

Board of Supervisors

- John Picarelli, Chairperson
- Robert Signoretti, Vice Chairperson
- Chris Kluender, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Jamie Childers, Assistant Secretary

- Jayna Cooper, District Manager
- Lindsay Moczynski, District Counsel
- Jerry Whited, District Engineer
- Justin Wright, Operations Manager
- John Khatiblou, Accountant

Wednesday, June 3, 2026 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWlrcz09&omn=87393916259>

Meeting ID: 452 747 8885 Passcode: 6DfetC

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. Landscaping report from Juniper**
- 6. Audience comments**
- 7. District Manager Report**
 - A.** Presentation of FY 2027 Proposed Budget
 - B.** Consideration of Resolution 2026-09 Approving FY 2027 Proposed Budget & Setting Public Hearing
- 8. District Engineer Report**
 - A.** Discussion of Engineer report
- 9. District Counsel Report**
 - A.** Wrencrest Appeal Status
 - B.** Update on Contract for Pool and Building
- 10. Consent Agenda**
 - A.** DRVC Violation log/pictures
- 11. Architectural Review Discussion Items**
- 12. Government/Community Updates**
 - A.** Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer
 - B.** Event Planning Representative/ Supervisor Jamie Childers
 - i. Next Event Update
- 13. Items to approve/disapprove/discuss**
- 14. Operations Manager Report**
- 15. Audience Comments**
- 16. Supervisor Comments**
- 17. Adjournment**

Management

Inframark Management Services
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Meeting Location

Meadow Pointe II Clubhouse
30051 County Line Road
(813)-991-5016

Meadow Pointe II
Community Development District

FISCAL YEAR 2027

Proposed Budget

06/03/2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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Meadow Pointe II
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Special Assmnts- Tax Collector	\$2,032,602.00	\$1,996,376.00	\$36,226.00	\$2,032,602.00	0%	\$2,254,840.30
Special Assmnts- Discounts	-\$92,242.00	-\$86,428.00	\$0.00	-\$86,428.00	-6%	-\$79,255.37
Garbage/Solid Waste Revenue	\$273,456.00	\$268,582.00	\$4,874.00	\$273,456.00	0%	\$273,456.00
Interest - Tax Collector	\$0.00	\$2,377.00	\$0.00	\$2,377.00	0%	\$0.00
Other Miscellaneous Revenues	\$25,000.00	\$10,781.00	\$14,219.00	\$25,000.00	0%	\$25,000.00
Gate Bar Code/Remotes	\$5,000.00	\$3,033.00	\$1,967.00	\$5,000.00	0%	\$5,000.00
Access Cards	\$1,300.00	\$2,310.00	\$0.00	\$2,310.00	78%	\$1,300.00
Rents or Royalties	\$0.00	\$940.00	\$0.00	\$940.00	0%	\$0.00
TOTAL REVENUES	\$2,245,216.00	\$2,197,971.00	\$57,386.00	\$2,255,357.00	0%	\$2,480,440.93
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$24,000.00	\$13,600.00	\$10,400.00	\$24,000.00	0%	\$24,000.00
FICA Taxes	\$1,836.00	\$444.00	\$1,392.00	\$1,836.00	0%	\$1,836.00
ProfServ-Arbitrage Rebate	\$3,850.00	\$0.00	\$3,850.00	\$3,850.00	0%	\$3,850.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$64,500.00	\$25,315.00	\$39,185.00	\$64,500.00	0%	\$64,500.00
ProfServ-Legal Services	\$42,000.00	\$29,046.00	\$12,954.00	\$42,000.00	0%	\$42,000.00
ProfServ-Mgmt Consulting	\$82,000.00	\$47,833.00	\$34,167.00	\$82,000.00	0%	\$84,460.00
ProfServ-Property Appraiser	\$150.00	\$150.00	\$0.00	\$150.00	0%	\$150.00
ProfServ-Special Assessment	\$9,134.00	\$9,134.00	\$0.00	\$9,134.00	0%	\$9,134.00
ProfServ-Trustee Fees	\$4,407.00	\$4,455.00	\$0.00	\$4,455.00	1%	\$4,407.00
ProfServ-Web Site Maintenance	\$1,553.00	\$1,553.00	\$0.00	\$1,553.00	0%	\$1,553.00
Auditing Services	\$4,400.00	\$0.00	\$4,400.00	\$4,400.00	0%	\$4,400.00
Postage and Freight	\$1,500.00	\$887.00	\$613.00	\$1,500.00	0%	\$1,500.00
Insurance - General Liability	\$52,212.00	\$57,221.00	\$0.00	\$57,221.00	10%	\$52,212.00
Printing and Binding	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Legal Advertising	\$1,000.00	\$810.00	\$190.00	\$1,000.00	0%	\$0.00
Misc-Assessment Collection Cost	\$40,652.00	\$38,404.00	\$2,248.00	\$40,652.00	0%	\$45,096.81
Misc-Supervisor Expenses	\$500.00	\$1,553.00	\$0.00	\$1,553.00	211%	\$500.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc - Contingency	\$0.00	\$4,428.00	\$3,231.81	\$7,659.81	0%	\$225,000.00
Record Storage Fee	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,320.00
Total Administrative	\$334,969.00	\$235,008.00	\$113,730.81	\$348,738.81	4%	\$570,193.81

Meadow Pointe II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Field						
Contracts-Security Services	\$130,000.00	\$19,505.00	\$110,495.00	\$130,000.00	0%	\$130,000.00
Contracts-Security Alarms	\$516.00	\$301.00	\$215.00	\$516.00	0%	\$516.00
R&M-General	\$15,000.00	\$2,931.00	\$12,069.00	\$15,000.00	0%	\$15,000.00
Total Field	\$145,516.00	\$22,737.00	\$122,779.00	\$145,516.00	0%	\$145,516.00
Landscape						
ProfServ-Landscape Architect	\$10,000.00	\$5,880.00	\$4,120.00	\$10,000.00	0%	\$10,000.00
Contracts-Landscape	\$245,000.00	\$110,632.00	\$134,368.00	\$245,000.00	0%	\$245,000.00
Contracts-Perennials	\$15,750.00	\$10,463.00	\$5,287.00	\$15,750.00	0%	\$15,750.00
R&M-Irrigation	\$14,000.00	\$3,504.00	\$10,496.00	\$14,000.00	0%	\$14,000.00
R&M-Landscape Renovations	\$25,000.00	\$1,140.00	\$23,860.00	\$25,000.00	0%	\$25,000.00
R&M-Mulch	\$25,000.00	\$22,400.00	\$2,600.00	\$25,000.00	0%	\$25,000.00
R&M-Tree Trimming Services	\$7,500.00	\$10,459.00	\$0.00	\$10,459.00	39%	\$7,500.00
Total Landscape	\$342,250.00	\$164,478.00	\$180,731.00	\$345,209.00	1%	\$342,250.00
Utilities						
Contracts-Solid Waste Services	\$257,049.00	\$154,395.00	\$102,654.00	\$257,049.00	0%	\$257,049.00
Utility - General	\$14,000.00	\$7,616.00	\$6,384.00	\$14,000.00	0%	\$14,000.00
Electricity - Streetlights	\$275,000.00	\$164,957.00	\$110,043.00	\$275,000.00	0%	\$275,000.00
Utility - Reclaimed Water	\$8,000.00	\$3,421.00	\$4,579.00	\$8,000.00	0%	\$8,000.00
Misc-Property Taxes	\$11,000.00	\$5,649.00	\$5,351.00	\$11,000.00	0%	\$11,000.00
Misc-Assessment Collection Cost	\$5,469.00	\$5,167.00	\$302.00	\$5,469.00	0%	\$5,469.12
Total Utilities	\$570,518.00	\$341,205.00	\$229,313.00	\$570,518.00	0%	\$570,518.12
Lakes and Ponds						
Contracts-Lakes	\$82,500.00	\$43,127.00	\$39,373.00	\$82,500.00	0%	\$82,500.00
R&M-Mitigation	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M-Ponds	\$40,000.00	\$9,616.00	\$30,384.00	\$40,000.00	0%	\$40,000.00
Reserve - Ponds	\$5,000.00	\$9,203.00	\$0.00	\$9,203.00	84%	\$5,000.00
Total Lakes and Ponds	\$128,500.00	\$61,946.00	\$70,757.00	\$132,703.00	3%	\$128,500.00
Parks and Recreation - General						
ProfServ-Info Technology	\$14,000.00	\$6,983.00	\$7,017.00	\$14,000.00	0%	\$14,000.00
Contracts-Pools	\$30,000.00	\$16,930.00	\$13,070.00	\$30,000.00	0%	\$30,000.00
Communication - Telephone & WiFi	\$12,000.00	\$7,670.00	\$4,330.00	\$12,000.00	0%	\$12,000.00
Utility - General	\$2,000.00	\$935.00	\$1,065.00	\$2,000.00	0%	\$2,000.00
Utility - Water & Sewer	\$7,500.00	\$2,279.00	\$5,221.00	\$7,500.00	0%	\$7,500.00
Electricity - Rec Center	\$15,000.00	\$10,642.00	\$4,358.00	\$15,000.00	0%	\$15,000.00
Lease - Copier	\$4,000.00	\$2,080.00	\$1,920.00	\$4,000.00	0%	\$4,000.00
R&M-Clubhouse	\$13,000.00	\$6,157.00	\$6,843.00	\$13,000.00	0%	\$13,000.00
R&M-Court Maintenance	\$2,000.00	\$2,827.00	\$0.00	\$2,827.00	41%	\$2,000.00
R&M-Pools	\$8,000.00	\$3,882.00	\$4,118.00	\$8,000.00	0%	\$8,000.00
R&M-Fitness Equipment	\$1,000.00	\$1,019.00	\$0.00	\$1,019.00	2%	\$1,000.00

Meadow Pointe II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
R&M-Playground	\$1,000.00	\$274.00	\$726.00	\$1,000.00	0%	\$1,000.00
Misc-Clubhouse Activities	\$12,500.00	\$7,344.00	\$5,156.00	\$12,500.00	0%	\$12,500.00
Office Supplies	\$3,000.00	\$731.00	\$2,269.00	\$3,000.00	0%	\$3,000.00
Op Supplies - General	\$65,000.00	\$27,008.00	\$37,992.00	\$65,000.00	0%	\$65,000.00
Op Supplies - Fuel, Oil	\$5,000.00	\$1,503.00	\$3,497.00	\$5,000.00	0%	\$5,000.00
Cleaning Supplies	\$1,000.00	\$512.00	\$488.00	\$1,000.00	0%	\$1,000.00
Reserve - Renewal&Replacement	\$20,000.00	\$212,864.00	\$0.00	\$212,864.00	964%	\$20,000.00
Total Parks and Recreation - General	\$216,000.00	\$311,640.00	\$98,070.00	\$409,710.00	90%	\$216,000.00
Personnel						
Payroll-Maintenance	\$442,000.00	\$295,353.00	\$146,647.00	\$442,000.00	0%	\$442,000.00
Payroll-Benefits	\$3,600.00	\$0.00	\$3,600.00	\$3,600.00	0%	\$3,600.00
FICA Taxes	\$33,813.00	\$22,598.00	\$11,215.00	\$33,813.00	0%	\$33,813.00
Workers' Compensation	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Unemployment Compensation	\$2,150.00	\$0.00	\$2,150.00	\$2,150.00	0%	\$2,150.00
ProfServ-Human Resources	\$900.00	\$0.00	\$900.00	\$900.00	0%	\$900.00
Op Supplies - Uniforms	\$3,000.00	\$262.00	\$2,738.00	\$3,000.00	0%	\$3,000.00
Subscriptions and Memberships	\$2,000.00	\$1,525.00	\$475.00	\$2,000.00	0%	\$2,000.00
Total Personnel	\$507,463.00	\$319,738.00	\$187,725.00	\$507,463.00	0%	\$507,463.00
TOTAL EXPENDITURES	\$2,245,216.00	\$1,456,752.00	\$1,003,105.81	\$2,459,857.81	10%	\$2,480,440.93
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$741,219.00	-\$945,719.81	-\$204,500.81	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$741,219.00	-\$945,719.81	-\$204,500.81	0%	\$0.00
FUND BALANCE, BEGINNING	\$2,553,550.00	\$2,553,550.00	\$0.00	\$2,553,550.00	0%	\$2,349,049.19
FUND BALANCE, ENDING	\$2,553,550.00	\$3,294,769.00	-\$945,719.81	\$2,349,049.19	-8%	\$2,349,049.19

Meadow Pointe II
Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS	
Beginning Fund Balance - Fiscal Year 2026	\$2,349,049
Net Change in Fund Balance Fiscal Year 2026	\$0
Reserves - Fiscal Year 2026 Addition	\$25,000
Total Funds Available (Estimated) - 09/30/2027	\$2,374,049

ALLOCATION OF AVAILABLE FUNDS	
Nonspendable Fund Balance	
Deposits	\$22,795
Assigned Fund Balance	
Operating Reserve - Operating Capital	\$620,110 ¹
Reserve - Pond Prior Years	253,157
Less: FY 2026 Expenses	(9,203)
Reserve - Ponds FY 2027	<u>5,000</u>
	\$248,954
Reserve - Renewal & Replacement Prior Years	300,554
Less: FY 2026 Expenses	(212,864)
Reserve - Renewal & Replacement FY 2027	<u>20,000</u>
	\$107,690
Total Allocation of Available Funds	\$999,549
Total Unassigned (undesignated) Cash	<u>\$1,374,500</u>

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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.

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.

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.

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 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.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Professional Services-Engineering (531013-51501)

The District's engineer 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 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 the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a proposed increase over last year's fees.

Professional Services-Property Appraiser (531035-51301)

The Property Appraiser Mike Wells provides the District with a listing of the legal description of each property parcel within the District boundaries and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs is based on the Pasco County Flat Fee of \$150.

Professional Services-Special Assessment (531038-51301)

This budget line is for preparation of the District's assessment roll.

ProfServ-Trustee Fees (531045-51301)

This budget line is for Trustee Fees paid to US Bank

Professional Services-Web Site Maintenance (531094-51301)

The District pays web hosting services for the District's web site.

Auditing Services (532002-51301)

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees with McDirmit Davis & Company, LLC.

Postage and Freight (541006-51301)

This budget line is for postage associated with sending out the agenda packages and other various items.

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 (547001-51301)

This budget line is for copies used in the preparation of agenda packages, required mailings, and other special projects.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

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.

Miscellaneous-Supervisor Expenses (549140-51301)

Any Supplies to be reimbursed from the Supervisors.

Annual District Filing Fee (554007-51301)

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

Misc-Contingency (549900-51301)

Other miscellaneous expenses that are incurred during the year.

Record Storage Fees (549069-51301)

Inframark Fees for record storage. .

Field

Contracts-Security Services (534037-53901)

The District currently has a contract to provide services to protect the District's assets.

Contracts-Security Alarms (534090-53901)

This budget line is for alarm monitoring fees.

R&M-General (546001-53901)

The District periodically implements needed repairs to ensure maintenance of the District's assets.

Landscape

Professional Services-Landscape Architect (531022-53902)

The District currently has a contract to monitor the quality of the landscaping services.

Contracts-Landscape (534050-53902)

The District currently has a contract to provide landscaping services for the District. The amount is based on a contracted amount throughout the year.

Contracts-Perennials (534107-53902)

The District currently has a contract to provide perennial services for the District. The amount is based on a contracted amount throughout the year.

R&M-Irrigation (546041-53902)

For repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

R&M-Landscape Renovations (546051-53902)

For any kind of landscape renovation or replacements needed within the District.

Budget Narrative
Fiscal Year 2027

Field (cont'd)

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.

Utilities

Contracts-Solid Waste Services (534039-53903)

The District currently has a contract to remove solid waste for residential properties.

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.

Misc-Assessment Collection Cost (549070-53903)

The District pays Pasco County an annual fee for assessment collections.

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.

Parks and Recreation

Professional Services-Information Technology (531020-57201)

This is for Software and Hardware support.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (cont'd)

Contracts-Pools (534078-57201)

The District has a current contract for maintenance of the District's pool.

Communication-Telephone & Wi-Fi (541007-53901)

The District is charged for Telephone and Wi-Fi expenditures.

Utility-General (543001-57201)

The District pays 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 equipment.

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.

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.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (cont'd)

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

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.

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 Balance
Fiscal Year 2027 Budget
General Fund 002

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$57,907.45
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$2,316.30
Settlements	\$0.00	\$400.00	\$0.00	\$400.00	0%	\$0.00
TOTAL REVENUES	\$0.00	\$400.00	\$0.00	\$400.00	0%	\$55,591.15
EXPENDITURES						
<i>Administrative</i>						
Payroll-Salaries	\$39,000.00	\$23,802.00	\$15,198.00	\$39,000.00	0%	\$39,000.00
FICA Taxes	\$2,984.00	\$1,817.00	\$1,167.00	\$2,984.00	0%	\$2,984.00
ProfServ-Legal Services	\$6,000.00	\$7,203.00	\$0.00	\$7,203.00	20%	\$6,000.00
ProfServ-Mgmt Consulting	\$2,364.00	\$1,379.00	\$985.00	\$2,364.00	0%	\$2,364.00
Postage and Freight	\$2,000.00	\$876.00	\$1,124.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$996.00	\$0.00	\$996.00	\$996.00	0%	\$1,158.15
Office Supplies	\$2,085.00	\$548.00	\$1,537.00	\$2,085.00	0%	\$2,085.00
<i>Total Administrative</i>	\$55,429.00	\$35,625.00	\$21,007.00	\$56,632.00	2%	\$55,591.15
TOTAL EXPENDITURES	\$55,429.00	\$35,625.00	\$21,007.00	\$56,632.00		\$55,591.15
Excess (deficiency) of revenues						
Over (under) expenditures	-\$55,429.00	-\$35,225.00	-\$21,007.00	-\$56,232.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$35,225.00	-\$21,007.00	-\$56,232.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$113,331.00	\$113,331.00	\$0.00	\$113,331.00	0%	\$57,099.00
FUND BALANCE, ENDING	\$113,331.00	\$78,106.00	-\$21,007.00	\$57,099.00	-50%	\$57,099.00

Meadow Pointe II
 Community Development District

Exhibit "B"
 Allocation of Fund Balances

AVAILABLE FUNDS	
Beginning Fund Balance - Fiscal Year 2026	\$57,099
Net Change in Fund Balance Fiscal Year 2026	\$0
Reserves - Fiscal Year 2026 Addition	\$0
Total Funds Available (Estimated) - 09/30/2027	\$57,099

ALLOCATION OF AVAIABLE FUNDS	
Assigned Fund Balance	
Operating Reserve - Operating Capital	\$13,898 ¹
Total Allocation of Available Funds	\$13,898
Total Unassigned (undesignated) Cash	\$43,201

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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 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.

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 Balance
Fiscal Year 2027 Budget
General Fund 003

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$8,000.00	\$13,602.00	\$0.00	\$13,602.00	70%	\$8,000.00
Special Assmnts- Tax Collector	\$16,491.00	\$16,197.00	\$294.00	\$16,491.00	0%	\$16,491.49
Special Assmnts- Discounts	-\$660.00	-\$618.00	\$0.00	-\$618.00	-6%	-\$659.66
TOTAL REVENUES	\$23,831.00	\$29,181.00	\$294.00	\$29,475.00	24%	\$23,831.83
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$558.00	\$442.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$4,500.00	\$1,404.00	\$3,096.00	\$4,500.00	0%	\$4,500.00
R&M-Security Cameras	\$3,000.00	\$225.00	\$2,775.00	\$3,000.00	0%	\$3,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$330.00	\$312.00	\$18.00	\$330.00	0%	\$329.83
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Reserve - Gate	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Field	\$23,832.00	\$2,499.00	\$21,333.00	\$23,832.00	0%	\$23,831.83
TOTAL EXPENDITURES	\$23,832.00	\$2,499.00	\$21,333.00	\$23,832.00		\$23,831.83
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1.00	\$26,682.00	-\$21,039.00	\$5,643.00	-564400%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,682.00	-\$21,039.00	\$5,643.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$421,414.00	\$421,414.00	\$0.00	\$421,414.00	0%	\$427,057.00
FUND BALANCE, ENDING	\$421,414.00	\$448,096.00	-\$21,039.00	\$427,057.00	1%	\$427,057.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 004

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$2,000.00	\$3,433.00	\$0.00	\$3,433.00	72%	\$2,000.00
Special Assmnts- Tax Collector	\$8,525.00	\$8,373.00	\$152.00	\$8,525.00	0%	\$8,512.77
Special Assmnts- Discounts	-\$341.00	-\$320.00	\$0.00	-\$320.00	-6%	-\$340.51
TOTAL REVENUES	\$10,184.00	\$11,486.00	\$152.00	\$11,638.00	14%	\$10,172.26
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$558.00	\$442.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,555.00	\$1,445.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$182.00	\$161.00	\$21.00	\$182.00	0%	\$170.26
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Field	\$10,184.00	\$2,499.00	\$7,685.00	\$10,184.00	0%	\$10,172.26
TOTAL EXPENDITURES	\$10,184.00	\$2,499.00	\$7,685.00	\$10,184.00		\$10,172.26
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$8,987.00	-\$7,533.00	\$1,454.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$8,987.00	-\$7,533.00	\$1,454.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$104,625.00	\$104,625.00	\$0.00	\$104,625.00	0%	\$106,079.00
FUND BALANCE, ENDING	\$104,625.00	\$113,612.00	-\$7,533.00	\$106,079.00	1%	\$106,079.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 005

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$14,749.00	\$0.00	\$14,749.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,960.00	\$15,676.00	\$284.00	\$15,960.00	0%	\$15,959.57
Special Assmnts- Discounts	-\$638.00	-\$598.00	\$0.00	-\$598.00	-6%	-\$638.38
TOTAL REVENUES	\$15,322.00	\$29,827.00	\$284.00	\$30,111.00	97%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$9,574.00	\$0.00	\$9,574.00	219%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$319.00	\$302.00	\$17.00	\$319.00	0%	\$319.19
Reserve - Roadways	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$15,321.00	\$10,708.00	\$11,187.00	\$21,895.00	43%	\$15,321.19
TOTAL EXPENDITURES	\$15,321.00	\$10,708.00	\$11,187.00	\$21,895.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$1.00	\$19,119.00	-\$10,903.00	\$8,216.00	821500%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$19,119.00	-\$10,903.00	\$8,216.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$458,260.00	\$458,260.00	\$0.00	\$458,260.00	0%	\$466,476.00
FUND BALANCE, ENDING	\$458,260.00	\$477,379.00	-\$10,903.00	\$466,476.00	2%	\$466,476.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 006

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,514.00	\$0.00	\$2,514.00	0%	\$0.00
Special Assmnts- Tax Collector	\$10,640.00	\$10,450.00	\$190.00	\$10,640.00	0%	\$10,640.43
Special Assmnts- Discounts	-\$426.00	-\$399.00	\$0.00	-\$399.00	-6%	-\$425.62
TOTAL REVENUES	\$10,214.00	\$12,565.00	\$190.00	\$12,755.00	25%	\$10,214.81
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$634.00	\$2,366.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$213.00	\$201.00	\$12.00	\$213.00	0%	\$212.81
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$10,215.00	\$1,667.00	\$8,548.00	\$10,215.00	0%	\$10,214.81
TOTAL EXPENDITURES	\$10,215.00	\$1,667.00	\$8,548.00	\$10,215.00		\$10,214.81
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1.00	\$10,898.00	-\$8,358.00	\$2,540.00	-254100%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$10,898.00	-\$8,358.00	\$2,540.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$74,187.00	\$74,187.00	\$0.00	\$74,187.00	0%	\$76,727.00
FUND BALANCE, ENDING	\$74,187.00	\$85,085.00	-\$8,358.00	\$76,727.00	3%	\$76,727.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 007

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$500.00	\$11,903.00	\$0.00	\$11,903.00	2281%	\$500.00
Special Assmnts- Tax Collector	\$19,683.00	\$19,332.00	\$351.00	\$19,683.00	0%	\$19,682.98
Special Assmnts- Discounts	-\$787.00	-\$738.00	\$0.00	-\$738.00	-6%	-\$787.32
TOTAL REVENUES	\$19,396.00	\$30,497.00	\$351.00	\$30,848.00	59%	\$19,395.66
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$3,769.00	\$0.00	\$3,769.00	26%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$394.00	\$372.00	\$22.00	\$394.00	0%	\$393.66
Reserve - Roadways	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
R&M-Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$19,396.00	\$4,973.00	\$15,192.00	\$20,165.00	4%	\$19,395.66
TOTAL EXPENDITURES	\$19,396.00	\$4,973.00	\$15,192.00	\$20,165.00		\$19,395.66
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$25,524.00	-\$14,841.00	\$10,683.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$25,524.00	-\$14,841.00	\$10,683.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$380,321.00	\$380,321.00	\$0.00	\$380,321.00	0%	\$391,004.00
FUND BALANCE, ENDING	\$380,321.00	\$405,845.00	-\$14,841.00	\$391,004.00	3%	\$391,004.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 008

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$16,716.00	\$27,617.00	\$0.00	\$27,617.00	65%	\$15,959.57
Special Assmnts- Discounts	-\$1,125.00	-\$1,054.00	\$0.00	-\$1,054.00	-6%	-\$638.38
Special Assmnts - Other	\$11,402.00	\$0.00	\$11,402.00	\$11,402.00	0%	\$0.00
TOTAL REVENUES	\$26,993.00	\$26,563.00	\$11,402.00	\$37,965.00	41%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$2,958.00	\$42.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$589.00	\$531.00	\$58.00	\$589.00	0%	\$319.19
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Gate	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Total Field	\$15,591.00	\$4,321.00	\$11,270.00	\$15,591.00	0%	\$15,321.19
TOTAL EXPENDITURES	\$15,591.00	\$4,321.00	\$11,270.00	\$15,591.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$11,402.00	\$22,242.00	\$132.00	\$22,374.00	96%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$22,242.00	\$132.00	\$22,374.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$54,135.00	\$54,135.00	\$0.00	\$54,135.00	0%	\$76,509.00
FUND BALANCE, ENDING	\$54,135.00	\$76,377.00	\$132.00	\$76,509.00	41%	\$76,509.00

Budget Narrative
Fiscal Year 2027

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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 009

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$18,826.00	\$0.00	\$18,826.00	0%	\$0.00
Special Assmnts- Tax Collector	\$29,789.00	\$29,258.00	\$531.00	\$29,789.00	0%	\$29,788.30
Special Assmnts- Discounts	-\$1,192.00	-\$1,116.00	\$0.00	-\$1,116.00	-6%	-\$1,191.53
TOTAL REVENUES	\$28,597.00	\$46,968.00	\$531.00	\$47,499.00	66%	\$28,596.77
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$4,500.00	\$1,464.00	\$3,036.00	\$4,500.00	0%	\$4,500.00
R&M-Security Cameras	\$4,000.00	\$225.00	\$3,775.00	\$4,000.00	0%	\$4,000.00
R&M-Sidewalks	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$4,500.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$596.00	\$563.00	\$33.00	\$596.00	0%	\$595.77
Reserve - Roadways	\$8,000.00	\$277.00	\$7,723.00	\$8,000.00	0%	\$8,000.00
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$28,597.00	\$3,136.00	\$25,461.00	\$28,597.00	0%	\$28,596.77
TOTAL EXPENDITURES	\$28,597.00	\$3,136.00	\$25,461.00	\$28,597.00	0%	\$28,596.77
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$43,832.00	-\$24,930.00	\$18,902.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$43,832.00	-\$24,930.00	\$18,902.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$579,495.00	\$579,495.00	\$0.00	\$579,495.00	0%	\$598,397.00
FUND BALANCE, ENDING	\$579,495.00	\$623,327.00	-\$24,930.00	\$598,397.00	3%	\$598,397.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 010

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,211.00	\$0.00	\$10,211.00	0%	\$0.00
Special Assmnts- Tax Collector	\$20,215.00	\$19,855.00	\$360.00	\$20,215.00	0%	\$20,214.89
Special Assmnts- Discounts	-\$809.00	-\$758.00	\$0.00	-\$758.00	-6%	-\$808.60
TOTAL REVENUES	\$19,406.00	\$29,308.00	\$360.00	\$29,668.00	53%	\$19,406.30
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,269.00	\$1,731.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$404.00	\$382.00	\$22.00	\$404.00	0%	\$404.30
Reserve - Roadways	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$19,406.00	\$2,483.00	\$16,923.00	\$19,406.00	0%	\$19,406.30
TOTAL EXPENDITURES	\$19,406.00	\$2,483.00	\$16,923.00	\$19,406.00		\$19,406.30
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$26,825.00	-\$16,563.00	\$10,262.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,825.00	-\$16,563.00	\$10,262.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$312,300.00	\$312,300.00	\$0.00	\$312,300.00	0%	\$322,562.00
FUND BALANCE, ENDING	\$312,300.00	\$339,125.00	-\$16,563.00	\$322,562.00	3%	\$322,562.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 011

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$12,916.00	\$0.00	\$12,916.00	0%	\$0.00
Special Assmnts- Tax Collector	\$23,406.00	\$22,989.00	\$417.00	\$23,406.00	0%	\$23,406.38
Special Assmnts- Discounts	-\$936.00	-\$877.00	\$0.00	-\$877.00	-6%	-\$936.26
TOTAL REVENUES	\$22,470.00	\$35,028.00	\$417.00	\$35,445.00	58%	\$22,470.13
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$564.00	\$2,436.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$468.00	\$442.00	\$26.00	\$468.00	0%	\$468.13
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Gate	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Total Field	\$22,470.00	\$1,838.00	\$20,632.00	\$22,470.00	0%	\$22,470.13
TOTAL EXPENDITURES	\$22,470.00	\$1,838.00	\$20,632.00	\$22,470.00		\$22,470.13
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$33,190.00	-\$20,215.00	\$12,975.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$33,190.00	-\$20,215.00	\$12,975.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$395,804.00	\$395,804.00	\$0.00	\$395,804.00	0%	\$408,779.00
FUND BALANCE, ENDING	\$395,804.00	\$428,994.00	-\$20,215.00	\$408,779.00	3%	\$408,779.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 012

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$11,635.00	\$0.00	\$11,635.00	0%	\$0.00
Special Assmnts- Tax Collector	\$17,023.00	\$16,720.00	\$303.00	\$17,023.00	0%	\$17,023.40
Special Assmnts- Discounts	-\$681.00	-\$638.00	\$0.00	-\$638.00	-6%	-\$680.94
TOTAL REVENUES	\$16,342.00	\$27,717.00	\$303.00	\$28,020.00	71%	\$16,342.47
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,294.00	\$1,706.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$340.00	\$322.00	\$18.00	\$340.00	0%	\$340.47
Reserve - Roadways	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
Reserve - Sidewalks	\$2,000.00	\$2,600.00	\$0.00	\$2,600.00	30%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$16,342.00	\$5,048.00	\$11,894.00	\$16,942.00	4%	\$16,342.47
TOTAL EXPENDITURES	\$16,342.00	\$5,048.00	\$11,894.00	\$16,942.00		\$16,342.47
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$22,669.00	-\$11,591.00	\$11,078.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$22,669.00	-\$11,591.00	\$11,078.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$360,977.00	\$360,977.00	\$0.00	\$360,977.00	0%	\$372,055.00
FUND BALANCE, ENDING	\$360,977.00	\$383,646.00	-\$11,591.00	\$372,055.00	3%	\$372,055.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 013

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$13,051.00	\$0.00	\$13,051.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,960.00	\$15,676.00	\$284.00	\$15,960.00	0%	\$15,959.57
Special Assmnts- Discounts	-\$638.00	-\$598.00	\$0.00	-\$598.00	-6%	-\$638.38
TOTAL REVENUES	\$15,322.00	\$28,129.00	\$284.00	\$28,413.00	85%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$674.00	\$2,326.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$319.00	\$302.00	\$17.00	\$319.00	0%	\$319.19
Reserve - Roadways	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$15,321.00	\$1,808.00	\$13,513.00	\$15,321.00	0%	\$15,321.19
TOTAL EXPENDITURES	\$15,321.00	\$1,808.00	\$13,513.00	\$15,321.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$1.00	\$26,321.00	-\$13,229.00	\$13,092.00	1309100%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,321.00	-\$13,229.00	\$13,092.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$403,941.00	\$403,941.00	\$0.00	\$403,941.00	0%	\$417,033.00
FUND BALANCE, ENDING	\$403,941.00	\$430,262.00	-\$13,229.00	\$417,033.00	3%	\$417,033.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 014

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$21,256.00	\$0.00	\$21,256.00	0%	\$0.00
Special Assmnts- Tax Collector	\$28,726.00	\$28,214.00	\$512.00	\$28,726.00	0%	\$28,725.53
Special Assmnts- Discounts	-\$1,149.00	-\$1,077.00	\$0.00	-\$1,077.00	-6%	-\$1,149.02
TOTAL REVENUES	\$27,577.00	\$48,393.00	\$512.00	\$48,905.00	77%	\$27,576.51
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$608.00	\$392.00	\$1,000.00	0%	\$1,000.00
R&M-Security Cameras	\$2,000.00	\$524.00	\$1,476.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$575.00	\$543.00	\$32.00	\$575.00	0%	\$574.51
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Reserve - Roadways	\$15,000.00	\$59,779.00	\$0.00	\$59,779.00	299%	\$15,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M - Gate	\$3,000.00	\$4,052.00	\$0.00	\$4,052.00	35%	\$3,000.00
R&M - Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M - Gate	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Total Field	\$27,577.00	\$65,506.00	\$7,902.00	\$73,408.00	166%	\$27,576.51
TOTAL EXPENDITURES	\$27,577.00	\$65,506.00	\$7,902.00	\$73,408.00		\$27,576.51
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	-\$17,113.00	-\$7,390.00	-\$24,503.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$17,113.00	-\$7,390.00	-\$24,503.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$679,249.00	\$679,249.00	\$0.00	\$679,249.00	0%	\$654,746.00
FUND BALANCE, ENDING	\$679,249.00	\$662,136.00	-\$7,390.00	\$654,746.00	-4%	\$654,746.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 015

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,469.00	\$15,193.00	\$276.00	\$15,469.00	0%	\$15,469.15
Special Assmnts- Discounts	-\$619.00	-\$580.00	\$0.00	-\$580.00	-6%	-\$618.77
TOTAL REVENUES	\$14,850.00	\$14,613.00	\$276.00	\$14,889.00	0%	\$14,850.38
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$850.00	\$263.00	\$587.00	\$850.00	0%	\$850.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$309.00	\$292.00	\$17.00	\$309.00	0%	\$309.38
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Misc Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,691.00
Total Field	\$8,159.00	\$780.00	\$7,379.00	\$8,159.00	0%	\$14,850.38
TOTAL EXPENDITURES	\$8,159.00	\$780.00	\$7,379.00	\$8,159.00	0%	\$14,850.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$6,691.00	\$13,833.00	-\$7,103.00	\$6,730.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$13,833.00	-\$7,103.00	\$6,730.00	0%	\$0.00
FUND BALANCE, BEGINNING	-\$35,305.00	-\$35,305.00	\$0.00	-\$35,305.00	0%	-\$28,575.00
FUND BALANCE, ENDING	-\$35,305.00	-\$21,472.00	-\$7,103.00	-\$28,575.00	-19%	-\$28,575.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 016

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,469.00	\$15,193.00	\$276.00	\$15,469.00	0%	\$15,469.15
Special Assmnts- Discounts	-\$619.00	-\$580.00	\$0.00	-\$580.00	-6%	-\$618.77
TOTAL REVENUES	\$14,850.00	\$14,613.00	\$276.00	\$14,889.00	0%	\$14,850.38
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$850.00	\$312.00	\$538.00	\$850.00	0%	\$850.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$309.00	\$292.00	\$17.00	\$309.00	0%	\$309.38
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Misc Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,691.00
Total Field	\$8,159.00	\$829.00	\$7,330.00	\$8,159.00	0%	\$14,850.38
TOTAL EXPENDITURES	\$8,159.00	\$829.00	\$7,330.00	\$8,159.00	0%	\$14,850.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$6,691.00	\$13,784.00	-\$7,054.00	\$6,730.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$13,784.00	-\$7,054.00	\$6,730.00	0%	\$0.00
FUND BALANCE, BEGINNING	-\$45,609.00	-\$45,609.00	\$0.00	-\$45,609.00	0%	-\$38,879.00
FUND BALANCE, ENDING	-\$45,609.00	-\$31,825.00	-\$7,054.00	-\$38,879.00	-15%	-\$38,879.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Exhibit "C"
Allocation of Reserves - Villages

	003 Charlesworth	004 Colehaven	005 Covina Key	006 Glenham	007 Iverson	008 Lettingwell	009 Longleaf	010 Manor Isle	011 Sedgwick	012 Tullamore	013 Vermillion	014 Wrencrest	015 Deer Run	016 Morning Side
AVAILABLE FUNDS														
Beginning Fund Balance - Fiscal Year 2026	\$ 427,057	\$ 106,079	\$ 466,476	\$ 76,727	\$ 391,004	\$ 76,509	\$ 598,397	\$ 322,562	\$ 408,779	\$ 372,055	\$ 417,033	\$ 654,746	\$ (28,575)	\$ (38,879)
Net Change in Fund Balance Fiscal Year 2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Fiscal Year 2026 Addition	15,000	4,000	9,000	4,000	12,000	6,000	14,000	13,000	16,000	10,000	9,000	16,000	5,000	5,000
Total Funds Available (Estimated) - 09/30/2027	442,057	110,079	475,476	80,727	403,004	82,509	612,397	335,562	424,779	382,055	426,033	670,746	(23,575)	(33,879)
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital (1)	5,958	2,543	3,830	2,554	4,849	3,830	7,149	4,852	5,618	4,086	3,830	6,894	3,713	3,713
Reserves - Roadways Prior Years	228,583	59,730	208,645	40,341	223,930	7,040	211,798	132,267	154,667	124,160	194,966	299,447	-	-
Reserves - Roadways FY 2026	1,000	1,000	8,000	1,000	10,000	1,000	8,000	10,000	1,000	7,000	8,000	15,000	-	-
Reserves - Roadways FY 2026 Expenses	-	-	-	-	-	-	(277)	-	-	-	-	(59,779)	-	-
Reserves - Roadways FY 2027	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	230,583	61,730	224,645	42,341	243,930	9,040	227,521	152,267	156,667	138,160	210,966	269,668	-	-
Reserves - Sidewalks Prior Years	63,660	6,614	4,293	4,412	11,219	5,040	59,479	16,744	33,380	35,544	1,936	38,330	5,000	5,000
Reserves - Sidewalks FY 2026	12,000	2,000	-	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	-	5,000	5,000
Reserves - Sidewalks FY 2026 Expenses	-	-	-	-	-	-	-	-	-	(2,600)	-	-	-	-
Reserves - Sidewalks FY 2027	12,000	2,000	-	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	1	5,000	5,000
Total Reserves-Sidewalks	87,660	10,614	4,293	8,412	15,219	15,040	69,479	20,744	53,380	36,944	1,936	38,331	15,000	15,000
Reserves - Gates Prior Years	4,000	2,000	2,000	2,000	2,000	6,000	2,000	2,000	10,000	2,000	2,000	2,000	-	-
Reserves - Gates FY 2026	2,000	1,000	1,000	1,000	-	-	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Reserves - Gates FY 2026 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Gates FY 2027	2,000	1,000	1,000	1,000	-	-	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Total Reserves-Gates	8,000	4,000	4,000	4,000	2,000	6,000	4,000	4,000	20,000	4,000	4,000	4,000	-	-
Subtotal	332,201	78,887	236,768	57,307	265,998	33,910	308,149	181,863	235,665	183,190	220,732	318,893	18,713	18,713
Total Allocation of Available Funds	332,201	78,887	236,768	57,307	265,998	33,910	308,149	181,863	235,665	183,190	220,732	318,893	18,713	18,713
Total Unassigned (undesignated) Cash	\$ 109,856	\$ 31,192	\$ 238,708	\$ 23,420	\$ 137,006	\$ 48,599	\$ 304,248	\$ 153,699	\$ 189,114	\$ 198,865	\$ 205,301	\$ 351,853	\$ -	\$ -

Notes

(1) Represents approximately 3 months of operating expenditures



Meadow Pointe II
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,236.00	\$0.00	\$10,236.00	0%	\$0.00
Special Assmnts- Tax Collector	\$644,315.00	\$632,832.00	\$11,483.00	\$644,315.00	0%	\$644,315.43
Special Assmnts- Discounts	-\$25,773.00	-\$24,148.00	\$0.00	-\$24,148.00	-6%	-\$25,772.62
TOTAL REVENUES	\$618,542.00	\$618,920.00	\$11,483.00	\$630,403.00	2%	\$618,542.81
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$12,886.00	\$12,174.00	\$712.00	\$12,886.00	0%	\$12,886.31
Total Administrative	\$12,886.00	\$12,174.00	\$712.00	\$12,886.00	0%	\$12,886.31
<i>Debt Service</i>						
Principal Debt Retirement	\$360,000.00	\$0.00	\$360,000.00	\$360,000.00	0%	\$370,000.00
Principal Prepayments	\$0.00	\$25,247.00	\$0.00	\$25,247.00	0%	\$0.00
Interest Expense	\$249,239.00	\$124,444.00	\$124,795.00	\$249,239.00	0%	\$237,988.76
Total Debt Service	\$609,239.00	\$149,691.00	\$484,795.00	\$634,486.00	4%	\$607,988.76
TOTAL EXPENDITURES	\$622,125.00	\$161,865.00	\$485,507.00	\$647,372.00		\$620,875.07
Excess (deficiency) of revenues						
Over (under) expenditures	-\$3,583.00	\$457,055.00	-\$474,024.00	-\$16,969.00	374%	-\$2,332.26
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		-\$1,952.00	\$0.00	-\$1,952.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$1,952.00	\$0.00	-\$1,952.00		\$0.00
Net change in fund balance	-\$3,583.00	\$455,103.00	-\$474,024.00	-\$18,921.00	428%	-\$2,332.26
FUND BALANCE, BEGINNING	\$305,184.00	\$305,184.00	\$0.00	\$305,184.00	0%	\$286,263.00
FUND BALANCE, ENDING	\$301,601.00	\$760,287.00	-\$474,024.00	\$286,263.00	-5%	\$283,930.74
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2018 Bonds	\$6,790,000.00	\$6,440,000.00	\$6,080,000.00			\$5,710,000.00

**Amortization Schedule
Special Assessment Bonds, Series 2018**

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2019				\$151,579.38	\$151,579.38	\$304,000.86
5/1/2020	\$8,425,000.00	\$305,000.00	2.375%	\$151,579.38	\$456,579.38	
11/1/2020	\$8,120,000.00			\$147,957.50	\$147,957.50	
5/1/2021	\$8,115,000.00	\$310,000.00	2.500%	\$147,860.63	\$457,860.63	\$605,818.13
11/1/2021	\$7,800,000.00			\$143,882.50	\$143,882.50	
5/1/2022	\$7,800,000.00	\$320,000.00	2.625%	\$143,882.50	\$463,882.50	\$607,765.00
11/1/2022	\$7,480,000.00			\$139,579.38	\$139,579.38	
5/1/2023	\$7,475,000.00	\$330,000.00	2.750%	\$139,579.38	\$469,579.38	\$609,158.76
11/1/2023	\$7,140,000.00			\$135,041.88	\$135,041.88	
5/1/2024	\$7,130,000.00	\$340,000.00	2.875%	\$134,756.88	\$474,756.88	\$609,798.76
11/1/2024	\$6,790,000.00			\$129,869.38	\$129,869.38	
5/1/2025	\$6,790,000.00	\$350,000.00	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	\$360,000.00	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	\$370,000.00	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	\$380,000.00	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	\$395,000.00	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	\$410,000.00	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	\$425,000.00	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	\$445,000.00	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	\$460,000.00	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	\$480,000.00	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	\$500,000.00	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	\$520,000.00	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	\$540,000.00	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	\$565,000.00	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	\$590,000.00	4.125%	\$12,168.75	\$602,168.75	\$614,337.50
		\$8,395,000.00		\$3,797,760.79	\$12,192,760.79	\$11,888,602.89

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

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.

Debt Service

Principal Debt Payment

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

Interest Expense

The District pays interest expense on the outstanding debt twice a year.



Meadow Pointe II

Community Development District

Supporting Budget Schedule

FY 2027



FY 2027 vs FY 2026 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 2027 Total	FY 2026 Total	\$ Increase/ (Decrease)	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
9.2	Morningside	60'x110'	SF	63	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
9.3	Morningside	60'x110'	SF	56	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
10.1	Deer Run	65'x115'	SF	66	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
10.2	Deer Run	65'x115'	SF	51	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
10.3	Deer Run	65'x115'	SF	32	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
11.1	Manor Isle	80'x120'	SF	38	\$1,189.70	\$216.00	\$262.53	\$60.32	\$402.63	\$2,131.18	\$1,953.60	\$177.58	9.09%
11.2	Manor Isle	80'x120'	SF	39	\$1,189.70	\$216.00	\$262.53	\$60.32	\$402.63	\$2,131.18	\$1,953.60	\$177.58	9.09%
12.1	Longleaf	35'x110'	SVIL	124	\$1,189.70	\$216.00	\$135.40	\$0.00	\$318.33	\$1,859.43	\$1,742.17	\$117.25	6.73%
12.2	Longleaf	35'x110'	SVIL	96	\$1,189.70	\$216.00	\$135.40	\$0.00	\$318.33	\$1,859.43	\$1,742.17	\$117.25	6.73%
14.1	Covina Key	Townhome	TH	84	\$679.83	\$0.00	\$96.14	\$0.00	\$296.59	\$1,072.56	\$1,005.56	\$67.00	6.66%
14.2	Covina Key	Townhome	TH	82	\$679.83	\$0.00	\$96.14	\$0.00	\$296.59	\$1,072.56	\$1,005.56	\$67.00	6.66%
14.3	Anand Vihar	Multi Family	MF	24	\$396.57	\$0.00	\$0.00	\$0.00	\$51.77	\$448.34	\$409.25	\$39.09	9.55%
14.4	Anand Vihar	Townhome	TH	155	\$679.83	\$0.00	\$0.00	\$0.00	\$88.76	\$768.58	\$701.58	\$67.00	9.55%
15.1	Lettingwell	40'x110	SVIL	86	\$1,189.70	\$216.00	\$185.58	\$0.00	\$405.78	\$1,997.06	\$2,021.18	(\$24.12)	-1.19%
15.2	Glenham	40'x110	SF	64	\$1,189.70	\$216.00	\$166.26	\$60.32	\$461.60	\$2,093.88	\$1,916.30	\$177.58	9.27%
16.1	Sedgwick	Townhome	TH	129	\$679.83	\$0.00	\$181.44	\$0.00	\$297.53	\$1,158.80	\$1,091.80	\$67.00	6.14%
16.2	Vermillion	Townhome	TH	174	\$679.83	\$0.00	\$91.72	\$0.00	\$249.77	\$1,021.32	\$954.32	\$67.00	7.02%
16.3	Charlesworth	Townhome	TH	118	\$679.83	\$0.00	\$139.76	\$0.00	\$346.68	\$1,166.27	\$1,099.26	\$67.00	6.10%
16.4	Tullamore	Townhome	TH	130	\$679.83	\$0.00	\$130.95	\$0.00	\$229.14	\$1,039.91	\$972.91	\$67.00	6.89%
17.1	Wrencrest	50'x110	SF	71	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
17.2	Wrencrest	50'x110	SF	102	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
17.3	Wrencrest	40'x110	SF	80	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
18.1	Iverson	60'x110'	SF	81	\$1,189.70	\$216.00	\$115.78	\$60.32	\$478.13	\$2,059.93	\$1,882.35	\$177.58	9.43%
18.2	Iverson	60'x110'	SF	89	\$1,189.70	\$216.00	\$115.78	\$60.32	\$478.13	\$2,059.93	\$1,882.35	\$177.58	9.43%
18.3	Colehaven	80'x120'	SF	51	\$1,189.70	\$216.00	\$166.92	\$60.32	\$565.54	\$2,198.47	\$2,021.14	\$177.34	8.77%
ZCOM			ZCOM	6.151	\$23,793.97	\$0.00	\$0.00	\$0.00		\$23,793.97	\$21,448.82		10.93%
Total				2168.151									

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 1,142,110	\$1,189.70
VILLA	16.15%	306	\$ 364,048	\$1,189.70
TH	26.29%	872	\$ 592,808	\$679.83
MF	0.42%	24	\$ 9,518	\$396.57
COMM	6.49%	6.15	\$ 146,357	\$23,793.97
100.00%			2,254,840	

	FY 2026	FY 2027	Increase / (Decrease)
GROSS ASSESSMENT	\$2,032,602	\$2,254,840	
ASSMT PER UNIT			
SF	\$1,072.44	\$1,189.70	10.93%
VILLA	\$1,072.44	\$1,189.70	10.93%
TH	\$612.82	\$679.83	10.93%
MF	\$357.48	\$396.57	10.93%
COMM	\$21,448.82	\$23,793.97	10.93%
100.00%			

TRASH COLLECTION

	UNITS/ ACRES	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
GROSS ASSESSMENT		273,456	273,456	
ASSMT PER UNIT <i>RESIDENTIAL</i>	1,266	\$216.00	\$216.00	0.00%

DEED RESTRICTION

	UNITS/ ACRES	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
GROSS ASSESSMENT		\$0	\$57,907	
ASSMT PER UNIT <i>RESIDENTIAL</i>	960	\$0.00	\$60.32	0.00%

SPECIAL VILLAGE FUNDS

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	15,469.15	\$78.92
SP 10	DEER RUN	015	149	15,469.15	\$103.82
SP 11	MANOR ISLES	010	77	20,214.89	\$262.53
SP 12	LONGLEAF	009	220	29,788.30	\$135.40
SP 14-1	COVINA KEY	005	166	15,959.57	\$96.14
SP 15-1	LETTINGWELL	008	86	15,959.57	\$185.58
SP 15-2	GLENHAM	006	64	10,640.43	\$166.26
SP 16-1	SEDWICK	011	129	23,406.38	\$181.44
SP 16-2	VERMILLION	013	174	15,959.57	\$91.72
SP 16-3A	CHARLESWORTH	003	118	16,491.49	\$139.76
SP 16-3B	TULLAMORE	012	130	17,023.40	\$130.95
SP 17	WRENCREST	014	253	28,725.53	\$113.54
SP 18-1, 2	IVERSON	007	170	19,682.98	\$115.78
SP 18-3	COLEHAVEN	004	51	8,512.77	\$166.92
	Total		1,983.00	253,303.19	

	SUBDIVISION	FUND	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$42.61	\$78.92	85%
SP 10	DEER RUN	015	\$56.05	\$103.82	85%
SP 11	MANOR ISLES	010	\$262.53	\$262.53	0%
SP 12	LONGLEAF	009	\$135.40	\$135.40	0%
SP 14-1	COVINA KEY	005	\$96.14	\$96.14	0%
SP 15-1	LETTINGWELL	008	\$326.95	\$185.58	-43%
SP 15-2	GLENHAM	006	\$166.26	\$166.26	0%
SP 16-1	SEDWICK	011	\$181.44	\$181.44	0%
SP 16-2	VERMILLION	013	\$91.72	\$91.72	0%
SP 16-3A	CHARLESWORTH	003	\$139.76	\$139.76	0%
SP 16-3B	TULLAMORE	012	\$130.95	\$130.95	0%
SP 17	WRENCREST	014	\$113.54	\$113.54	0%
SP 18-1, 2	IVERSON	007	\$115.78	\$115.78	0%
SP 18-3	COLEHAVEN	004	\$166.92	\$166.92	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 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Meadow Pointe II Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings 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 prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Inframark, 313 Campus Street, Celebration, FL 34747. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more

installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

2. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 19, 2026
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 sixty (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 approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

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

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

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF JUNE 2026.

ATTEST:

**MEADOW POINTE II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Meadow Pointe II
Community Development District

FISCAL YEAR 2027

Proposed Budget

06/03/2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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Meadow Pointe II
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Special Assmnts- Tax Collector	\$2,032,602.00	\$1,996,376.00	\$36,226.00	\$2,032,602.00	0%	\$2,254,840.30
Special Assmnts- Discounts	-\$92,242.00	-\$86,428.00	\$0.00	-\$86,428.00	-6%	-\$79,255.37
Garbage/Solid Waste Revenue	\$273,456.00	\$268,582.00	\$4,874.00	\$273,456.00	0%	\$273,456.00
Interest - Tax Collector	\$0.00	\$2,377.00	\$0.00	\$2,377.00	0%	\$0.00
Other Miscellaneous Revenues	\$25,000.00	\$10,781.00	\$14,219.00	\$25,000.00	0%	\$25,000.00
Gate Bar Code/Remotes	\$5,000.00	\$3,033.00	\$1,967.00	\$5,000.00	0%	\$5,000.00
Access Cards	\$1,300.00	\$2,310.00	\$0.00	\$2,310.00	78%	\$1,300.00
Rents or Royalties	\$0.00	\$940.00	\$0.00	\$940.00	0%	\$0.00
TOTAL REVENUES	\$2,245,216.00	\$2,197,971.00	\$57,386.00	\$2,255,357.00	0%	\$2,480,440.93
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$24,000.00	\$13,600.00	\$10,400.00	\$24,000.00	0%	\$24,000.00
FICA Taxes	\$1,836.00	\$444.00	\$1,392.00	\$1,836.00	0%	\$1,836.00
ProfServ-Arbitrage Rebate	\$3,850.00	\$0.00	\$3,850.00	\$3,850.00	0%	\$3,850.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$64,500.00	\$25,315.00	\$39,185.00	\$64,500.00	0%	\$64,500.00
ProfServ-Legal Services	\$42,000.00	\$29,046.00	\$12,954.00	\$42,000.00	0%	\$42,000.00
ProfServ-Mgmt Consulting	\$82,000.00	\$47,833.00	\$34,167.00	\$82,000.00	0%	\$84,460.00
ProfServ-Property Appraiser	\$150.00	\$150.00	\$0.00	\$150.00	0%	\$150.00
ProfServ-Special Assessment	\$9,134.00	\$9,134.00	\$0.00	\$9,134.00	0%	\$9,134.00
ProfServ-Trustee Fees	\$4,407.00	\$4,455.00	\$0.00	\$4,455.00	1%	\$4,407.00
ProfServ-Web Site Maintenance	\$1,553.00	\$1,553.00	\$0.00	\$1,553.00	0%	\$1,553.00
Auditing Services	\$4,400.00	\$0.00	\$4,400.00	\$4,400.00	0%	\$4,400.00
Postage and Freight	\$1,500.00	\$887.00	\$613.00	\$1,500.00	0%	\$1,500.00
Insurance - General Liability	\$52,212.00	\$57,221.00	\$0.00	\$57,221.00	10%	\$52,212.00
Printing and Binding	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Legal Advertising	\$1,000.00	\$810.00	\$190.00	\$1,000.00	0%	\$0.00
Misc-Assessment Collection Cost	\$40,652.00	\$38,404.00	\$2,248.00	\$40,652.00	0%	\$45,096.81
Misc-Supervisor Expenses	\$500.00	\$1,553.00	\$0.00	\$1,553.00	211%	\$500.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc - Contingency	\$0.00	\$4,428.00	\$3,231.81	\$7,659.81	0%	\$225,000.00
Record Storage Fee	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,320.00
Total Administrative	\$334,969.00	\$235,008.00	\$113,730.81	\$348,738.81	4%	\$570,193.81

Meadow Pointe II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Field						
Contracts-Security Services	\$130,000.00	\$19,505.00	\$110,495.00	\$130,000.00	0%	\$130,000.00
Contracts-Security Alarms	\$516.00	\$301.00	\$215.00	\$516.00	0%	\$516.00
R&M-General	\$15,000.00	\$2,931.00	\$12,069.00	\$15,000.00	0%	\$15,000.00
Total Field	\$145,516.00	\$22,737.00	\$122,779.00	\$145,516.00	0%	\$145,516.00
Landscape						
ProfServ-Landscape Architect	\$10,000.00	\$5,880.00	\$4,120.00	\$10,000.00	0%	\$10,000.00
Contracts-Landscape	\$245,000.00	\$110,632.00	\$134,368.00	\$245,000.00	0%	\$245,000.00
Contracts-Perennials	\$15,750.00	\$10,463.00	\$5,287.00	\$15,750.00	0%	\$15,750.00
R&M-Irrigation	\$14,000.00	\$3,504.00	\$10,496.00	\$14,000.00	0%	\$14,000.00
R&M-Landscape Renovations	\$25,000.00	\$1,140.00	\$23,860.00	\$25,000.00	0%	\$25,000.00
R&M-Mulch	\$25,000.00	\$22,400.00	\$2,600.00	\$25,000.00	0%	\$25,000.00
R&M-Tree Trimming Services	\$7,500.00	\$10,459.00	\$0.00	\$10,459.00	39%	\$7,500.00
Total Landscape	\$342,250.00	\$164,478.00	\$180,731.00	\$345,209.00	1%	\$342,250.00
Utilities						
Contracts-Solid Waste Services	\$257,049.00	\$154,395.00	\$102,654.00	\$257,049.00	0%	\$257,049.00
Utility - General	\$14,000.00	\$7,616.00	\$6,384.00	\$14,000.00	0%	\$14,000.00
Electricity - Streetlights	\$275,000.00	\$164,957.00	\$110,043.00	\$275,000.00	0%	\$275,000.00
Utility - Reclaimed Water	\$8,000.00	\$3,421.00	\$4,579.00	\$8,000.00	0%	\$8,000.00
Misc-Property Taxes	\$11,000.00	\$5,649.00	\$5,351.00	\$11,000.00	0%	\$11,000.00
Misc-Assessment Collection Cost	\$5,469.00	\$5,167.00	\$302.00	\$5,469.00	0%	\$5,469.12
Total Utilities	\$570,518.00	\$341,205.00	\$229,313.00	\$570,518.00	0%	\$570,518.12
Lakes and Ponds						
Contracts-Lakes	\$82,500.00	\$43,127.00	\$39,373.00	\$82,500.00	0%	\$82,500.00
R&M-Mitigation	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M-Ponds	\$40,000.00	\$9,616.00	\$30,384.00	\$40,000.00	0%	\$40,000.00
Reserve - Ponds	\$5,000.00	\$9,203.00	\$0.00	\$9,203.00	84%	\$5,000.00
Total Lakes and Ponds	\$128,500.00	\$61,946.00	\$70,757.00	\$132,703.00	3%	\$128,500.00
Parks and Recreation - General						
ProfServ-Info Technology	\$14,000.00	\$6,983.00	\$7,017.00	\$14,000.00	0%	\$14,000.00
Contracts-Pools	\$30,000.00	\$16,930.00	\$13,070.00	\$30,000.00	0%	\$30,000.00
Communication - Telephone & WiFi	\$12,000.00	\$7,670.00	\$4,330.00	\$12,000.00	0%	\$12,000.00
Utility - General	\$2,000.00	\$935.00	\$1,065.00	\$2,000.00	0%	\$2,000.00
Utility - Water & Sewer	\$7,500.00	\$2,279.00	\$5,221.00	\$7,500.00	0%	\$7,500.00
Electricity - Rec Center	\$15,000.00	\$10,642.00	\$4,358.00	\$15,000.00	0%	\$15,000.00
Lease - Copier	\$4,000.00	\$2,080.00	\$1,920.00	\$4,000.00	0%	\$4,000.00
R&M-Clubhouse	\$13,000.00	\$6,157.00	\$6,843.00	\$13,000.00	0%	\$13,000.00
R&M-Court Maintenance	\$2,000.00	\$2,827.00	\$0.00	\$2,827.00	41%	\$2,000.00
R&M-Pools	\$8,000.00	\$3,882.00	\$4,118.00	\$8,000.00	0%	\$8,000.00
R&M-Fitness Equipment	\$1,000.00	\$1,019.00	\$0.00	\$1,019.00	2%	\$1,000.00

Meadow Pointe II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
R&M-Playground	\$1,000.00	\$274.00	\$726.00	\$1,000.00	0%	\$1,000.00
Misc-Clubhouse Activities	\$12,500.00	\$7,344.00	\$5,156.00	\$12,500.00	0%	\$12,500.00
Office Supplies	\$3,000.00	\$731.00	\$2,269.00	\$3,000.00	0%	\$3,000.00
Op Supplies - General	\$65,000.00	\$27,008.00	\$37,992.00	\$65,000.00	0%	\$65,000.00
Op Supplies - Fuel, Oil	\$5,000.00	\$1,503.00	\$3,497.00	\$5,000.00	0%	\$5,000.00
Cleaning Supplies	\$1,000.00	\$512.00	\$488.00	\$1,000.00	0%	\$1,000.00
Reserve - Renewal&Replacement	\$20,000.00	\$212,864.00	\$0.00	\$212,864.00	964%	\$20,000.00
Total Parks and Recreation - General	\$216,000.00	\$311,640.00	\$98,070.00	\$409,710.00	90%	\$216,000.00
Personnel						
Payroll-Maintenance	\$442,000.00	\$295,353.00	\$146,647.00	\$442,000.00	0%	\$442,000.00
Payroll-Benefits	\$3,600.00	\$0.00	\$3,600.00	\$3,600.00	0%	\$3,600.00
FICA Taxes	\$33,813.00	\$22,598.00	\$11,215.00	\$33,813.00	0%	\$33,813.00
Workers' Compensation	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Unemployment Compensation	\$2,150.00	\$0.00	\$2,150.00	\$2,150.00	0%	\$2,150.00
ProfServ-Human Resources	\$900.00	\$0.00	\$900.00	\$900.00	0%	\$900.00
Op Supplies - Uniforms	\$3,000.00	\$262.00	\$2,738.00	\$3,000.00	0%	\$3,000.00
Subscriptions and Memberships	\$2,000.00	\$1,525.00	\$475.00	\$2,000.00	0%	\$2,000.00
Total Personnel	\$507,463.00	\$319,738.00	\$187,725.00	\$507,463.00	0%	\$507,463.00
TOTAL EXPENDITURES	\$2,245,216.00	\$1,456,752.00	\$1,003,105.81	\$2,459,857.81	10%	\$2,480,440.93
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$741,219.00	-\$945,719.81	-\$204,500.81	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$741,219.00	-\$945,719.81	-\$204,500.81	0%	\$0.00
FUND BALANCE, BEGINNING	\$2,553,550.00	\$2,553,550.00	\$0.00	\$2,553,550.00	0%	\$2,349,049.19
FUND BALANCE, ENDING	\$2,553,550.00	\$3,294,769.00	-\$945,719.81	\$2,349,049.19	-8%	\$2,349,049.19

Meadow Pointe II
Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS	
Beginning Fund Balance - Fiscal Year 2026	\$2,349,049
Net Change in Fund Balance Fiscal Year 2026	\$0
Reserves - Fiscal Year 2026 Addition	\$25,000
Total Funds Available (Estimated) - 09/30/2027	\$2,374,049

ALLOCATION OF AVAILABLE FUNDS	
Nonspendable Fund Balance	
Deposits	\$22,795
Assigned Fund Balance	
Operating Reserve - Operating Capital	\$620,110 ¹
Reserve - Pond Prior Years	253,157
Less: FY 2026 Expenses	(9,203)
Reserve - Ponds FY 2027	<u>5,000</u>
	\$248,954
Reserve - Renewal & Replacement Prior Years	300,554
Less: FY 2026 Expenses	(212,864)
Reserve - Renewal & Replacement FY 2027	<u>20,000</u>
	\$107,690
Total Allocation of Available Funds	\$999,549
Total Unassigned (undesignated) Cash	<u>\$1,374,500</u>

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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.

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.

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.

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 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.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Professional Services-Engineering (531013-51501)

The District's engineer 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 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 the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a proposed increase over last year's fees.

Professional Services-Property Appraiser (531035-51301)

The Property Appraiser Mike Wells provides the District with a listing of the legal description of each property parcel within the District boundaries and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs is based on the Pasco County Flat Fee of \$150.

Professional Services-Special Assessment (531038-51301)

This budget line is for preparation of the District's assessment roll.

ProfServ-Trustee Fees (531045-51301)

This budget line is for Trustee Fees paid to US Bank

Professional Services-Web Site Maintenance (531094-51301)

The District pays web hosting services for the District's web site.

Auditing Services (532002-51301)

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees with McDirmit Davis & Company, LLC.

Postage and Freight (541006-51301)

This budget line is for postage associated with sending out the agenda packages and other various items.

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 (547001-51301)

This budget line is for copies used in the preparation of agenda packages, required mailings, and other special projects.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

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.

Miscellaneous-Supervisor Expenses (549140-51301)

Any Supplies to be reimbursed from the Supervisors.

Annual District Filing Fee (554007-51301)

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

Misc-Contingency (549900-51301)

Other miscellaneous expenses that are incurred during the year.

Record Storage Fees (549069-51301)

Inframark Fees for record storage. .

Field

Contracts-Security Services (534037-53901)

The District currently has a contract to provide services to protect the District's assets.

Contracts-Security Alarms (534090-53901)

This budget line is for alarm monitoring fees.

R&M-General (546001-53901)

The District periodically implements needed repairs to ensure maintenance of the District's assets.

Landscape

Professional Services-Landscape Architect (531022-53902)

The District currently has a contract to monitor the quality of the landscaping services.

Contracts-Landscape (534050-53902)

The District currently has a contract to provide landscaping services for the District. The amount is based on a contracted amount throughout the year.

Contracts-Perennials (534107-53902)

The District currently has a contract to provide perennial services for the District. The amount is based on a contracted amount throughout the year.

R&M-Irrigation (546041-53902)

For repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

R&M-Landscape Renovations (546051-53902)

For any kind of landscape renovation or replacements needed within the District.

Budget Narrative
Fiscal Year 2027

Field (cont'd)

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.

Utilities

Contracts-Solid Waste Services (534039-53903)

The District currently has a contract to remove solid waste for residential properties.

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.

Misc-Assessment Collection Cost (549070-53903)

The District pays Pasco County an annual fee for assessment collections.

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.

Parks and Recreation

Professional Services-Information Technology (531020-57201)

This is for Software and Hardware support.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (cont'd)

Contracts-Pools (534078-57201)

The District has a current contract for maintenance of the District's pool.

Communication-Telephone & Wi-Fi (541007-53901)

The District is charged for Telephone and Wi-Fi expenditures.

Utility-General (543001-57201)

The District pays 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 equipment.

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.

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.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (cont'd)

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

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.

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 Balance
Fiscal Year 2027 Budget
General Fund 002

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$57,907.45
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$2,316.30
Settlements	\$0.00	\$400.00	\$0.00	\$400.00	0%	\$0.00
TOTAL REVENUES	\$0.00	\$400.00	\$0.00	\$400.00	0%	\$55,591.15
EXPENDITURES						
<i>Administrative</i>						
Payroll-Salaries	\$39,000.00	\$23,802.00	\$15,198.00	\$39,000.00	0%	\$39,000.00
FICA Taxes	\$2,984.00	\$1,817.00	\$1,167.00	\$2,984.00	0%	\$2,984.00
ProfServ-Legal Services	\$6,000.00	\$7,203.00	\$0.00	\$7,203.00	20%	\$6,000.00
ProfServ-Mgmt Consulting	\$2,364.00	\$1,379.00	\$985.00	\$2,364.00	0%	\$2,364.00
Postage and Freight	\$2,000.00	\$876.00	\$1,124.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$996.00	\$0.00	\$996.00	\$996.00	0%	\$1,158.15
Office Supplies	\$2,085.00	\$548.00	\$1,537.00	\$2,085.00	0%	\$2,085.00
Total Administrative	\$55,429.00	\$35,625.00	\$21,007.00	\$56,632.00	2%	\$55,591.15
TOTAL EXPENDITURES	\$55,429.00	\$35,625.00	\$21,007.00	\$56,632.00		\$55,591.15
Excess (deficiency) of revenues						
Over (under) expenditures	-\$55,429.00	-\$35,225.00	-\$21,007.00	-\$56,232.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$35,225.00	-\$21,007.00	-\$56,232.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$113,331.00	\$113,331.00	\$0.00	\$113,331.00	0%	\$57,099.00
FUND BALANCE, ENDING	\$113,331.00	\$78,106.00	-\$21,007.00	\$57,099.00	-50%	\$57,099.00

Meadow Pointe II
 Community Development District

Exhibit "B"
 Allocation of Fund Balances

AVAILABLE FUNDS	
Beginning Fund Balance - Fiscal Year 2026	\$57,099
Net Change in Fund Balance Fiscal Year 2026	\$0
Reserves - Fiscal Year 2026 Addition	\$0
Total Funds Available (Estimated) - 09/30/2027	\$57,099

ALLOCATION OF AVAIABLE FUNDS	
Assigned Fund Balance	
Operating Reserve - Operating Capital	\$13,898 ¹
Total Allocation of Available Funds	\$13,898
Total Unassigned (undesignated) Cash	\$43,201

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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 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.

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 Balance
Fiscal Year 2027 Budget
General Fund 003

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$8,000.00	\$13,602.00	\$0.00	\$13,602.00	70%	\$8,000.00
Special Assmnts- Tax Collector	\$16,491.00	\$16,197.00	\$294.00	\$16,491.00	0%	\$16,491.49
Special Assmnts- Discounts	-\$660.00	-\$618.00	\$0.00	-\$618.00	-6%	-\$659.66
TOTAL REVENUES	\$23,831.00	\$29,181.00	\$294.00	\$29,475.00	24%	\$23,831.83
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$558.00	\$442.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$4,500.00	\$1,404.00	\$3,096.00	\$4,500.00	0%	\$4,500.00
R&M-Security Cameras	\$3,000.00	\$225.00	\$2,775.00	\$3,000.00	0%	\$3,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$330.00	\$312.00	\$18.00	\$330.00	0%	\$329.83
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Reserve - Gate	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Field	\$23,832.00	\$2,499.00	\$21,333.00	\$23,832.00	0%	\$23,831.83
TOTAL EXPENDITURES	\$23,832.00	\$2,499.00	\$21,333.00	\$23,832.00		\$23,831.83
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1.00	\$26,682.00	-\$21,039.00	\$5,643.00	-564400%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,682.00	-\$21,039.00	\$5,643.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$421,414.00	\$421,414.00	\$0.00	\$421,414.00	0%	\$427,057.00
FUND BALANCE, ENDING	\$421,414.00	\$448,096.00	-\$21,039.00	\$427,057.00	1%	\$427,057.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 004

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$2,000.00	\$3,433.00	\$0.00	\$3,433.00	72%	\$2,000.00
Special Assmnts- Tax Collector	\$8,525.00	\$8,373.00	\$152.00	\$8,525.00	0%	\$8,512.77
Special Assmnts- Discounts	-\$341.00	-\$320.00	\$0.00	-\$320.00	-6%	-\$340.51
TOTAL REVENUES	\$10,184.00	\$11,486.00	\$152.00	\$11,638.00	14%	\$10,172.26
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$558.00	\$442.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,555.00	\$1,445.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$182.00	\$161.00	\$21.00	\$182.00	0%	\$170.26
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Field	\$10,184.00	\$2,499.00	\$7,685.00	\$10,184.00	0%	\$10,172.26
TOTAL EXPENDITURES	\$10,184.00	\$2,499.00	\$7,685.00	\$10,184.00		\$10,172.26
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$8,987.00	-\$7,533.00	\$1,454.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$8,987.00	-\$7,533.00	\$1,454.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$104,625.00	\$104,625.00	\$0.00	\$104,625.00	0%	\$106,079.00
FUND BALANCE, ENDING	\$104,625.00	\$113,612.00	-\$7,533.00	\$106,079.00	1%	\$106,079.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 005

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$14,749.00	\$0.00	\$14,749.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,960.00	\$15,676.00	\$284.00	\$15,960.00	0%	\$15,959.57
Special Assmnts- Discounts	-\$638.00	-\$598.00	\$0.00	-\$598.00	-6%	-\$638.38
TOTAL REVENUES	\$15,322.00	\$29,827.00	\$284.00	\$30,111.00	97%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$9,574.00	\$0.00	\$9,574.00	219%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$319.00	\$302.00	\$17.00	\$319.00	0%	\$319.19
Reserve - Roadways	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$15,321.00	\$10,708.00	\$11,187.00	\$21,895.00	43%	\$15,321.19
TOTAL EXPENDITURES	\$15,321.00	\$10,708.00	\$11,187.00	\$21,895.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$1.00	\$19,119.00	-\$10,903.00	\$8,216.00	821500%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$19,119.00	-\$10,903.00	\$8,216.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$458,260.00	\$458,260.00	\$0.00	\$458,260.00	0%	\$466,476.00
FUND BALANCE, ENDING	\$458,260.00	\$477,379.00	-\$10,903.00	\$466,476.00	2%	\$466,476.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 006

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,514.00	\$0.00	\$2,514.00	0%	\$0.00
Special Assmnts- Tax Collector	\$10,640.00	\$10,450.00	\$190.00	\$10,640.00	0%	\$10,640.43
Special Assmnts- Discounts	-\$426.00	-\$399.00	\$0.00	-\$399.00	-6%	-\$425.62
TOTAL REVENUES	\$10,214.00	\$12,565.00	\$190.00	\$12,755.00	25%	\$10,214.81
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$634.00	\$2,366.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$213.00	\$201.00	\$12.00	\$213.00	0%	\$212.81
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$10,215.00	\$1,667.00	\$8,548.00	\$10,215.00	0%	\$10,214.81
TOTAL EXPENDITURES	\$10,215.00	\$1,667.00	\$8,548.00	\$10,215.00		\$10,214.81
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1.00	\$10,898.00	-\$8,358.00	\$2,540.00	-254100%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$10,898.00	-\$8,358.00	\$2,540.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$74,187.00	\$74,187.00	\$0.00	\$74,187.00	0%	\$76,727.00
FUND BALANCE, ENDING	\$74,187.00	\$85,085.00	-\$8,358.00	\$76,727.00	3%	\$76,727.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 007

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$500.00	\$11,903.00	\$0.00	\$11,903.00	2281%	\$500.00
Special Assmnts- Tax Collector	\$19,683.00	\$19,332.00	\$351.00	\$19,683.00	0%	\$19,682.98
Special Assmnts- Discounts	-\$787.00	-\$738.00	\$0.00	-\$738.00	-6%	-\$787.32
TOTAL REVENUES	\$19,396.00	\$30,497.00	\$351.00	\$30,848.00	59%	\$19,395.66
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$3,769.00	\$0.00	\$3,769.00	26%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$394.00	\$372.00	\$22.00	\$394.00	0%	\$393.66
Reserve - Roadways	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
R&M-Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$19,396.00	\$4,973.00	\$15,192.00	\$20,165.00	4%	\$19,395.66
TOTAL EXPENDITURES	\$19,396.00	\$4,973.00	\$15,192.00	\$20,165.00		\$19,395.66
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$25,524.00	-\$14,841.00	\$10,683.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$25,524.00	-\$14,841.00	\$10,683.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$380,321.00	\$380,321.00	\$0.00	\$380,321.00	0%	\$391,004.00
FUND BALANCE, ENDING	\$380,321.00	\$405,845.00	-\$14,841.00	\$391,004.00	3%	\$391,004.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 008

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$16,716.00	\$27,617.00	\$0.00	\$27,617.00	65%	\$15,959.57
Special Assmnts- Discounts	-\$1,125.00	-\$1,054.00	\$0.00	-\$1,054.00	-6%	-\$638.38
Special Assmnts - Other	\$11,402.00	\$0.00	\$11,402.00	\$11,402.00	0%	\$0.00
TOTAL REVENUES	\$26,993.00	\$26,563.00	\$11,402.00	\$37,965.00	41%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$2,958.00	\$42.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$589.00	\$531.00	\$58.00	\$589.00	0%	\$319.19
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Gate	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Total Field	\$15,591.00	\$4,321.00	\$11,270.00	\$15,591.00	0%	\$15,321.19
TOTAL EXPENDITURES	\$15,591.00	\$4,321.00	\$11,270.00	\$15,591.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$11,402.00	\$22,242.00	\$132.00	\$22,374.00	96%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$22,242.00	\$132.00	\$22,374.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$54,135.00	\$54,135.00	\$0.00	\$54,135.00	0%	\$76,509.00
FUND BALANCE, ENDING	\$54,135.00	\$76,377.00	\$132.00	\$76,509.00	41%	\$76,509.00

Budget Narrative
Fiscal Year 2027

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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 009

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$18,826.00	\$0.00	\$18,826.00	0%	\$0.00
Special Assmnts- Tax Collector	\$29,789.00	\$29,258.00	\$531.00	\$29,789.00	0%	\$29,788.30
Special Assmnts- Discounts	-\$1,192.00	-\$1,116.00	\$0.00	-\$1,116.00	-6%	-\$1,191.53
TOTAL REVENUES	\$28,597.00	\$46,968.00	\$531.00	\$47,499.00	66%	\$28,596.77
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$4,500.00	\$1,464.00	\$3,036.00	\$4,500.00	0%	\$4,500.00
R&M-Security Cameras	\$4,000.00	\$225.00	\$3,775.00	\$4,000.00	0%	\$4,000.00
R&M-Sidewalks	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$4,500.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$596.00	\$563.00	\$33.00	\$596.00	0%	\$595.77
Reserve - Roadways	\$8,000.00	\$277.00	\$7,723.00	\$8,000.00	0%	\$8,000.00
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$28,597.00	\$3,136.00	\$25,461.00	\$28,597.00	0%	\$28,596.77
TOTAL EXPENDITURES	\$28,597.00	\$3,136.00	\$25,461.00	\$28,597.00	0%	\$28,596.77
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$43,832.00	-\$24,930.00	\$18,902.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$43,832.00	-\$24,930.00	\$18,902.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$579,495.00	\$579,495.00	\$0.00	\$579,495.00	0%	\$598,397.00
FUND BALANCE, ENDING	\$579,495.00	\$623,327.00	-\$24,930.00	\$598,397.00	3%	\$598,397.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 010

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026		FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,211.00	\$0.00	\$10,211.00	0%	\$0.00
Special Assmnts- Tax Collector	\$20,215.00	\$19,855.00	\$360.00	\$20,215.00	0%	\$20,214.89
Special Assmnts- Discounts	-\$809.00	-\$758.00	\$0.00	-\$758.00	-6%	-\$808.60
TOTAL REVENUES	\$19,406.00	\$29,308.00	\$360.00	\$29,668.00	53%	\$19,406.30
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,269.00	\$1,731.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$404.00	\$382.00	\$22.00	\$404.00	0%	\$404.30
Reserve - Roadways	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$19,406.00	\$2,483.00	\$16,923.00	\$19,406.00	0%	\$19,406.30
TOTAL EXPENDITURES	\$19,406.00	\$2,483.00	\$16,923.00	\$19,406.00		\$19,406.30
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$26,825.00	-\$16,563.00	\$10,262.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,825.00	-\$16,563.00	\$10,262.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$312,300.00	\$312,300.00	\$0.00	\$312,300.00	0%	\$322,562.00
FUND BALANCE, ENDING	\$312,300.00	\$339,125.00	-\$16,563.00	\$322,562.00	3%	\$322,562.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 011

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$12,916.00	\$0.00	\$12,916.00	0%	\$0.00
Special Assmnts- Tax Collector	\$23,406.00	\$22,989.00	\$417.00	\$23,406.00	0%	\$23,406.38
Special Assmnts- Discounts	-\$936.00	-\$877.00	\$0.00	-\$877.00	-6%	-\$936.26
TOTAL REVENUES	\$22,470.00	\$35,028.00	\$417.00	\$35,445.00	58%	\$22,470.13
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$564.00	\$2,436.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$468.00	\$442.00	\$26.00	\$468.00	0%	\$468.13
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Gate	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Total Field	\$22,470.00	\$1,838.00	\$20,632.00	\$22,470.00	0%	\$22,470.13
TOTAL EXPENDITURES	\$22,470.00	\$1,838.00	\$20,632.00	\$22,470.00		\$22,470.13
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$33,190.00	-\$20,215.00	\$12,975.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$33,190.00	-\$20,215.00	\$12,975.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$395,804.00	\$395,804.00	\$0.00	\$395,804.00	0%	\$408,779.00
FUND BALANCE, ENDING	\$395,804.00	\$428,994.00	-\$20,215.00	\$408,779.00	3%	\$408,779.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 012

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$11,635.00	\$0.00	\$11,635.00	0%	\$0.00
Special Assmnts- Tax Collector	\$17,023.00	\$16,720.00	\$303.00	\$17,023.00	0%	\$17,023.40
Special Assmnts- Discounts	-\$681.00	-\$638.00	\$0.00	-\$638.00	-6%	-\$680.94
TOTAL REVENUES	\$16,342.00	\$27,717.00	\$303.00	\$28,020.00	71%	\$16,342.47
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,294.00	\$1,706.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$340.00	\$322.00	\$18.00	\$340.00	0%	\$340.47
Reserve - Roadways	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
Reserve - Sidewalks	\$2,000.00	\$2,600.00	\$0.00	\$2,600.00	30%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$16,342.00	\$5,048.00	\$11,894.00	\$16,942.00	4%	\$16,342.47
TOTAL EXPENDITURES	\$16,342.00	\$5,048.00	\$11,894.00	\$16,942.00		\$16,342.47
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$22,669.00	-\$11,591.00	\$11,078.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$22,669.00	-\$11,591.00	\$11,078.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$360,977.00	\$360,977.00	\$0.00	\$360,977.00	0%	\$372,055.00
FUND BALANCE, ENDING	\$360,977.00	\$383,646.00	-\$11,591.00	\$372,055.00	3%	\$372,055.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 013

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$13,051.00	\$0.00	\$13,051.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,960.00	\$15,676.00	\$284.00	\$15,960.00	0%	\$15,959.57
Special Assmnts- Discounts	-\$638.00	-\$598.00	\$0.00	-\$598.00	-6%	-\$638.38
TOTAL REVENUES	\$15,322.00	\$28,129.00	\$284.00	\$28,413.00	85%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$674.00	\$2,326.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$319.00	\$302.00	\$17.00	\$319.00	0%	\$319.19
Reserve - Roadways	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$15,321.00	\$1,808.00	\$13,513.00	\$15,321.00	0%	\$15,321.19
TOTAL EXPENDITURES	\$15,321.00	\$1,808.00	\$13,513.00	\$15,321.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$1.00	\$26,321.00	-\$13,229.00	\$13,092.00	1309100%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,321.00	-\$13,229.00	\$13,092.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$403,941.00	\$403,941.00	\$0.00	\$403,941.00	0%	\$417,033.00
FUND BALANCE, ENDING	\$403,941.00	\$430,262.00	-\$13,229.00	\$417,033.00	3%	\$417,033.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 014

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$21,256.00	\$0.00	\$21,256.00	0%	\$0.00
Special Assmnts- Tax Collector	\$28,726.00	\$28,214.00	\$512.00	\$28,726.00	0%	\$28,725.53
Special Assmnts- Discounts	-\$1,149.00	-\$1,077.00	\$0.00	-\$1,077.00	-6%	-\$1,149.02
TOTAL REVENUES	\$27,577.00	\$48,393.00	\$512.00	\$48,905.00	77%	\$27,576.51
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$608.00	\$392.00	\$1,000.00	0%	\$1,000.00
R&M-Security Cameras	\$2,000.00	\$524.00	\$1,476.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$575.00	\$543.00	\$32.00	\$575.00	0%	\$574.51
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Reserve - Roadways	\$15,000.00	\$59,779.00	\$0.00	\$59,779.00	299%	\$15,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M - Gate	\$3,000.00	\$4,052.00	\$0.00	\$4,052.00	35%	\$3,000.00
R&M - Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M - Gate	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Total Field	\$27,577.00	\$65,506.00	\$7,902.00	\$73,408.00	166%	\$27,576.51
TOTAL EXPENDITURES	\$27,577.00	\$65,506.00	\$7,902.00	\$73,408.00		\$27,576.51
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	-\$17,113.00	-\$7,390.00	-\$24,503.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$17,113.00	-\$7,390.00	-\$24,503.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$679,249.00	\$679,249.00	\$0.00	\$679,249.00	0%	\$654,746.00
FUND BALANCE, ENDING	\$679,249.00	\$662,136.00	-\$7,390.00	\$654,746.00	-4%	\$654,746.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 015

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,469.00	\$15,193.00	\$276.00	\$15,469.00	0%	\$15,469.15
Special Assmnts- Discounts	-\$619.00	-\$580.00	\$0.00	-\$580.00	-6%	-\$618.77
TOTAL REVENUES	\$14,850.00	\$14,613.00	\$276.00	\$14,889.00	0%	\$14,850.38
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$850.00	\$263.00	\$587.00	\$850.00	0%	\$850.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$309.00	\$292.00	\$17.00	\$309.00	0%	\$309.38
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Misc Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,691.00
Total Field	\$8,159.00	\$780.00	\$7,379.00	\$8,159.00	0%	\$14,850.38
TOTAL EXPENDITURES	\$8,159.00	\$780.00	\$7,379.00	\$8,159.00	0%	\$14,850.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$6,691.00	\$13,833.00	-\$7,103.00	\$6,730.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$13,833.00	-\$7,103.00	\$6,730.00	0%	\$0.00
FUND BALANCE, BEGINNING	-\$35,305.00	-\$35,305.00	\$0.00	-\$35,305.00	0%	-\$28,575.00
FUND BALANCE, ENDING	-\$35,305.00	-\$21,472.00	-\$7,103.00	-\$28,575.00	-19%	-\$28,575.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 016

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,469.00	\$15,193.00	\$276.00	\$15,469.00	0%	\$15,469.15
Special Assmnts- Discounts	-\$619.00	-\$580.00	\$0.00	-\$580.00	-6%	-\$618.77
TOTAL REVENUES	\$14,850.00	\$14,613.00	\$276.00	\$14,889.00	0%	\$14,850.38
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$850.00	\$312.00	\$538.00	\$850.00	0%	\$850.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$309.00	\$292.00	\$17.00	\$309.00	0%	\$309.38
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Misc Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,691.00
Total Field	\$8,159.00	\$829.00	\$7,330.00	\$8,159.00	0%	\$14,850.38
TOTAL EXPENDITURES	\$8,159.00	\$829.00	\$7,330.00	\$8,159.00	0%	\$14,850.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$6,691.00	\$13,784.00	-\$7,054.00	\$6,730.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$13,784.00	-\$7,054.00	\$6,730.00	0%	\$0.00
FUND BALANCE, BEGINNING	-\$45,609.00	-\$45,609.00	\$0.00	-\$45,609.00	0%	-\$38,879.00
FUND BALANCE, ENDING	-\$45,609.00	-\$31,825.00	-\$7,054.00	-\$38,879.00	-15%	-\$38,879.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Exhibit "C"
Allocation of Reserves - Villages

	003 Charlesworth	004 Colehaven	005 Covina Key	006 Glenham	007 Iverson	008 Lettingwell	009 Longleaf	010 Manor Isle	011 Sedgwick	012 Tullamore	013 Vermillion	014 Wrencrest	015 Deer Run	016 Morning Side
AVAILABLE FUNDS														
Beginning Fund Balance - Fiscal Year 2026	\$ 427,057	\$ 106,079	\$ 466,476	\$ 76,727	\$ 391,004	\$ 76,509	\$ 598,397	\$ 322,562	\$ 408,779	\$ 372,055	\$ 417,033	\$ 654,746	\$ (28,575)	\$ (38,879)
Net Change in Fund Balance Fiscal Year 2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Fiscal Year 2026 Addition	15,000	4,000	9,000	4,000	12,000	6,000	14,000	13,000	16,000	10,000	9,000	16,000	5,000	5,000
Total Funds Available (Estimated) - 09/30/2027	442,057	110,079	475,476	80,727	403,004	82,509	612,397	335,562	424,779	382,055	426,033	670,746	(23,575)	(33,879)
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital (1)	5,958	2,543	3,830	2,554	4,849	3,830	7,149	4,852	5,618	4,086	3,830	6,894	3,713	3,713
Reserves - Roadways Prior Years	228,583	59,730	208,645	40,341	223,930	7,040	211,798	132,267	154,667	124,160	194,966	299,447	-	-
Reserves - Roadways FY 2026	1,000	1,000	8,000	1,000	10,000	1,000	8,000	10,000	1,000	7,000	8,000	15,000	-	-
Reserves - Roadways FY 2026 Expenses	-	-	-	-	-	-	(277)	-	-	-	-	(59,779)	-	-
Reserves - Roadways FY 2027	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	230,583	61,730	224,645	42,341	243,930	9,040	227,521	152,267	156,667	138,160	210,966	269,668	-	-
Reserves - Sidewalks Prior Years	63,660	6,614	4,293	4,412	11,219	5,040	59,479	16,744	33,380	35,544	1,936	38,330	5,000	5,000
Reserves - Sidewalks FY 2026	12,000	2,000	-	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	-	5,000	5,000
Reserves - Sidewalks FY 2026 Expenses	-	-	-	-	-	-	-	-	-	(2,600)	-	-	-	-
Reserves - Sidewalks FY 2027	12,000	2,000	-	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	1	5,000	5,000
Total Reserves-Sidewalks	87,660	10,614	4,293	8,412	15,219	15,040	69,479	20,744	53,380	36,944	1,936	38,331	15,000	15,000
Reserves - Gates Prior Years	4,000	2,000	2,000	2,000	2,000	6,000	2,000	2,000	10,000	2,000	2,000	2,000	-	-
Reserves - Gates FY 2026	2,000	1,000	1,000	1,000	-	-	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Reserves - Gates FY 2026 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Gates FY 2027	2,000	1,000	1,000	1,000	-	-	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Total Reserves-Gates	8,000	4,000	4,000	4,000	2,000	6,000	4,000	4,000	20,000	4,000	4,000	4,000	-	-
Subtotal	332,201	78,887	236,768	57,307	265,998	33,910	308,149	181,863	235,665	183,190	220,732	318,893	18,713	18,713
Total Allocation of Available Funds	332,201	78,887	236,768	57,307	265,998	33,910	308,149	181,863	235,665	183,190	220,732	318,893	18,713	18,713
Total Unassigned (undesignated) Cash	\$ 109,856	\$ 31,192	\$ 238,708	\$ 23,420	\$ 137,006	\$ 48,599	\$ 304,248	\$ 153,699	\$ 189,114	\$ 198,865	\$ 205,301	\$ 351,853	\$ -	\$ -

Notes

(1) Represents approximately 3 months of operating expenditures



Meadow Pointe II
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,236.00	\$0.00	\$10,236.00	0%	\$0.00
Special Assmnts- Tax Collector	\$644,315.00	\$632,832.00	\$11,483.00	\$644,315.00	0%	\$644,315.43
Special Assmnts- Discounts	-\$25,773.00	-\$24,148.00	\$0.00	-\$24,148.00	-6%	-\$25,772.62
TOTAL REVENUES	\$618,542.00	\$618,920.00	\$11,483.00	\$630,403.00	2%	\$618,542.81
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$12,886.00	\$12,174.00	\$712.00	\$12,886.00	0%	\$12,886.31
Total Administrative	\$12,886.00	\$12,174.00	\$712.00	\$12,886.00	0%	\$12,886.31
<i>Debt Service</i>						
Principal Debt Retirement	\$360,000.00	\$0.00	\$360,000.00	\$360,000.00	0%	\$370,000.00
Principal Prepayments	\$0.00	\$25,247.00	\$0.00	\$25,247.00	0%	\$0.00
Interest Expense	\$249,239.00	\$124,444.00	\$124,795.00	\$249,239.00	0%	\$237,988.76
Total Debt Service	\$609,239.00	\$149,691.00	\$484,795.00	\$634,486.00	4%	\$607,988.76
TOTAL EXPENDITURES	\$622,125.00	\$161,865.00	\$485,507.00	\$647,372.00		\$620,875.07
Excess (deficiency) of revenues						
Over (under) expenditures	-\$3,583.00	\$457,055.00	-\$474,024.00	-\$16,969.00	374%	-\$2,332.26
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		-\$1,952.00	\$0.00	-\$1,952.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$1,952.00	\$0.00	-\$1,952.00		\$0.00
Net change in fund balance	-\$3,583.00	\$455,103.00	-\$474,024.00	-\$18,921.00	428%	-\$2,332.26
FUND BALANCE, BEGINNING	\$305,184.00	\$305,184.00	\$0.00	\$305,184.00	0%	\$286,263.00
FUND BALANCE, ENDING	\$301,601.00	\$760,287.00	-\$474,024.00	\$286,263.00	-5%	\$283,930.74
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2018 Bonds	\$6,790,000.00	\$6,440,000.00	\$6,080,000.00			\$5,710,000.00

**Amortization Schedule
Special Assessment Bonds, Series 2018**

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2019				\$151,579.38	\$151,579.38	\$304,000.86
5/1/2020	\$8,425,000.00	\$305,000.00	2.375%	\$151,579.38	\$456,579.38	
11/1/2020	\$8,120,000.00			\$147,957.50	\$147,957.50	
5/1/2021	\$8,115,000.00	\$310,000.00	2.500%	\$147,860.63	\$457,860.63	\$605,818.13
11/1/2021	\$7,800,000.00			\$143,882.50	\$143,882.50	
5/1/2022	\$7,800,000.00	\$320,000.00	2.625%	\$143,882.50	\$463,882.50	\$607,765.00
11/1/2022	\$7,480,000.00			\$139,579.38	\$139,579.38	
5/1/2023	\$7,475,000.00	\$330,000.00	2.750%	\$139,579.38	\$469,579.38	\$609,158.76
11/1/2023	\$7,140,000.00			\$135,041.88	\$135,041.88	
5/1/2024	\$7,130,000.00	\$340,000.00	2.875%	\$134,756.88	\$474,756.88	\$609,798.76
11/1/2024	\$6,790,000.00			\$129,869.38	\$129,869.38	
5/1/2025	\$6,790,000.00	\$350,000.00	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	\$360,000.00	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	\$370,000.00	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	\$380,000.00	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	\$395,000.00	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	\$410,000.00	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	\$425,000.00	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	\$445,000.00	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	\$460,000.00	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	\$480,000.00	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	\$500,000.00	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	\$520,000.00	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	\$540,000.00	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	\$565,000.00	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	\$590,000.00	4.125%	\$12,168.75	\$602,168.75	\$614,337.50
		\$8,395,000.00		\$3,797,760.79	\$12,192,760.79	\$11,888,602.89

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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

Administrative

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.

Debt Service

Principal Debt Payment

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

Interest Expense

The District pays interest expense on the outstanding debt twice a year.



Meadow Pointe II
Community Development District

Supporting Budget Schedule
FY 2027



FY 2027 vs FY 2026 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 2027 Total	FY 2026 Total	\$ Increase/ (Decrease)	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
9.2	Morningside	60'x110'	SF	63	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
9.3	Morningside	60'x110'	SF	56	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
10.1	Deer Run	65'x115'	SF	66	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
10.2	Deer Run	65'x115'	SF	51	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
10.3	Deer Run	65'x115'	SF	32	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
11.1	Manor Isle	80'x120'	SF	38	\$1,189.70	\$216.00	\$262.53	\$60.32	\$402.63	\$2,131.18	\$1,953.60	\$177.58	9.09%
11.2	Manor Isle	80'x120'	SF	39	\$1,189.70	\$216.00	\$262.53	\$60.32	\$402.63	\$2,131.18	\$1,953.60	\$177.58	9.09%
12.1	Longleaf	35'x110'	SVIL	124	\$1,189.70	\$216.00	\$135.40	\$0.00	\$318.33	\$1,859.43	\$1,742.17	\$117.25	6.73%
12.2	Longleaf	35'x110'	SVIL	96	\$1,189.70	\$216.00	\$135.40	\$0.00	\$318.33	\$1,859.43	\$1,742.17	\$117.25	6.73%
14.1	Covina Key	Townhome	TH	84	\$679.83	\$0.00	\$96.14	\$0.00	\$296.59	\$1,072.56	\$1,005.56	\$67.00	6.66%
14.2	Covina Key	Townhome	TH	82	\$679.83	\$0.00	\$96.14	\$0.00	\$296.59	\$1,072.56	\$1,005.56	\$67.00	6.66%
14.3	Anand Vihar	Multi Family	MF	24	\$396.57	\$0.00	\$0.00	\$0.00	\$51.77	\$448.34	\$409.25	\$39.09	9.55%
14.4	Anand Vihar	Townhome	TH	155	\$679.83	\$0.00	\$0.00	\$0.00	\$88.76	\$768.58	\$701.58	\$67.00	9.55%
15.1	Lettingwell	40'x110	SVIL	86	\$1,189.70	\$216.00	\$185.58	\$0.00	\$405.78	\$1,997.06	\$2,021.18	(\$24.12)	-1.19%
15.2	Glenham	40'x110	SF	64	\$1,189.70	\$216.00	\$166.26	\$60.32	\$461.60	\$2,093.88	\$1,916.30	\$177.58	9.27%
16.1	Sedgwick	Townhome	TH	129	\$679.83	\$0.00	\$181.44	\$0.00	\$297.53	\$1,158.80	\$1,091.80	\$67.00	6.14%
16.2	Vermillion	Townhome	TH	174	\$679.83	\$0.00	\$91.72	\$0.00	\$249.77	\$1,021.32	\$954.32	\$67.00	7.02%
16.3	Charlesworth	Townhome	TH	118	\$679.83	\$0.00	\$139.76	\$0.00	\$346.68	\$1,166.27	\$1,099.26	\$67.00	6.10%
16.4	Tullamore	Townhome	TH	130	\$679.83	\$0.00	\$130.95	\$0.00	\$229.14	\$1,039.91	\$972.91	\$67.00	6.89%
17.1	Wrencrest	50'x110	SF	71	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
17.2	Wrencrest	50'x110	SF	102	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
17.3	Wrencrest	40'x110	SF	80	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
18.1	Iverson	60'x110'	SF	81	\$1,189.70	\$216.00	\$115.78	\$60.32	\$478.13	\$2,059.93	\$1,882.35	\$177.58	9.43%
18.2	Iverson	60'x110'	SF	89	\$1,189.70	\$216.00	\$115.78	\$60.32	\$478.13	\$2,059.93	\$1,882.35	\$177.58	9.43%
18.3	Colehaven	80'x120'	SF	51	\$1,189.70	\$216.00	\$166.92	\$60.32	\$565.54	\$2,198.47	\$2,021.14	\$177.34	8.77%
ZCOM			ZCOM	6.151	\$23,793.97	\$0.00	\$0.00	\$0.00		\$23,793.97	\$21,448.82		10.93%
Total				2168.151									

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 1,142,110	\$1,189.70
VILLA	16.15%	306	\$ 364,048	\$1,189.70
TH	26.29%	872	\$ 592,808	\$679.83
MF	0.42%	24	\$ 9,518	\$396.57
COMM	6.49%	6.15	\$ 146,357	\$23,793.97
100.00%			2,254,840	

	FY 2026	FY 2027	Increase / (Decrease)
GROSS ASSESSMENT	\$2,032,602	\$2,254,840	
ASSMT PER UNIT			
SF	\$1,072.44	\$1,189.70	10.93%
VILLA	\$1,072.44	\$1,189.70	10.93%
TH	\$612.82	\$679.83	10.93%
MF	\$357.48	\$396.57	10.93%
COMM	\$21,448.82	\$23,793.97	10.93%
100.00%			

TRASH COLLECTION

	UNITS/ ACRES	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
GROSS ASSESSMENT		273,456	273,456	
ASSMT PER UNIT <i>RESIDENTIAL</i>	1,266	\$216.00	\$216.00	0.00%

DEED RESTRICTION

	UNITS/ ACRES	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
GROSS ASSESSMENT		\$0	\$57,907	
ASSMT PER UNIT <i>RESIDENTIAL</i>	960	\$0.00	\$60.32	0.00%

SPECIAL VILLAGE FUNDS

SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE	
SP 9	MORNINGSIDE	016	196	15,469.15	\$78.92
SP 10	DEER RUN	015	149	15,469.15	\$103.82
SP 11	MANOR ISLES	010	77	20,214.89	\$262.53
SP 12	LONGLEAF	009	220	29,788.30	\$135.40
SP 14-1	COVINA KEY	005	166	15,959.57	\$96.14
SP 15-1	LETTINGWELL	008	86	15,959.57	\$185.58
SP 15-2	GLENHAM	006	64	10,640.43	\$166.26
SP 16-1	SEDWICK	011	129	23,406.38	\$181.44
SP 16-2	VERMILLION	013	174	15,959.57	\$91.72
SP 16-3A	CHARLESWORTH	003	118	16,491.49	\$139.76
SP 16-3B	TULLAMORE	012	130	17,023.40	\$130.95
SP 17	WRENCREST	014	253	28,725.53	\$113.54
SP 18-1, 2	IVERSON	007	170	19,682.98	\$115.78
SP 18-3	COLEHAVEN	004	51	8,512.77	\$166.92
Total			1,983.00	253,303.19	

	SUBDIVISION	FUND	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$42.61	\$78.92	85%
SP 10	DEER RUN	015	\$56.05	\$103.82	85%
SP 11	MANOR ISLES	010	\$262.53	\$262.53	0%
SP 12	LONGLEAF	009	\$135.40	\$135.40	0%
SP 14-1	COVINA KEY	005	\$96.14	\$96.14	0%
SP 15-1	LETTINGWELL	008	\$326.95	\$185.58	-43%
SP 15-2	GLENHAM	006	\$166.26	\$166.26	0%
SP 16-1	SEDWICK	011	\$181.44	\$181.44	0%
SP 16-2	VERMILLION	013	\$91.72	\$91.72	0%
SP 16-3A	CHARLESWORTH	003	\$139.76	\$139.76	0%
SP 16-3B	TULLAMORE	012	\$130.95	\$130.95	0%
SP 17	WRENCREST	014	\$113.54	\$113.54	0%
SP 18-1, 2	IVERSON	007	\$115.78	\$115.78	0%
SP 18-3	COLEHAVEN	004	\$166.92	\$166.92	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.