4185	Persson & Cohen P.A.	Legal Invoice	\$ 910.00
11/01/23	4316	Persson & Cohen P.A.	Legal Invoice	\$ 117.60
11/01/23	4317	Persson & Cohen P.A.	Legal Invoice	\$ 3,675.00
12/04/23	4450	Persson & Cohen P.A.	Legal Invoice	\$ 235.20
12/04/23	4451	Persson & Cohen P.A.	Legal Invoice	\$ 3,116.40
01/03/24	4562	Persson & Cohen P.A.	Legal Invoice	\$ 352.80
01/03/24	4563	Persson & Cohen P.A.	Legal Invoice	\$ 5,968.20
02/01/24	4682	Persson & Cohen P.A.	Legal Invoice	\$ 147.00
02/01/24	4683	Persson & Cohen P.A.	Legal Invoice	\$ 5,218.50
03/04/24	4801	Persson & Cohen P.A.	Legal Invoice	\$ 147.00
03/04/24	4802	Persson & Cohen P.A.	Legal Invoice	\$ 1,323.00
04/01/24	4926	Persson & Cohen P.A.	Legal Invoice	\$ 1,102.50
				<hr/>
Total				\$ 22,313.20



INVOICE

Invoice # 4926
Date: 04/01/2024
Due On: 05/01/2024

Meadow Pointe II Community Development District
inframark@avidbill.com
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$0.00	+	\$1,102.50)-	(\$0.00)=	\$1,102.50

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	03/04/2024	Review e-mail and policies re: event planning. E-mail Chairman and District Manager with comments to policies.	0.25	\$294.00	\$73.50
Service	AHC	03/05/2024	Review and reply to e-mail from Chairman re: events planning issues.	0.25	\$294.00	\$73.50
Service	AHC	03/15/2024	Review agenda package for 3/20 CDD meeting.	0.25	\$294.00	\$73.50
Service	AHC	03/20/2024	Confer with associate counsel. Exchange multiple e-mails re: Wrencrest gate issue.	1.25	\$294.00	\$367.50
Service	AHC	03/21/2024	Review and reply to e-mails re: Wrencrest gate.	0.25	\$294.00	\$73.50
Service	AHC	03/22/2024	Review summary from insurance defense counsel regarding Alvarez litigation.	0.25	\$294.00	\$73.50
Service	AHC	03/25/2024	Review and reply to e-mails re: proposed Wrencrest gate.	0.25	\$294.00	\$73.50
Service	AHC	03/26/2024	Prepare and attend call with Rob Signoretti re: Wrencrest gate. Follow-up with County Attorney.	0.50	\$294.00	\$147.00
Service	AHC	03/28/2024	E-mail County Attorney and Supervisor Signoretti. Follow-up on status of Wrencrest	0.25	\$294.00	\$73.50

Invoice # 4926 - 04/01/2024

gate issues.						
Service	AHC	03/29/2024	Exchange e-mails re: status of Wrencrest gate issues.	0.25	\$294.00	\$73.50
					Subtotal	\$1,102.50
					Total	\$1,102.50

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

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.