



Meadow Pointe II CDD

June 3, 2026

Table of Contents

Agenda	1
8A – Engineer’s Report	2
10A – Violations	3
11 – Architectural Review	4
14 - Operations Managers Report 6/3/26	5
Solitude May Treatment Reports	6
June Newsletter	7
Board Discussion/Approval	
FHP/PCSO Reports.....	8

Agenda

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=SWJycEJVU1VjSmVvSWRVeDJIcWlrczZ09&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

Table of Contents

Page #

OPERATING BUDGETS

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5 - 10

Deed Restriction Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	11
Exhibit B - Allocation of Fund Balances	12
Budget Narrative	13

Charlesworth Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	14
Budget Narrative	15

Colehaven Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	16
Budget Narrative	17

Covina Key Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	18
Budget Narrative	19

Glenham Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	20
Budget Narrative	21

OPERATING BUDGETS (continued)

Iverson Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	22
Budget Narrative	23

Lettingwell Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	24
Budget Narrative	25

Longleaf Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	26
Budget Narrative	27

Manor Isle Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	28
Budget Narrative	29
Sedgwick Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	30
Budget Narrative	31
Tullamore Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	32
Budget Narrative	33
Vermillion Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	34
Budget Narrative	35

OPERATING BUDGETS (continued)

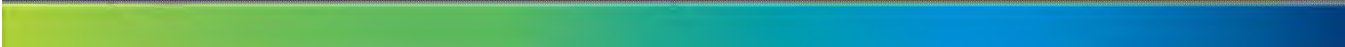
Wrencrest Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	36
Budget Narrative	37
Deer Run	
Summary of Revenues, Expenditures and Changes in Fund Balances	38
Budget Narrative	39
Morning Side	
Summary of Revenues, Expenditures and Changes in Fund Balances	40
Budget Narrative	41
Village Funds	
Exhibit C - Allocation of Reserves	42

DEBT SERVICE BUDGET

Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances	43
Amortization Schedule	44
Budget Narrative	45

SUPPORTING BUDGET SCHEDULES

Assessment Matrix	46 - 49
-------------------------	---------



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 AVAIABLE 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	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED 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)

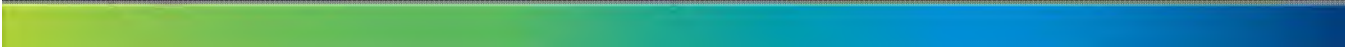
Reserves set aside for the District's sidewalks.

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	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,236.00	\$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.

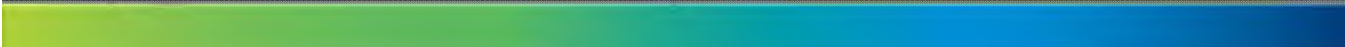
Debt Service

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

Table of Contents

Page #

OPERATING BUDGETS

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5 - 10

Deed Restriction Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	11
Exhibit B - Allocation of Fund Balances	12
Budget Narrative	13

Charlesworth Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	14
Budget Narrative	15

Colehaven Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	16
Budget Narrative	17

Covina Key Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	18
Budget Narrative	19

Glenham Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	20
Budget Narrative	21

OPERATING BUDGETS (continued)

Iverson Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	22
Budget Narrative	23

Lettingwell Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	24
Budget Narrative	25

Longleaf Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	26
Budget Narrative	27

Manor Isle Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	28
Budget Narrative	29
Sedgwick Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	30
Budget Narrative	31
Tullamore Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	32
Budget Narrative	33
Vermillion Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	34
Budget Narrative	35

OPERATING BUDGETS (continued)

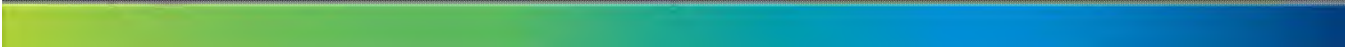
Wrencrest Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	36
Budget Narrative	37
Deer Run	
Summary of Revenues, Expenditures and Changes in Fund Balances	38
Budget Narrative	39
Morning Side	
Summary of Revenues, Expenditures and Changes in Fund Balances	40
Budget Narrative	41
Village Funds	
Exhibit C - Allocation of Reserves	42

DEBT SERVICE BUDGET

Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances	43
Amortization Schedule	44
Budget Narrative	45

SUPPORTING BUDGET SCHEDULES

Assessment Matrix	46 - 49
-------------------------	---------



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 AVAIBLE 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	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	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 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
<i>Total Field</i>	\$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	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	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)

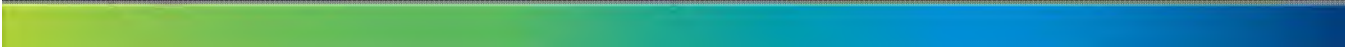
Reserves set aside for the District's sidewalks.

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	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,236.00	\$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.

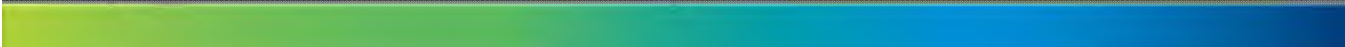
Debt Service

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.

Tab 2

MEADOW POINTE II CDD
ENGINEERS REPORT FOR JUNE 3rd, 2026 BOARD MEETING

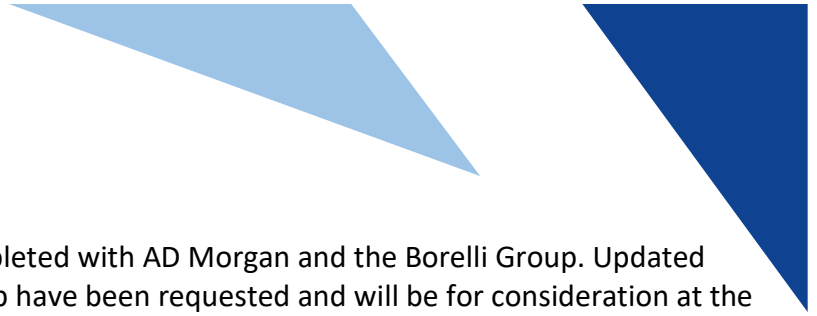
Discussion items:

- **New Building Construction** – The project team reviewed the conceptual cost estimate for the proposed community center and maintenance building in preparation for the June 3, 2026, Board meeting, focusing on major cost drivers, potential savings, and design priorities. The consensus was to preserve key elements while identifying opportunities to reduce costs through targeted modifications. Significant savings may be achieved by reducing lobby glazing, expanding the use of acoustical ceilings, simplifying the kitchen to a kitchenette, and evaluating flooring and restroom finish options. The large, covered lanai/canopy was identified as one of the most significant drivers and will be priced as a separate alternate, allowing the Board to consider deferring that feature and potentially constructing it later.

Discussions also focused on long-term functionality and future flexibility. The project will include provisions for future enhancements such as a permanent generator, digital signage, security cameras, access control systems, and expanded technology infrastructure, while minimizing upfront costs through rough-ins and phased implementation strategies. For the maintenance facility, the team will evaluate a reduced-height pre-engineered metal building without a mezzanine, utilizing shelving for storage and potentially phasing enclosure of certain areas. Site planning efforts continue to refine paving requirements, vehicle access, gate locations, dumpster access, and parking controls, while removing non-essential items such as benches and bike racks from the construction scope.

The estimating team will revise the project budget to reflect the discussed reductions and alternates, including separate pricing for covered outdoor areas, glazing reductions, and maintenance building options. Several items remain under evaluation, including flooring selections, restroom configurations, generator strategy, digital signage requirements, heavy-duty pavement needs, potential addition of a small third meeting room, and the procurement approach for landscaping and irrigation. Updated cost estimates and alternatives will be incorporated into the Board presentation package for consideration and direction at a upcoming meeting when available.

- **Dog Park at Iverson:** BDi met with Matt Gerich, branch manager at Juniper, on site to discuss the landscape plan and the needs for the irrigation plan. Mr. Gerich will work to provide a full irrigation plan.



- **Lap Pool** – An introductory call was completed with AD Morgan and the Borelli Group. Updated contract fee schedules from Borelli Group have been requested and will be for consideration at the meeting. A civil engineer is needed for sitework, grading, drainage and permitting. A proposal for that sub-consultant has been submitted for Board consideration. Martin Aquatics will deliver the pool shell, coping, pumping, and electrical up to the panel. Borelli Group will handle building architecture, including MEP and structural engineering. AD Morgan has been engaged to estimate construction costs; no construction estimate has been formally defined at this time. The current design is a five-lane pool. Adding a sixth lane was considered but would be estimated to add approximately \$200,000 in cost as estimated by the team.
- **Warning Gate at Wrencrest Drive:** The Planning Commission Appeal Meeting was held, and directions have been received from the Planning Commission. We are working with the County on a resolution forward.

Tab 3

MPII DRC Reporting Sheet				MPII CDD Meeting 06.03.2026			
Case #	Village	Street #	Street Name	Violation(s)	DR#	Potential Fines/Day	
2026-091	Wrencrest	30910	Burleigh Dr	#10: Store all material & Debris on the side of the home out of sight.	10	\$50.00	
2026-092	Deer Run	29642	Eagle Station Dr	#14: The sidewalk, apron, tree lawn curb need edged. #14: The beds in the front of the home need to be weeded and the border edged. The shrubs need to be trimmed as well as the Robellini palms.	14	\$50.00	
2026-093	Wrencrest	30439	Wrencrest Dr	#10 The debris & material on the side of the home needs stored out of sight. #14: The east side of the home needs to be trimmed with a string trimmer. #14: The cobtrol joints on the driveway need treated with an organic weed killer and the driveway pressure washed. #14: The front landscape beds need the weeds removed or treated with an organic weed killer. #14: The grass along the white vinyl fence needs trimmed with a string trimmer. #14: The large shrubs in front of the fence need trimmed down and the grass in front needs trimmed down.	10, 14	\$100.00	
2026-094	Wrencrest	30506	Wrencrest Dr	#14: The control joints in the driveway need treated with an organic weed killer, and the driveway needs pressure washed when order 25-015 is lifted. #14: The weeds in the front and on the side of the landscape rockbed need treated with an organic weed killer. #14: The mailbox needs cleaned with a bleach/water solution.	14	\$50.00	
2026-095	Wrencrest	30507	Wrencrest Dr	#14: The weeds in the small bed next to the entryway and front landscape bed need the weeds treated with an organic weed killer or physically removed, and the border trimmed.	17	\$50.00	

2026-096	Wrencrest	30512	Wrencrest Dr	#10: Garbage containers and material stored on the side of the home needs to be stored in the garage or walled in on three sides on the side of the home. #14: The sidewalk needs to be edged, as well as the tree lawn curb(the part of the grass between the sidewalk and the road).#14: The weeds in the front landscape bed need to be treated with an organic weed killer (Captain Jacks Deadbrow weed killer works well), or physically removed.	10	\$50.00
2026-097	Wrencrest	30522	Wrencrest Dr	#10: garbage/recycling containers stored on the east side of the home must be stored in the garage or walled in on three sides on the side of the home. #14: The front landscape beds need the weeds treated with an organic weed killer or physically removed. #14: The small bed around the palm needs the weeds removed or treated.#14: The sidewalk and tree lawn curb needs to be edged.#14: The shrubs in the front landscape bed needs to be trimmed. #6, 2024-04 The car parked on the lawn must be parked on the driveway or apron. parking on the grass will destroy it and cause for replacement.	10, 14	\$50.00
2026-098	Wrencrest	30537	Wrencrest Dr	#10: Garbage/recycling containers must be stored out of sight, in the garage or walled in on three sides on the side of the home. #14: The front landscape bed needs the weeds removed or treated with an organic weed killer.	10, 14	\$50.00
2026-099	Wrencrest	30617	Wrencrest Dr	#14: The front landscape bed needs the weeds treated with an organic weed killer or removed. The border also needs to be edged.	14	\$50.00
2026-100	Wrencrest	30630	Nickerson Loop	#14: treat the weeds growing the control joints on the driveway. #14: Treat or remove the weeds growing in the front landscape bed, then trim/edge the border.#14: Edge the sidewalk and tree lawn curb.	14	\$50.00

2026-101	Wrencrest	30642	Nickerson Loop	#14: The front yard is basically weeds or bare spots and must be replaced with St. Augustine sod. #14: The sideyard is approx 40% weeds or dying and needs to be treated, If the yard cannot be restored it must be replaced with St. Augustine sod. #14: The sidewalks, apron, driveway, and tree lawn curb need to be edged.	14	\$50.00
2026-102	Wrencrest	30639	Nickerson Loop	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. Both support braces are cracking and deteriorating. Edges on one brace are rotting and separating from the post due to rusting fasteners. The post has multiple cracks, in the back they extend from the base up. The top of the post is deteriorating cracking outward and there is a hole in the center.	18	\$50.00
2026-103	Wrencrest	30644	Nickerson Loop	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. Both support braces are cracking and deteriorating, as well as the wooden support base holding the mailbox on. Edges on one brace are rotting and separating from the post due to rusting fasteners. The front of the post is cracking from the top down.	18	\$50.00
2026-104	Wrencrest	30708	Nickerson Loop	#10: The garbage containers need to be stored out of sight, either in the garage or walled in on three sides on the side of the home. #14: The driveway needs to be pressure washed and all stains remove once SWFMD order 25-015 is lifted. #18: The mailbox needs to be cleaned with a bleach water solution and the mailbox post must be replaced with a PVC post. The back of the post has a large crack extending the length of the post and cannot be repaired properly. The numbered support brace is sagging and the fasteners are separating. The top of the post is cracking and a hole is forming and cannot be repaired properly.the base is deteriorating as well.	10,14,18	\$150.00

2026-105	Wrencrest	30710	Nickerson Loop	#14: The driveway needs to be pressure washed when SWFMD order 25-015 is lifted july 1st, 2026 or sooner.#18: The mailbox needs cleaned with a bleach water solution and the mailbox post must be replaced with a PVC post. The post has cracks along the upper and base part of the post. The braces are deteriorating and separating from the post. The top of the post has a large hole.	14,18	\$100.00
2026-106	Wrencrest	30739	Tremont Dr	#14: The landowner painted the sidewalk and the apron and must return the concrete to it's natural state.	14	\$50.00

Tab 4

ARCHITECTURE REVIEW APPLICATIONS LOG				As of		06.03.2026				
VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage Door	ARC RECOMMEND ATION	NOTES
Iverson	30732	Iverson Dr	Exterior Paint	1	SW 6154	SW 7051	SW 7005	SW 6154	Approve	Painting to Scheme
Iverson	30732	Iverson Dr	New Window Replacement Installation	1					Approve	Main front window replacing with same form, fit, and function. White vinyl., No grids.
Colehaven	30421	Treyburn Loop	Storm shutter roll down-Electric for the front door and back lanai door						Board Discretion	Storm Shutter - electric in White https://www.stormsmart.com/aluminum-shutters/aluminum-rolling-shutters/

Tab 5

Justin Wright
Operations Manager/Maintenance Report
June 03, 2026



- May Solitude Pond Maintenance Reports/ attached.
- June Newsletter / attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls throughout the district.
- Maintenance staff went out and cleaned up the fallen fence at Vermillion.
- Maintenance staff clean pool furniture.
- Maintenance staff went around and serviced pedestrian gates at all the entrances.
- The splash pad concrete has been repaired and is reopened.
- OLM May 2026 Landscape Inspection – LMP passed the inspection with a score of 94. The inspection was held on Monday, June 01, 2026.

Board Discussion / Approval

- FHP & PCSO Reports / attached.
- Engineer Report / attached.

Tab 6

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Pointe II

Account Number: _____

Technician: Noah W.

Date: 5/14/20 Time: 9am - 12:30pm

WORK PERFORMED

SITE ID	METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																						
	23	24	25	26	27	42	45	46	47	48	49	50	51	52	53	69	100	101	102	108	113	115	
Method Used	Mwlc	X																					
Treated Algae		X													X		X						
Treated Cyanobacteria															X		X						
Treated Submersed Weeds																							
Treated Grasses/Brush	X																						
Treated Floating Weeds																							
Treated Mosquitoes and/or Midges																				X			
Lake Dye																							
Site Inspection																							
WETLAND/UPLAND																							
Spot Spraying																							
Physical weed removal																							
CARP PROGRAM																							
Carp Observed																							
Barriers Inspected																							
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																							
Restriction # of days																							
Restriction Type																							

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All <1, 1, 2, 3, 4, >4																							
WATER FLOW <input type="checkbox"/> All N(None) S(Slight) V(Visible)																							
WATER LEVEL <input type="checkbox"/> All H(High) N(Normal) L(Low)																							

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE				BIRDS						
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Najas	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Other <u>Sites were treat for emergent growth, algae and trash was removed</u>													

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: MP2

Account Number: _____

Technician: Kerny

Date: 06/14/26 Time: _____

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **MC** (Hand Cast)

SITE ID	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	109	29
Method Used																							
Treated Algae																							
Treated Cyanobacteria																							
Treated Submersed Weeds																							
Treated Grasses/Brush	X																						
Treated Floating Weeds	X																						
Treated Mosquitoes and/or Midges																							
Lake Dye																							
Site Inspection																							
WETLAND/UPLAND																							
Spot Spraying																							
Physical weed removal																							
CARP PROGRAM																							
Carp Observed																							
Barriers Inspected																							
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																							
Restriction # of days																							
Restriction Type																							

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All <1', 1', 2', 3', 4', >4'																							
WATER FLOW <input type="checkbox"/> All N(None) S(Slight) V(Visible)																							
WATER LEVEL <input type="checkbox"/> All H(High) N(Normal) L(Low)																							

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules		
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis		
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey		
<input type="checkbox"/> Other _____								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

Customer: MP2

Account Number: _____

Technician: Clayton

Date: 5-14-26 Time: _____

WORK PERFORMED

METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)	
SITE ID	36 35 106 105 104 37 38 39 30 31 114 33 34 32 28 40
Method Used	G →
Treated Algae	
Treated Cyanobacteria	
Treated Submersed Weeds	
Treated Grasses/Brush	X →
Treated Floating Weeds	
Treated Mosquitoes and/or Midges	
Lake Dye	
Site Inspection	
WETLAND/UPLAND	
Spot Spraying	
Physical weed removal	
CARP PROGRAM	
Carp Observed	
Barriers Inspected	
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):	
Restriction # of days	
Restriction Type	

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All <1', 1', 2', 3', 4', >4'	<1' →
WATER FLOW <input type="checkbox"/> All N(None) S(Slight) V(Visible)	N →
WATER LEVEL <input type="checkbox"/> All H(High) N(Normal) L(Low)	L →

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS		
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Natarad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes				
<input type="checkbox"/> Bulrush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles				
<input type="checkbox"/> Other _____								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

Tab 7

Volume 11
Issue 6
June 1, 2026

THE MONTHLY
NEWSLETTER FOR
RESIDENTS OF THE
MPII CDD

MPII NEWS

Meadow Pointe II Clubhouse

30051 County Line Rd
Wesley Chapel, FL
33543
813-991-5016

www.meadowpointe2cdd.org
[Facebook.com/MPIICDD](https://www.facebook.com/MPIICDD)

Operations Manager

Justin Wright
justinwright@mpicdd.org

Office Hours

Daily 8am—8:45pm

Fitness Center

M-F 7am—8:45pm
S/S 8am—8:45pm

Pool

Daily 9am—30 minutes
before dusk

Playground

Daily 9am—30 minutes
before dusk

Courts

Daily 8am—8:45pm



in this issue

November Elections P. 2

Local Summer Events P. 3

Hurricane Season Underway P. 4

Newsletter Transition to Digital P. 6

Upcoming MPII EPC Events P. 7



While the summer heat is in full swing, we all need to get out of the sun from time to time to cool off. That's just what this little green frog did—inside a beautiful Desert Rose in full bloom. This fantastic sight could have been easy to miss, but thankfully it was caught on camera!

Photo courtesy of Angelina Mihalkova.

November Elections

John Picarelli
Chairperson
johnpicarelli@mpiicdd.org

Rob Signoretti
Vice Chairperson
robertsignoretti@mpiicdd.org

Jamie Childers
Secretary
jchilders@mpiicdd.org

Chris Kluender
Secretary
chriskluender@mpiicdd.org

Kyle Molder
Secretary
kyle.molder@mpiicdd.org

The CDD Board of Supervisors holds public meetings twice each month. These are held on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse.

All MPII residents are welcomed and encouraged to attend. This is your CDD and attending meetings is the best way to stay informed and share your input.

November seems like a long way off, but it is only five months out. The 2026 General Election will be on Tuesday, November 3rd, with Primaries occurring on August 18th. Here in Florida, most of the media attention will focus on the election for our next Governor as well as a special election for a U.S. Senator for Florida. When Marco Rubio resigned to become Secretary of State, Governor DeSantis appointed Ashley Moody until this November's election.

Additionally, local news will cover many of the House of Representatives races, as all 28 seats (every district) are up for election in November. At the state level, we will also be voting for Attorney General, as Ashley Moody resigned to fill Rubio's Senate seat and is running for that spot. There are also state level positions up for election in November including Chief Financial Officer and Commissioner of Agriculture.

Within Florida state government, half the Florida Senate seats are up for election (even numbered districts) and all 120 Florida House of Representatives are included in this general election.

At a more local level, there will be county commissioners, school board members, judges, and mosquito control seats involved this November. It is important that all residents who

are eligible to vote make sure they are registered and begin following these races so we can each make our best well-informed choices this election cycle.

Also, critically, three of our five CDD Board of Supervisor Seats are part of the November ballot as well. Since a Community Development District (CDD), as opposed to an HOA, is a local government entity, we elect our Board of Supervisors as part of even year

November elections. Three seats this year, and the other two in November of 2028.

This November, the seats of John Picarelli, Jamie Childers, and Kyle Molder will all be on the ballot. At the time of this writing, John Picarelli has stated he intends to run again this fall. If any MPII residents want to consider running for a spot on our CDD Board, the filing period to qualify is noon on June 8th until noon on June 12th. More information about becoming a candidate can be found at www.pascovotes.gov. Hopefully all our readers know that our CDD Board of Supervisors meets twice monthly, on the 1st and 3rd Wednesdays at 6:30 pm in the Clubhouse. Board members have a critical and valuable impact on the entirety of Meadow Pointe II. It is a vital role and very important.

All residents, whether interested in possibly running for a seat on the Board of Supervisors or not, are always welcome and encouraged to attend CDD meetings.



Local Summer Events

One of the many great features of living in Tampa Bay is the plethora of fantastic local events, festivals, and activities. While due to our weather many of these can easily be enjoyed year-round, summer is often the peak period for locals to enjoy many of these events. Between the snowbirds being gone, and the kids being out of school (for the families), summer is a phenomenal opportunity to explore the area and have some adventures!



derby doubleheader on June 5th, and tons of area establishments will be hosting World Cup watch parties this month.

If sports aren't your thing, consider the Central Park Jazz Jam in downtown Tampa. That's being held on June 16th at the Tampa Black History Museum. Also in June is the ROC the BLOCK 6th annual Juneteenth Festival at RayJay and Topgolf from 6/15 – 6/20.



For outdoor enthusiasts, the Tampa Bay Boat Show is at the end of the month (6/26 – 6/28) at the Florida State Fairgrounds. For something even more active, the Unlock the Ties That Bind 5k run and walk is on June 13th at Al Lopez Park.

For something 'just for adults', historic Castle Ybor is hosting Endless Night: Tampa Vampire Ball 2026 on June 20th. This event promises to be a unique way of celebrating the summer solstice.

And of course, there's always tons of area beaches, museums, water sports, hiking, Busch Gardens, and much more. Take advantage of all there is to do in Tampa Bay. Get out there, if even for a day, and have an adventure!

June in particular is packed with opportunities for MPIO residents to go somewhere nearby for a few hours or a full day and have a fantastic experience. For sports fans especially, there's a lot going on. The Tampa Bay Rays have multiple homestands now through the playoff race in the fall. And while most of the Rowdies soccer matches are on the road in June, they have a home game against Brooklyn on June 20th and two home matches in July.

For those that feel that crossing the bay is a tad far, the Tampa Tarpons (Single A affiliate of the Yankees) have numerous home games at Steinbrenner Field. RayJay is hosting a Friendly between England and New Zealand on June 6th, there's a roller

MPIO Management
Company

Inframark
Jayna Cooper
Jayna.Cooper@inframark.com
813-608-8242

CDD fee/Bond
Questions

Inframark Accounting
Department
assessments@inframark.com

The MPIO Clubhouse
offers MPIO residents
Notary Services at no
cost.

We have a certified
Notary on staff,
please call ahead for
availability.

June MPIO Trivia

Trivia – Who is the only actor to portray (live action, on screen – not just voice) the King of the U.K., the President of the United States, Santa, and Babe Ruth?

Answer on page 7.

Hurricane Season Underway

As a reminder, hurricane season is officially here (June 1 – November 30th). If you have not prepared for this season yet, please do so. There are lots of tips, suggestions, and helpful links in the previous (May 1) issue of *MPII News*.

The Tampa area eluded the worst of the damaging storms for many years, but a few years ago multiple storms hit close enough to Wesley Chapel to serve as a ‘wake-up call’. We must not relax our preparations. Have a plan, have supplies, and you can have confidence that you and



your family will get through this hurricane season whether a big storm hits us or not.

- www.ready.gov/hurricanes
- <http://www.nhc.noaa.gov/prepare/ready.php>
- <https://www.floridadisaster.org/planprepare/preparing-for-hurricane-season/>
- <http://www.nhc.noaa.gov/outreach/>
- <https://www.pascocountyfl.net/3737/Hurricane-Preparedness>

Making a Hurricane Emergency Kit

- Plenty of water
- Nonperishable food
- First-aid kit
- Phone charger
- Important documents
- Emergency phone numbers
- Battery-powered flashlight/radio

HURRICANE PREPAREDNESS

- MAKE A PLAN
- SECURE DOCUMENTS
- STAY INFORMED
- BUILD A KIT
- FILL UP YOUR CAR
- PREPARE GROCERIES
- CHARGE DEVICES
- SEEK SAFE SHELTER

June is LGBTQ+ Pride Month



June was chosen for LGBTQ+ Pride Month because late June of 1969 was when the Stonewall Uprising began in response to the police raid of the Stonewall Inn in Greenwich Village, New York. The protests and community organization in response to the Stonewall raid were critical events leading to national momentum to begin the LGBTQ+ equal rights movement. The month-long observance typically includes numerous celebratory events and serves as an opportunity to raise awareness of ongoing political issues relevant to the community.



- <https://www.hrc.org/campaigns/celebrate-pride-with-us>
- <https://www.hrc.org/resources/being-an-lgbtq-ally>

June Holidays



6th – 82nd Anniversary of D-Day. Today marks 82 years since General Eisenhower's successful assault on 5 French beaches marking the beginning of the end of WWII. For more information on this momentous day in human history, go to <https://www.nationalww2museum.org/war/articles/d-day-allies-invade-europe>.



14th – Flag Day. Today we commemorate the adoption of the U.S. Flag on June 14th, 1777. Fly them proudly today America!

16th – Al Hijra. Beginning at sundown on the 15th, the 16th is Al Hijra, the Islamic New Year. To all those that

celebrate, have a wonderful New Year!



19th – Juneteenth. Today is Juneteenth, which commemorates the emancipation of slaves. June 19th, 1865, was the day all the slaves in Texas officially became free. Now it is a federal holiday celebrated nationwide. Happy Juneteenth!



21st – Summer Solstice. Today is the Summer Solstice! This will be the longest day of the year (in terms of sunlight vs darkness). After today, we will receive a little less sunlight each day until the Winter Solstice in December. Happy Solstice!



21st – Father's Day. The first observance of Father's Day was on July 5, 1908. Months earlier,

the Monongah Mining Disaster killed 361 men, 250 of them fathers, in West Virginia. These left thousands of children fatherless. Grace Golden Clayton was undoubtedly aware of Anna Jarvis creating Mother's Day in May of 1908 (also in West Virginia). She decided the fathers that died in the mining disaster should be honored as well. Then in 1910 in Washington, an additional Father's Day was celebrated honoring all fathers on the 3rd Sunday in June. Today, Father's Day is celebrated all over the world, on various dates, but most countries honor fathers on the 3rd Sunday in June. To all the fathers, stepfathers, grandfathers, fathers-in-law, and father figures in MPII, Happy Father's Day!



Newsletter Transition to Digital

If you're reading this, you paid attention to articles in the last three issues of *MPII News* and made arrangements to continue receiving our community newsletter after we began our transition from print to digital. This June 1st issue is our first issue predominantly delivered digitally. We had previously emailed a PDF version to those opting in for digital delivery.

However, due in large part to the positive response we've received to this transition, we have slightly modified our plan. For fear of a high rate of errors with emailing out the PDF—which would often be an attachment of 4-6 megabytes in size (which many emails can't handle), or concerns over spam and junk filters blocking bulk emails with attachments (to avoid scam emails), we have decided instead to email a link to the PDF post on the MPII website.

This will enable all residents who receive the email to more *reliably* get the emails and you can view the newsletter with the same simplicity and even same number of clicks (one to open the link in your email instead of one to open the PDF directly). And, as a bonus, we won't be clogging anyone's email with bulky attachments, and we will be less likely to have errors or undelivered emails.

At some point in the future, we will transition

fully to digital, but we know that we have several residents who either prefer the print version or are not in a position to receive the digital version. So, in the meantime, we will continue to make the print version an option for at least the immediate future.

If you or a neighbor wish to sign up for email delivery of our newsletter, please email newsletter@mpicdd.org and give us any email addresses you wish for us to send the link to each month. If you or a neighbor need to continue to receive delivery of a printed version – you can also email us and request that as well. Alternatively, you can call the Clubhouse (813-991-5016) or



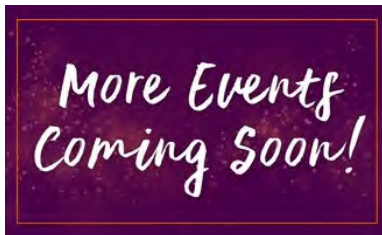
stop by to request delivery of the print version. A few copies of the printed version will always be available for pickup at the Clubhouse – at least until we completely phase over to digital only. At present, we have no timeline for completely ceasing print versions of the newsletter.

However, the digital transition will save the CDD several thousand dollars per year, while being a greener, more eco-friendly method of maintaining communication between the Clubhouse and the MPII residents. So, while we definitely want to keep the newsletter going, the more residents that sign up for digital delivery via email, the better.

Upcoming MPII EPC Events

After a short hiatus with no EPC activity, the future is looking bright for our wonderful, fun, and free community events! The EPC will very soon resume putting on fantastic events for MPII residents and their families, and the EPC hopes to continue the legacy that Ashley Thompson left us with when she stepped down from spearheading the EPC.

At the time of the writing of this



issue, we don't yet have dates for upcoming events, but we will have more information in the near future. Follow the MPII Clubhouse Facebook page, or the EPC Facebook page for timely updates, and as always, we will

publish information in each issue of *MPII News*.

Another way to stay up to date about EPC events as well as EPC volunteer opportunities is to email the EPC at epc@mpicdd.org. Please indicate in your email what email address you'd like updates sent to. The EPC will keep you informed about upcoming events as well as volunteer opportunities.

Trivia Answer (from page 3): John Goodman!

Goodman, most famous for his role as Dan Conner in sitcoms, played the U.K. monarch in *King Ralph* (1991), the U.S. President in several episodes of *The West Wing*, Santa in *The Year Without a Santa Claus* (2006), and Babe Ruth in *The Babe* (1992). Younger residents may know him as Dr. Eli Gemstone in *The Righteous Gemstones*, and cool residents know him as Walter Sobchak in *The Big Lebowski*.



MPII Clubs & Opportunities



Teach Leaf

TEACH LEAF is enrolling for the 2026-2027 school year! The Kindergarten Learning Pod will meet on

Mondays and Wednesdays and the Emerging Readers Pod will meet on Tuesdays. This is a great opportunity for the Homeschool families in our community! For more details or to enroll in the Pod, please contact Melissa Goebel at teacher.melissa827@gmail.com.

Radiant Senior Social Day will be held every Tuesday from



10:30 am—1:30 pm at the MPII Clubhouse with music, games, and activities for senior residents to enjoy friendship, creativity, and community. Reserve your spot with Vicki at 813-997-3379.



MPII NEWS

Meadow Pointe II CDD
30051 County Line Road
Wesley Chapel, FL 33543
813-991-5016
www.facebook.com/MPIICDD
newsletter@mpicdd.org

MPII NEWS
Volume 11, Issue 6
June 1, 2026



MPII News Needs Your Photos!

If you have taken a photo within MPII that you think would make a nice cover shot on a future issue, please email it to newsletter@mpicdd.org. Submitting a photo gives us permission to use it in the newsletter. If there are people in the photo, please ensure that we have their permission to publish their photo.

Also, remember that the Clubhouse has an opt-in email list for receiving a link to the newsletter PDF each month! And, effective 6/1/26 this is the MAIN way to receive our community newsletter. To opt-in, just email newsletter@mpicdd.org and tell us what email address or addresses you'd like us to include. As of now, the Clubhouse only uses this list for the newsletter, but we may include other time-sensitive announcements in the future.

Tab 8

YTD FHP Off Duty Activity Report

YTD as of 1/1/26	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
5/26/2026	248	66	0	3	4	132	0

FHP OFF DUTY ACTIVITY REPORT

DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/7/2026	4pm-8pm	6	3	0	0	0	2 1 insurance; 1 move over law	0
1/8/2026	4am-8am	9	2	0	0	0	6 2 ins; 2 tag/reg vios; 1 improper passing; 1 red light vio	0
1/13/2026	1pm-5pm	5	1	0	0	0	1	0
1/14/2026	12pm-4pm	10	3	0	0	0	7 2 ins; 2 DL vios; 1 driving while susp; 1 red light vio; 1 expired tag	0
1/22/2026	4am-8am	7	3	0	0	0	4 2 ins; 1 tag/reg vio; 1 headlights	0
1/27/2026	4am-8am	7	0	0	0	0	2 1 ins; 1 DL vio	0
2/2/2026	4am-8am	8	0	0	0	0	5 3 ins; 2 tag/reg vios	0
2/4/2026	12pm-4pm	8	4	0	0	0	7 3 ins; 1 bike lane vio; 1 DL vio; 2 tag/reg vios	0
2/5/2026	4am-8am	6	0	0	0	0	3 1 ins; 1 DL vio; 1 tag/reg vio	0
2/10/2026	11am-3pm	5	1	0	0	0	1	0
2/19/2026	11:30am-3:30pm	7	0	0	0	0	3	0
2/23/2026	4am-8am	6	4	0	0	1	5 2 ins; 2 DL vio; 1 driving w/o headlights	0
2/24/2026	2pm-6pm	8	2	0	0	0	4 2 ins; 1 DL vio; 1 reg vio	0
2/26/2026	4am-8am	11	0	0	1	0	6 2 ins; 1 fail to exhibit DL; 1 expired tag; 2 driving w/o headlights	0
3/4/2026	3pm - 7pm	8	0	0	0	0	3	0
3/9/2026	4am-8am	5	4	0	0	0	4 3 ins; 1 DL vio	0

3/17/2026	4am-8am	8	3	0	1	1	5 3 ins; 1 DL vio; 1 texting while driving	0
3/25/2026	4pm-8pm	6	4	0	0	0	4 3 ins; 1 registration	0
3/26/2026	1pm-5pm	8	0	0	0	0	3	0
3/30/2026	4am-8am	6	3	0	0	0	4 2 ins; 1 expired tag; 1 DL vio	0
4/1/2026	4pm-8pm	8	2	0	0	0	4 3 ins; 1 tag	0
4/7/2026	4am-8am	7	2	0	0	0	5 2 ins; 1 tag; 2 equipment	0
4/9/2026	1pm-5pm	6	0	0	0	0	1	0
4/13/2026	4am-8am	9	0	0	0	0	4 1 ins; 2 DL; 1 headlight	0
4/22/2026	4pm-8pm	10	5	0	0	1	8 2 ins; 2 DL vio; 3 re vios; 1 move over vio	0
4/23/2026	4am-8am	4	3	0	0	1	2 1 insurance; 1 driving w/o headlights	0
4/29/2026	8am - 12pm	4	1	0	0	0	1	0
5/6/2026	4pm-8pm	7	3	0	0	0	4 2 tag/reg vios; 1 DL vio; 1 equipment vio	0
5/8/2026	1pm-5pm	6	0	0	1	0	1	0
5/12/2026	4am-8am	9	1	0	0	0	4 3 insurance; 1 DL vio	0
5/13/2026	4pm-8pm	8	2	0	0	0	5 1 ins; 1 window tint; 1 tag; 2 DI	0
5/14/2026	4am-8am	9	0	0	0	0	3 1 equipment; 1 tag; 1 DL	0
5/18/2026	4am-8am	7	3	0	0	0	6 1 headlight; 2 tag; 1 DL; 1 ins; 1 failure to maintain single lane	0

5/21/2026	3pm - 7pm	5	3	0	0	0	4 1 red light; 1 reg; 1 ins; 1 move over. 2 male juveniles removed from fishing pond at Solitude/Fog Hollow	0
5/26/2026	4am-8am	5	4	0	0	0	3 2 DL; 1 ins	0

PCSO OFF DUTY MONTHLY ACTIVITY REPORT

DATE	SHIFT	STREET PARKING VIOLATIONS	RADAR RUNNING TIME	ARRESTS	OTHER	ZONE 1 MS	ZONE 2 DR/MI	ZONE 3 LT/GL/LL	ZONE 4 WR	ZONE 5 IV/CH
10-May	12pm - 6pm	10 citations	3 hours		Several speed related citations & warnings					X
19-May	12pm - 6pm	0	0		Patrolled the communities near the schools during release hours. Did not encounter any vehicles illegally parked in the nearby streets (Grenville Ct). Responded to a nearby domestic battery to assist patrol unit			X		
20-May	6AM-12PM	1 warning	4 hours		Conducted rolling patrol through subdivisions. Issued one illegal parking warning. Conducted several speeding traffic stops off CLR & Mansfield		X			
23-May	6pm - 12am	2 citations	NA		During shift issued parking citations and warnings. Entire shift was dominated by bad weather making most enforcement activity impractical	X				
26-May	6AM-12PM	N/A	N/A		Conducted multiple directed patrols through the neighborhood. Conducted a check for illegally parked cars. Provided a traffic calming presence and static traffic post. Assisted with traffic control during Wiregrass elementary school's 5th grade clap out					X
30-May	12pm-6pm	N/A	0		Conducted multiple directed patrols through the neighborhood. Conducted a check for illegally parked cars. Provided a traffic calming presence and static traffic post.				X	

31-May	6pm - 12am	3 citations 19 written warnings			Conducted several patrols throughout the community streets and surrounding areas. No suspicious activities observed; issued written warnings and citations for vehicles parked on the street. Responded to traffice crash on Mansfield and CLR, assisted with traffic control.			X		
---------------	-----------------------	--	--	--	---	--	--	----------	--	--