Meadow Pointe II CDD

August 19, 2026

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Agenda

Meadow Pointe II Community Development District

Board of Supervisors

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

- □ Lee Graffius, District Manager
- □ Lindsay Moczynski, District Counsel
- □ Jerry Whited, District Engineer
- □ Justin Wright, Operations Manager
- □ John Khatiblou, Accountant

Wednesday, August 19, 2026 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:
https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWIrZz09&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.** Public Hearing on Adopting Fiscal Year 2027
     - i. Open the Public Hearing for the Fiscal Year 2027 Budget
     - ii. Presentation of the Fiscal Year 2027 Budget
     - iii. Public Comment on the Fiscal Year 2027 Budget
     - iv. Close the Public Hearing
   - **B.** Consideration of Resolution 2026-15Adopting the Fiscal Year 2027 Final Budget
   - **C.** Public Hearing on Fiscal Year 2027 Assessments
     - i. Open the Public Hearing for the Fiscal Year 2027 Assessments
     - ii. Presentation of the Fiscal Year 2027 Assessments
     - iii. Public Comment on the Fiscal Year 2027 Assessments
     - iv. Close the Public Hearing
   - **D**. Consideration of Resolution 2026-16 Levying O&M Assessments
   - **E.** Discussion on Advertising the District
   - **F.** Consideration of Resolution 2026-17 Adopting Fiscal Year 2027 Meeting Schedule
8. **District Engineer Report**
   - **A.** Discussion of Engineer report
   - **B.** Discussion on new cost and floor plans for building and new structure from meeting
   - **C.** Consideration of Renker Eich Parks Scope of Work Proposal
9. **District Counsel Report**
   - **A.** Wrencrest Appeal Status
   - **B.** Update on Morningside/Deer run sidewalks
   - **C.** Discussion on new rules for amenities
10. **Consent Agenda**
    - **A.** DRVC Violation log/pictures
    - **B.** Approval of the Regular Meeting Minutes from July 1, 2026
    - **C.** Approval of the Workshop Meeting Minutes from July 1, 2026
    - **D.** Approval of the Regular Meeting Minutes from July 15, 2026
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**

A. Discussion on extending the landscaping

14. Operations Manager Report

A. Update on Easement Issue and Drainpipe

15. Audience Comments

16. Supervisor Comments

17. Adjournment

Meadow Pointe II

Community Development District

FISCAL YEAR 2027

Proposed Budget

8/13/2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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OPERATING BUDGETS (continued)

DEBT SERVICE BUDGET

SUPPORTING BUDGET SCHEDULES

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL 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	$2,032,603.00	$0.00	$2,032,603.00	0%	$2,066,856.91
Special Assmnts- Discounts	-$92,242.00	-$85,260.00	$0.00	-$85,260.00	-8%	-$71,736.04
Garbage/Solid Waste Revenue	$273,456.00	$273,456.00	$0.00	$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	$11,575.00	$13,425.00	$25,000.00	0%	$25,000.00
Gate Bar Code/Remotes	$5,000.00	$4,270.00	$730.00	$5,000.00	0%	$5,000.00
Access Cards	$1,300.00	$3,305.00	$0.00	$3,305.00	154%	$1,300.00
Rents or Royalties	$0.00	$880.00	$0.00	$880.00	0%	$0.00
TOTAL REVENUES	**$2,245,216.00**	**$2,243,206.00**	**$14,255.00**	**$2,257,461.00**	**1%**	**$2,299,976.88**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	$24,000.00	$17,400.00	$6,600.00	$24,000.00	0%	$24,000.00
FICA Taxes	$1,836.00	$542.00	$1,294.00	$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	$35,325.00	$29,175.00	$64,500.00	0%	$64,500.00
ProfServ-Legal Services	$42,000.00	$39,514.00	$2,486.00	$42,000.00	0%	$42,000.00
ProfServ-Mgmt Consulting	$82,000.00	$61,500.00	$20,500.00	$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	$927.00	$573.00	$1,500.00	0%	$1,500.00
Insurance - General Liability	$52,212.00	$57,221.00	$0.00	$57,221.00	10%	$39,403.00
Printing and Binding	$100.00	$0.00	$100.00	$100.00	0%	$100.00
Legal Advertising	$1,000.00	$862.00	$138.00	$1,000.00	0%	$0.00
Misc-Assessment Collection Cost	$40,652.00	$39,439.00	$1,213.00	$40,652.00	0%	$41,337.14
Misc-Supervisor Expenses	$500.00	$1,560.00	$0.00	$1,560.00	212%	$3,000.00
Annual District Filing Fee	$175.00	$175.00	$0.00	$175.00	0%	$175.00
Misc - Contingency	$0.00	$5,392.00	$1,843.59	$7,235.59	0%	$50,000.00
Record Storage Fee	$0.00	$0.00	$0.00	$0.00	0%	$4,320.00
Total Administrative	**$334,969.00**	**$275,149.00**	**$73,172.59**	**$348,321.59**	**4%**	**$381,125.14**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Field						
Contracts-Security Services	$130,000.00	$32,865.00	$97,135.00	$130,000.00	0%	$50,000.00
Contracts-Security Alarms	$516.00	$489.00	$27.00	$516.00	0%	$516.00
R&M-General	$15,000.00	$4,685.00	$10,315.00	$15,000.00	0%	$10,000.00
Total Field	**$145,516.00**	**$38,039.00**	**$107,477.00**	**$145,516.00**	**0%**	**$60,516.00**
Landscape						
ProfServ-Landscape Architect	$10,000.00	$7,560.00	$2,440.00	$10,000.00	0%	$10,000.00
Contracts-Landscape	$245,000.00	$142,241.00	$102,759.00	$245,000.00	0%	$285,750.00
Contracts-Perennials	$15,750.00	$16,088.00	$0.00	$16,088.00	2%	$15,750.00
R&M-Irrigation	$14,000.00	$4,470.00	$9,530.00	$14,000.00	0%	$14,000.00
R&M-Landscape Renovations	$25,000.00	$1,140.00	$23,860.00	$25,000.00	0%	$20,000.00
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%	$20,000.00
Total Landscape	**$342,250.00**	**$204,358.00**	**$141,189.00**	**$345,547.00**	**1%**	**$390,500.00**
Utilities						
Contracts-Solid Waste Services	$257,049.00	$198,474.00	$58,575.00	$257,049.00	0%	$261,744.12
Utility - General	$14,000.00	$9,288.00	$4,712.00	$14,000.00	0%	$14,000.00
Electricity - Streetlights	$275,000.00	$212,445.00	$62,555.00	$275,000.00	0%	$275,000.00
Utility - Reclaimed Water	$8,000.00	$4,583.00	$3,417.00	$8,000.00	0%	$7,000.00
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	$5,306.00	$163.00	$5,469.00	0%	$5,469.12
Total Utilities	**$570,518.00**	**$435,745.00**	**$134,773.00**	**$570,518.00**	**0%**	**$574,213.24**
Lakes and Ponds						
Contracts-Lakes	$82,500.00	$55,890.00	$26,610.00	$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	$18,819.00	$21,181.00	$40,000.00	0%	$60,000.00
Reserve - Ponds	$5,000.00	$0.00	$5,000.00	$5,000.00	0%	$5,000.00
Total Lakes and Ponds	**$128,500.00**	**$74,709.00**	**$53,791.00**	**$128,500.00**	**0%**	**$148,500.00**
Parks and Recreation - General						
ProfServ-Info Technology	$14,000.00	$7,433.00	$6,567.00	$14,000.00	0%	$14,000.00
Contracts-Pools	$30,000.00	$23,970.00	$6,030.00	$30,000.00	0%	$30,000.00
Communication - Telephone & WiFi	$12,000.00	$9,959.00	$2,041.00	$12,000.00	0%	$12,000.00
Utility - General	$2,000.00	$1,054.00	$946.00	$2,000.00	0%	$2,000.00
Utility - Water & Sewer	$7,500.00	$3,350.00	$4,150.00	$7,500.00	0%	$7,500.00
Electricity - Rec Center	$15,000.00	$14,044.00	$956.00	$15,000.00	0%	$15,000.00
Lease - Copier	$4,000.00	$2,674.00	$1,326.00	$4,000.00	0%	$4,000.00
R&M-Clubhouse	$13,000.00	$10,926.00	$2,074.00	$13,000.00	0%	$13,000.00
R&M-Court Maintenance	$2,000.00	$3,486.00	$0.00	$3,486.00	74%	$2,000.00
R&M-Pools	$8,000.00	$6,149.00	$1,851.00	$8,000.00	0%	$8,000.00
R&M-Fitness Equipment	$1,000.00	$1,264.00	$0.00	$1,264.00	26%	$1,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL 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	$939.00	$2,061.00	$3,000.00	0%	$3,000.00
Op Supplies - General	$65,000.00	$34,564.00	$30,436.00	$65,000.00	0%	$65,000.00
Op Supplies - Fuel, Oil	$5,000.00	$2,041.00	$2,959.00	$5,000.00	0%	$5,000.00
Cleaning Supplies	$1,000.00	$664.00	$336.00	$1,000.00	0%	$1,000.00
Reserve - Renewal&Replacement	$20,000.00	$217,064.00	$0.00	$217,064.00	985%	$20,000.00
Total Parks and Recreation - General	**$216,000.00**	**$347,199.00**	**$67,615.00**	**$414,814.00**	**92%**	**$216,000.00**
Personnel						
Payroll-Maintenance	$442,000.00	$369,469.00	$72,531.00	$442,000.00	0%	$465,000.00
Payroll-Benefits	$3,600.00	$0.00	$3,600.00	$3,600.00	0%	$1,000.00
FICA Taxes	$33,813.00	$28,268.00	$5,545.00	$33,813.00	0%	$35,572.50
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%	$2,500.00
Subscriptions and Memberships	$2,000.00	$2,638.00	$0.00	$2,638.00	32%	$2,000.00
Total Personnel	**$507,463.00**	**$400,637.00**	**$107,464.00**	**$508,101.00**	**0%**	**$529,122.50**
TOTAL EXPENDITURES	**$2,245,216.00**	**$1,775,836.00**	**$685,481.59**	**$2,461,317.59**	**10%**	**$2,299,976.88**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$467,370.00	-$671,226.59	-$203,856.59	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		$467,370.00	-$671,226.59	-$203,856.59	0%	$0.00
FUND BALANCE, BEGINNING	$2,553,550.00	$2,553,550.00	$0.00	$2,553,550.00	0%	$2,349,693.41
FUND BALANCE, ENDING	**$2,553,550.00**	**$3,020,920.00**	**-$671,226.59**	**$2,349,693.41**	-8%	**$2,349,693.41**

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS		
Beginning Fund Balance - Fiscal Year 2026		$2,349,693
Net Change in Fund Balance Fiscal Year 2026		$0
Reserves - Fiscal Year 2026 Addition		$25,000
Total Funds Available (Estimated) - 09/30/2027		**$2,374,693**

ALLOCATION OF AVAIABLE FUNDS		
Nonspendable Fund Balance		
Deposits		$22,795
Assigned Fund Balance		
Operating Reserve - Operating Capital		$574,994 [1]
Reserve - Pond Prior Years	253,157	
Less: FY 2026 Expenses	-	
Reserve - Ponds FY 2027	5,000	$258,157
Reserve - Renewal & Replacement Prior Years	300,554	
Less: FY 2026 Expenses	(217,064)	
Reserve - Renewal & Replacement FY 2027	20,000	$103,490
Total Allocation of Available Funds		**$959,436**
Total Unassigned (undesignated) Cash		**$1,415,257**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Special Assmnts- Tax Collector	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Settlements	$0.00	$400.00	$0.00	$400.00	0%	$0.00
TOTAL REVENUES	**$0.00**	**$400.00**	**$0.00**	**$400.00**	**0%**	**$0.00**
EXPENDITURES						
Administrative						
Payroll-Salaries	$39,000.00	$28,290.00	$10,710.00	$39,000.00	0%	$39,000.00
FICA Taxes	$2,984.00	$2,063.00	$921.00	$2,984.00	0%	$2,984.00
ProfServ-Legal Services	$6,000.00	$8,298.00	$0.00	$8,298.00	38%	$6,000.00
ProfServ-Mgmt Consulting	$2,364.00	$1,773.00	$591.00	$2,364.00	0%	$2,364.00
Postage and Freight	$2,000.00	$1,007.00	$993.00	$2,000.00	0%	$2,000.00
Misc-Assessment Collection Cost	$996.00	$0.00	$996.00	$996.00	0%	$0.00
Office Supplies	$2,085.00	$663.00	$1,422.00	$2,085.00	0%	$2,085.00
Total Administrative	**$55,429.00**	**$42,094.00**	**$15,633.00**	**$57,727.00**	**4%**	**$54,433.00**
TOTAL EXPENDITURES	**$55,429.00**	**$42,094.00**	**$15,633.00**	**$57,727.00**		**$54,433.00**
Excess (deficiency) of revenues Over (under) expenditures	-$55,429.00	-$41,694.00	-$15,633.00	-$57,327.00	3%	-$54,433.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	-$54,433.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**-$54,433.00**
Net change in fund balance		-$41,694.00	-$15,633.00	-$57,327.00	0%	-$54,433.00
FUND BALANCE, BEGINNING	$113,331.00	$113,331.00	$0.00	$113,331.00	0%	$56,004.00
FUND BALANCE, ENDING	**$113,331.00**	**$71,637.00**	**-$15,633.00**	**$56,004.00**	-51%	**$1,571.00**

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.

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$8,000.00	$17,709.00	$0.00	$17,709.00	121%	$8,000.00
Special Assmnts- Tax Collector	$16,491.00	$16,491.00	$0.00	$16,491.00	0%	$16,491.49
Special Assmnts- Discounts	-$660.00	-$610.00	$0.00	-$610.00	-8%	-$659.66
TOTAL REVENUES	**$23,831.00**	**$33,590.00**	**$0.00**	**$33,590.00**	**41%**	**$23,831.83**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$756.00	$244.00	$1,000.00	0%	$1,000.00
R&M-Gate	$4,500.00	$2,368.00	$2,132.00	$4,500.00	0%	$4,500.00
R&M-Security Cameras	$3,000.00	$290.00	$2,710.00	$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	$320.00	$10.00	$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**	**$3,734.00**	**$20,098.00**	**$23,832.00**	**0%**	**$23,831.83**
TOTAL EXPENDITURES	**$23,832.00**	**$3,734.00**	**$20,098.00**	**$23,832.00**		**$23,831.83**
Excess (deficiency) of revenues Over (under) expenditures	-$1.00	$29,856.00	-$20,098.00	$9,758.00	-975900%	$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		$29,856.00	-$20,098.00	$9,758.00	0%	$0.00
FUND BALANCE, BEGINNING	$421,414.00	$421,414.00	$0.00	$421,414.00	0%	$431,172.00
FUND BALANCE, ENDING	**$421,414.00**	**$451,270.00**	**-$20,098.00**	**$431,172.00**	2%	**$431,172.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$2,000.00	$4,481.00	$0.00	$4,481.00	124%	$2,000.00
Special Assmnts- Tax Collector	$8,525.00	$8,525.00	$0.00	$8,525.00	0%	$8,512.77
Special Assmnts- Discounts	-$341.00	-$315.00	$0.00	-$315.00	-8%	-$340.51
TOTAL REVENUES	**$10,184.00**	**$12,691.00**	**$0.00**	**$12,691.00**	**25%**	**$10,172.26**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$756.00	$244.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$1,809.00	$1,191.00	$3,000.00	0%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$165.00	$17.00	$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**	**$3,019.00**	**$7,165.00**	**$10,184.00**	**0%**	**$10,172.26**
TOTAL EXPENDITURES	**$10,184.00**	**$3,019.00**	**$7,165.00**	**$10,184.00**		**$10,172.26**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$9,672.00	-$7,165.00	$2,507.00	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		$9,672.00	-$7,165.00	$2,507.00	0%	$0.00
FUND BALANCE, BEGINNING	$104,625.00	$104,625.00	$0.00	$104,625.00	0%	$107,132.00
FUND BALANCE, ENDING	**$104,625.00**	**$114,297.00**	**-$7,165.00**	**$107,132.00**	2%	**$107,132.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$19,191.00	$0.00	$19,191.00	0%	$0.00
Special Assmnts- Tax Collector	$15,960.00	$15,960.00	$0.00	$15,960.00	0%	$15,959.57
Special Assmnts- Discounts	-$638.00	-$590.00	$0.00	-$590.00	-8%	-$638.38
TOTAL REVENUES	**$15,322.00**	**$34,561.00**	**$0.00**	**$34,561.00**	**126%**	**$15,321.19**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$10,353.00	$0.00	$10,353.00	245%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$310.00	$9.00	$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**	**$11,757.00**	**$10,917.00**	**$22,674.00**	**48%**	**$15,321.19**
TOTAL EXPENDITURES	**$15,321.00**	**$11,757.00**	**$10,917.00**	**$22,674.00**		**$15,321.19**
Excess (deficiency) of revenues Over (under) expenditures	$1.00	$22,804.00	-$10,917.00	$11,887.00	1188600%	$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		$22,804.00	-$10,917.00	$11,887.00	0%	$0.00
FUND BALANCE, BEGINNING	$458,260.00	$458,260.00	$0.00	$458,260.00	0%	$470,147.00
FUND BALANCE, ENDING	**$458,260.00**	**$481,064.00**	**-$10,917.00**	**$470,147.00**	3%	**$470,147.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$3,293.00	$0.00	$3,293.00	0%	$0.00
Special Assmnts- Tax Collector	$10,640.00	$10,640.00	$0.00	$10,640.00	0%	$10,640.43
Special Assmnts- Discounts	-$426.00	-$393.00	$0.00	-$393.00	-8%	-$425.62
TOTAL REVENUES	**$10,214.00**	**$13,540.00**	**$0.00**	**$13,540.00**	**33%**	**$10,214.81**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$793.00	$2,207.00	$3,000.00	0%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$206.00	$7.00	$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**	**$2,093.00**	**$8,122.00**	**$10,215.00**	**0%**	**$10,214.81**
TOTAL EXPENDITURES	**$10,215.00**	**$2,093.00**	**$8,122.00**	**$10,215.00**		**$10,214.81**
Excess (deficiency) of revenues Over (under) expenditures	-$1.00	$11,447.00	-$8,122.00	$3,325.00	-332600%	$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		$11,447.00	-$8,122.00	$3,325.00	0%	$0.00
FUND BALANCE, BEGINNING	$74,187.00	$74,187.00	$0.00	$74,187.00	0%	$77,512.00
FUND BALANCE, ENDING	**$74,187.00**	**$85,634.00**	**-$8,122.00**	**$77,512.00**	4%	**$77,512.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$500.00	$15,635.00	$0.00	$15,635.00	3027%	$500.00
Special Assmnts- Tax Collector	$19,683.00	$19,683.00	$0.00	$19,683.00	0%	$19,682.98
Special Assmnts- Discounts	-$787.00	-$728.00	$0.00	-$728.00	-7%	-$787.32
TOTAL REVENUES	**$19,396.00**	**$34,590.00**	**$0.00**	**$34,590.00**	**78%**	**$19,395.66**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$4,278.00	$0.00	$4,278.00	43%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$382.00	$12.00	$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**	**$5,754.00**	**$14,920.00**	**$20,674.00**	**7%**	**$19,395.66**
TOTAL EXPENDITURES	**$19,396.00**	**$5,754.00**	**$14,920.00**	**$20,674.00**		**$19,395.66**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$28,836.00	-$14,920.00	$13,916.00	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		$28,836.00	-$14,920.00	$13,916.00	0%	$0.00
FUND BALANCE, BEGINNING	$380,321.00	$380,321.00	$0.00	$380,321.00	0%	$394,237.00
FUND BALANCE, ENDING	**$380,321.00**	**$409,157.00**	**-$14,920.00**	**$394,237.00**	4%	**$394,237.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- Tax Collector	$16,716.00	$28,118.00	$0.00	$28,118.00	68%	$15,959.57
Special Assmnts- Discounts	-$1,125.00	-$1,040.00	$0.00	-$1,040.00	-8%	-$638.38
Special Assmnts - Other	$11,402.00	$0.00	$11,402.00	$11,402.00	0%	$0.00
TOTAL REVENUES	**$26,993.00**	**$27,078.00**	**$11,402.00**	**$38,480.00**	**43%**	**$15,321.19**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$3,483.00	$0.00	$3,483.00	16%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$546.00	$43.00	$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**	**$5,123.00**	**$10,951.00**	**$16,074.00**	**3%**	**$15,321.19**
TOTAL EXPENDITURES	**$15,591.00**	**$5,123.00**	**$10,951.00**	**$16,074.00**		**$15,321.19**
Excess (deficiency) of revenues Over (under) expenditures	$11,402.00	$21,955.00	$451.00	$22,406.00	97%	$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		$21,955.00	$451.00	$22,406.00	0%	$0.00
FUND BALANCE, BEGINNING	$54,135.00	$54,135.00	$0.00	$54,135.00	0%	$76,541.00
FUND BALANCE, ENDING	**$54,135.00**	**$76,090.00**	**$451.00**	**$76,541.00**	41%	**$76,541.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$24,533.00	$0.00	$24,533.00	0%	$0.00
Special Assmnts- Tax Collector	$29,789.00	$29,789.00	$0.00	$29,789.00	0%	$29,788.30
Special Assmnts- Discounts	-$1,192.00	-$1,101.00	$0.00	-$1,101.00	-8%	-$1,191.53
TOTAL REVENUES	**$28,597.00**	**$53,221.00**	**$0.00**	**$53,221.00**	**86%**	**$28,596.77**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$4,500.00	$2,323.00	$2,177.00	$4,500.00	0%	$4,500.00
R&M-Security Cameras	$4,000.00	$289.00	$3,711.00	$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	$578.00	$18.00	$596.00	0%	$595.77
Reserve - Roadways	$8,000.00	$3,146.00	$4,854.00	$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**	**$7,141.00**	**$21,456.00**	**$28,597.00**	**0%**	**$28,596.77**
TOTAL EXPENDITURES	**$28,597.00**	**$7,141.00**	**$21,456.00**	**$28,597.00**	**0%**	**$28,596.77**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$46,080.00	-$21,456.00	$24,624.00	**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		$46,080.00	-$21,456.00	$24,624.00	0%	$0.00
FUND BALANCE, BEGINNING	$579,495.00	$579,495.00	$0.00	$579,495.00	0%	$604,119.00
FUND BALANCE, ENDING	**$579,495.00**	**$625,575.00**	**-$21,456.00**	**$604,119.00**	**4%**	**$604,119.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$13,318.00	$0.00	$13,318.00	0%	$0.00
Special Assmnts- Tax Collector	$20,215.00	$20,215.00	$0.00	$20,215.00	0%	$20,214.89
Special Assmnts- Discounts	-$809.00	-$747.00	$0.00	-$747.00	-8%	-$808.60
TOTAL REVENUES	**$19,406.00**	**$32,786.00**	**$0.00**	**$32,786.00**	**69%**	**$19,406.30**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$1,578.00	$1,422.00	$3,000.00	0%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$392.00	$12.00	$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**	**$3,064.00**	**$16,342.00**	**$19,406.00**	**0%**	**$19,406.30**
TOTAL EXPENDITURES	**$19,406.00**	**$3,064.00**	**$16,342.00**	**$19,406.00**		**$19,406.30**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$29,722.00	-$16,342.00	$13,380.00	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		$29,722.00	-$16,342.00	$13,380.00	0%	$0.00
FUND BALANCE, BEGINNING	$312,300.00	$312,300.00	$0.00	$312,300.00	0%	$325,680.00
FUND BALANCE, ENDING	**$312,300.00**	**$342,022.00**	**-$16,342.00**	**$325,680.00**	4%	**$325,680.00**

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

<u>Administrative</u>

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$16,843.00	$0.00	$16,843.00	0%	$0.00
Special Assmnts- Tax Collector	$23,406.00	$23,406.00	$0.00	$23,406.00	0%	$23,406.38
Special Assmnts- Discounts	-$936.00	-$865.00	$0.00	-$865.00	-8%	-$936.26
TOTAL REVENUES	**$22,470.00**	**$39,384.00**	**$0.00**	**$39,384.00**	**75%**	**$22,470.13**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$2,628.00	$372.00	$3,000.00	0%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$454.00	$14.00	$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**	**$4,176.00**	**$18,294.00**	**$22,470.00**	**0%**	**$22,470.13**
TOTAL EXPENDITURES	**$22,470.00**	**$4,176.00**	**$18,294.00**	**$22,470.00**		**$22,470.13**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$35,208.00	-$18,294.00	$16,914.00	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		$35,208.00	-$18,294.00	$16,914.00	0%	$0.00
FUND BALANCE, BEGINNING	$395,804.00	$395,804.00	$0.00	$395,804.00	0%	$412,718.00
FUND BALANCE, ENDING	**$395,804.00**	**$431,012.00**	**-$18,294.00**	**$412,718.00**	4%	**$412,718.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$15,150.00	$0.00	$15,150.00	0%	$0.00
Special Assmnts- Tax Collector	$17,023.00	$17,023.00	$0.00	$17,023.00	0%	$17,023.40
Special Assmnts- Discounts	-$681.00	-$629.00	$0.00	-$629.00	-8%	-$680.94
TOTAL REVENUES	**$16,342.00**	**$31,544.00**	**$0.00**	**$31,544.00**	**93%**	**$16,342.47**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$1,453.00	$1,547.00	$3,000.00	0%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$330.00	$10.00	$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**	**$5,477.00**	**$11,465.00**	**$16,942.00**	**4%**	**$16,342.47**
TOTAL EXPENDITURES	**$16,342.00**	**$5,477.00**	**$11,465.00**	**$16,942.00**		**$16,342.47**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$26,067.00	-$11,465.00	$14,602.00	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		$26,067.00	-$11,465.00	$14,602.00	0%	$0.00
FUND BALANCE, BEGINNING	$360,977.00	$360,977.00	$0.00	$360,977.00	0%	$375,579.00
FUND BALANCE, ENDING	**$360,977.00**	**$387,044.00**	**-$11,465.00**	**$375,579.00**	4%	**$375,579.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$16,994.00	$0.00	$16,994.00	0%	$0.00
Special Assmnts- Tax Collector	$15,960.00	$15,960.00	$0.00	$15,960.00	0%	$15,959.57
Special Assmnts- Discounts	-$638.00	-$590.00	$0.00	-$590.00	-8%	-$638.38
TOTAL REVENUES	**$15,322.00**	**$32,364.00**	**$0.00**	**$32,364.00**	**111%**	**$15,321.19**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Gate	$3,000.00	$1,323.00	$1,677.00	$3,000.00	0%	$3,000.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$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	$310.00	$9.00	$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**	**$2,727.00**	**$12,594.00**	**$15,321.00**	**0%**	**$15,321.19**
TOTAL EXPENDITURES	**$15,321.00**	**$2,727.00**	**$12,594.00**	**$15,321.00**		**$15,321.19**
Excess (deficiency) of revenues Over (under) expenditures	$1.00	$29,637.00	-$12,594.00	$17,043.00	1704200%	$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		$29,637.00	-$12,594.00	$17,043.00	0%	$0.00
FUND BALANCE, BEGINNING	$403,941.00	$403,941.00	$0.00	$403,941.00	0%	$420,984.00
FUND BALANCE, ENDING	**$403,941.00**	**$433,578.00**	**-$12,594.00**	**$420,984.00**	4%	**$420,984.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$27,509.00	$0.00	$27,509.00	0%	$0.00
Special Assmnts- Tax Collector	$28,726.00	$28,726.00	$0.00	$28,726.00	0%	$28,725.53
Special Assmnts- Discounts	-$1,149.00	-$1,062.00	$0.00	-$1,062.00	-8%	-$1,149.02
TOTAL REVENUES	**$27,577.00**	**$55,173.00**	**$0.00**	**$55,173.00**	**100%**	**$27,576.51**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$1,000.00	$805.00	$195.00	$1,000.00	0%	$1,000.00
R&M-Security Cameras	$2,000.00	$588.00	$1,412.00	$2,000.00	0%	$2,000.00
Misc-Assessment Collection Cost	$575.00	$557.00	$18.00	$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	$68,805.00	$0.00	$68,805.00	359%	$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	$4,511.00	$0.00	$4,511.00	50%	$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**	**$75,266.00**	**$7,627.00**	**$82,893.00**	**201%**	**$27,576.51**
TOTAL EXPENDITURES	**$27,577.00**	**$75,266.00**	**$7,627.00**	**$82,893.00**		**$27,576.51**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	-$20,093.00	-$7,627.00	-$27,720.00	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		-$20,093.00	-$7,627.00	-$27,720.00	0%	$0.00
FUND BALANCE, BEGINNING	$679,249.00	$679,249.00	$0.00	$679,249.00	0%	$651,529.00
FUND BALANCE, ENDING	**$679,249.00**	**$659,156.00**	**-$7,627.00**	**$651,529.00**	-4%	**$651,529.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- Tax Collector	$15,469.00	$15,469.00	$0.00	$15,469.00	0%	$15,469.15
Special Assmnts- Discounts	-$619.00	-$572.00	$0.00	-$572.00	-8%	-$618.77
TOTAL REVENUES	**$14,850.00**	**$14,897.00**	**$0.00**	**$14,897.00**	**0%**	**$14,850.38**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$850.00	$352.00	$498.00	$850.00	0%	$850.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$2,000.00	0%	$2,000.00
Misc-Assessment Collection Cost	$309.00	$300.00	$9.00	$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**	**$941.00**	**$7,218.00**	**$8,159.00**	**0%**	**$14,850.38**
TOTAL EXPENDITURES	**$8,159.00**	**$941.00**	**$7,218.00**	**$8,159.00**	**0%**	**$14,850.38**
Excess (deficiency) of revenues Over (under) expenditures	$6,691.00	$13,956.00	-$7,218.00	$6,738.00	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		$13,956.00	-$7,218.00	$6,738.00	0%	$0.00
FUND BALANCE, BEGINNING	-$35,305.00	-$35,305.00	$0.00	-$35,305.00	0%	-$28,567.00
FUND BALANCE, ENDING	**-$35,305.00**	**-$21,349.00**	**-$7,218.00**	**-$28,567.00**	-19%	**-$28,567.00**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- Tax Collector	$15,469.00	$15,469.00	$0.00	$15,469.00	0%	$15,469.15
Special Assmnts- Discounts	-$619.00	-$572.00	$0.00	-$572.00	-8%	-$618.77
TOTAL REVENUES	**$14,850.00**	**$14,897.00**	**$0.00**	**$14,897.00**	**0%**	**$14,850.38**
EXPENDITURES						
Field						
Communication - Telephone & WiFi	$850.00	$401.00	$449.00	$850.00	0%	$850.00
R&M-Security Cameras	$2,000.00	$289.00	$1,711.00	$2,000.00	0%	$2,000.00
Misc-Assessment Collection Cost	$309.00	$300.00	$9.00	$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**	**$990.00**	**$7,169.00**	**$8,159.00**	**0%**	**$14,850.38**
TOTAL EXPENDITURES	**$8,159.00**	**$990.00**	**$7,169.00**	**$8,159.00**	**0%**	**$14,850.38**
Excess (deficiency) of revenues Over (under) expenditures	$6,691.00	$13,907.00	-$7,169.00	$6,738.00	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		$13,907.00	-$7,169.00	$6,738.00	0%	$0.00
FUND BALANCE, BEGINNING	-$45,609.00	-$45,609.00	$0.00	-$45,609.00	0%	-$38,871.00
FUND BALANCE, ENDING	**-$45,609.00**	**-$31,702.00**	**-$7,169.00**	**-$38,871.00**	-15%	**-$38,871.00**

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	$ 431,172	$ 107,132	$ 470,147	$ 77,512	$ 394,237	$ 76,541	$ 604,119	$ 325,680	$ 412,718	$ 375,579	$ 420,984	$ 651,529	$ (28,567)	$ (38,871)
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	**446,172**	**111,132**	**479,147**	**81,512**	**406,237**	**82,541**	**618,119**	**338,680**	**428,718**	**385,579**	**429,984**	**667,529**	**(23,567)**	**(33,871)**
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	-	-	-	-	-	-	(3,146)	-	-	-	-	(68,805)	-	-
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	224,652	152,267	156,667	138,160	210,966	260,642	-	-
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	305,280	181,863	235,665	183,190	220,732	309,867	18,713	18,713
Total Allocation of Available Funds	**332,201**	**78,887**	**236,768**	**57,307**	**265,998**	33,910	**305,280**	**181,863**	**235,665**	**183,190**	**220,732**	**309,867**	**18,713**	**18,713**
Total Unassigned (undesignated) Cash	**$ 113,971**	**$ 32,245**	**$ 242,379**	**$ 24,205**	**$ 140,239**	**$ 48,631**	**$ 312,839**	**$ 156,817**	**$ 193,053**	**$ 202,389**	**$ 209,252**	**$ 357,662**	**$ -**	**$ -**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$12,346.00	$0.00	$12,346.00	0%	$0.00
Special Assmnts- Tax Collector	$644,315.00	$644,315.00	$0.00	$644,315.00	0%	$644,315.43
Special Assmnts- Discounts	-$25,773.00	-$23,822.00	$0.00	-$23,822.00	-8%	-$25,772.62
TOTAL REVENUES	**$618,542.00**	**$632,839.00**	**$0.00**	**$632,839.00**	**2%**	**$618,542.81**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$12,886.00	$12,502.00	$384.00	$12,886.00	0%	$12,886.31
Total Administrative	**$12,886.00**	**$12,502.00**	**$384.00**	**$12,886.00**	**0%**	**$12,886.31**
Debt Service						
Principal Debt Retirement	$360,000.00	$355,000.00	$5,000.00	$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	$248,395.00	$844.00	$249,239.00	0%	$237,988.76
Total Debt Service	**$609,239.00**	**$628,642.00**	**$5,844.00**	**$634,486.00**	**4%**	**$607,988.76**
TOTAL EXPENDITURES	**$622,125.00**	**$641,144.00**	**$6,228.00**	**$647,372.00**		**$620,875.07**
Excess (deficiency) of revenues Over (under) expenditures	-$3,583.00	-$8,305.00	-$6,228.00	-$14,533.00	306%	-$2,332.26
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		-$3,695.00	$0.00	-$3,695.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**-$3,695.00**	**$0.00**	**-$3,695.00**		**$0.00**
Net change in fund balance	-$3,583.00	-$12,000.00	-$6,228.00	-$18,228.00	409%	-$2,332.26
FUND BALANCE, BEGINNING	$305,184.00	$305,184.00	$0.00	$305,184.00	0%	$286,956.00
FUND BALANCE, ENDING	**$301,601.00**	**$293,184.00**	**-$6,228.00**	**$286,956.00**	-5%	**$284,623.74**

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	EAU	# 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	1.00	77	$1,090.51	$216.00	$78.92	$0.00	$174.08	$1,559.52	$1,541.45	$18.08	1.17%
9.2	Morningside	60'x110'	SF	1.00	63	$1,090.51	$216.00	$78.92	$0.00	$174.08	$1,559.52	$1,541.45	$18.08	1.17%
9.3	Morningside	60'x110'	SF	1.00	56	$1,090.51	$216.00	$78.92	$0.00	$174.08	$1,559.52	$1,541.45	$18.08	1.17%
10.1	Deer Run	65'x115'	SF	1.00	66	$1,090.51	$216.00	$103.82	$0.00	$178.55	$1,588.89	$1,570.81	$18.08	1.15%
10.2	Deer Run	65'x115'	SF	1.00	51	$1,090.51	$216.00	$103.82	$0.00	$178.55	$1,588.89	$1,570.81	$18.08	1.15%
10.3	Deer Run	65'x115'	SF	1.00	32	$1,090.51	$216.00	$103.82	$0.00	$178.55	$1,588.89	$1,570.81	$18.08	1.15%
11.1	Manor Isle	80'x120'	SF	1.00	38	$1,090.51	$216.00	$262.53	$0.00	$402.63	$1,971.68	$1,953.60	$18.07	0.93%
11.2	Manor Isle	80'x120'	SF	1.00	39	$1,090.51	$216.00	$262.53	$0.00	$402.63	$1,971.68	$1,953.60	$18.07	0.93%
12.1	Longleaf	35'x110'	SVIL	1.00	124	$1,090.51	$216.00	$135.40	$0.00	$318.33	$1,760.24	$1,742.17	$18.07	1.04%
12.2	Longleaf	35'x110'	SVIL	1.00	96	$1,090.51	$216.00	$135.40	$0.00	$318.33	$1,760.24	$1,742.17	$18.07	1.04%
14.1	Covina Key	Townhome	TH	0.57	84	$623.15	$0.00	$96.14	$0.00	$296.59	$1,015.88	$1,005.56	$10.33	1.03%
14.2	Covina Key	Townhome	TH	0.57	82	$623.15	$0.00	$96.14	$0.00	$296.59	$1,015.88	$1,005.56	$10.33	1.03%
14.3	Anand Vihar	Multi Family	MF	0.33	24	$363.50	$0.00	$0.00	$0.00	$51.77	$415.28	$409.25	$6.02	1.47%
14.4	Anand Vihar	Townhome	TH	0.57	155	$623.15	$0.00	$0.00	$0.00	$88.76	$711.91	$701.58	$10.33	1.47%
15.1	Lettingwell	40'x110	SVIL	1.00	86	$1,090.51	$216.00	$185.58	$0.00	$405.78	$1,897.88	$2,021.18	($123.30)	-6.10%
15.2	Glenham	40'x110	SF	1.00	64	$1,090.51	$216.00	$166.26	$0.00	$461.60	$1,934.37	$1,916.30	$18.07	0.94%
16.1	Sedgwick	Townhome	TH	0.57	129	$623.15	$0.00	$181.44	$0.00	$297.53	$1,102.13	$1,091.80	$10.33	0.95%
16.2	Vermillion	Townhome	TH	0.57	174	$623.15	$0.00	$91.72	$0.00	$249.77	$964.65	$954.32	$10.33	1.08%
16.3	Charlesworth	Townhome	TH	0.57	118	$623.15	$0.00	$139.76	$0.00	$346.68	$1,109.59	$1,099.26	$10.33	0.94%
16.4	Tullamore	Townhome	TH	0.57	130	$623.15	$0.00	$130.95	$0.00	$229.14	$983.23	$972.91	$10.33	1.06%
17.1	Wrencrest	50'x110	SF	1.00	71	$1,090.51	$216.00	$113.54	$0.00	$363.77	$1,783.82	$1,765.75	$18.07	1.02%
17.2	Wrencrest	50'x110	SF	1.00	102	$1,090.51	$216.00	$113.54	$0.00	$363.77	$1,783.82	$1,765.75	$18.07	1.02%
17.3	Wrencrest	40'x110	SF	1.00	80	$1,090.51	$216.00	$113.54	$0.00	$363.77	$1,783.82	$1,765.75	$18.07	1.02%
18.1	Iverson	60'x110'	SF	1.00	81	$1,090.51	$216.00	$115.78	$0.00	$478.13	$1,900.43	$1,882.35	$18.07	0.96%
18.2	Iverson	60'x110'	SF	1.00	89	$1,090.51	$216.00	$115.78	$0.00	$478.13	$1,900.43	$1,882.35	$18.07	0.96%
18.3	Colehaven	80'x120'	SF	1.00	51	$1,090.51	$216.00	$166.92	$0.00	$565.54	$2,038.97	$2,021.14	$17.83	0.88%
ZCOM			ZCOM	20	6.151	$21,810.29	$0.00	$0.00	$0.00		$21,810.29	$21,448.82		1.69%
Total					2168.151									

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	$ 1,046,894	$1,090.51
VILLA	16.15%	306	$ 333,697	$1,090.51
TH	26.29%	872	$ 543,386	$623.15
MF	0.42%	24	$ 8,724	$363.50
COMM	6.49%	6.15	$ 134,155	$21,810.29
	100.00%		**2,066,857**	

		FY 2026	**FY 2027**	Increase / (Decrease)
GROSS ASSESSMENT		$2,032,602	**$2,066,857**	
ASSMT PER UNIT				
SF	50.65%	$1,072.44	**$1,090.51**	1.69%
VILLA	16.15%	$1,072.44	**$1,090.51**	1.69%
TH	26.29%	$612.82	**$623.15**	1.69%
MF	0.42%	$357.48	**$363.50**	1.69%
COMM	6.49%	$21,448.82	**$21,810.29**	1.69%
	100.00%			

TRASH COLLECTION

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

DEED RESTRICTION

		UNITS/ ACRES	FISCAL FY 2026	**FISCAL FY 2027**	**Increase / (Decrease)**
GROSS ASSESSMENT			$0	**$0**	
ASSMT PER UNIT	*RESIDENTIAL*	960	$0.00	**$0.00**	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 2026-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Meadow Pointe II Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

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

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

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Meadow Pointe II Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND(S)	$__________________
CAPITAL PROJECTS FUND(S)	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:_______________________________

Its:_______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Meadow Pointe II Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ___________________________

Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the District's Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors ("**Board**") of the Meadow Pointe II Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543, on the first and third Wednesday of every month at 6:30 p.m., unless otherwise indicated as follows:

October 7, 2026*	**October 21, 2026**
November 4, 2026*	**November 18, 2026**
December 2, 2026*	**December 16, 2026**
January 6, 2027*	**January 20, 2027**
February 3, 2027*	**February 17, 2027**
March 3, 2027*	**March 17, 2027**
April 7, 2027*	**April 21, 2027**
May 5, 2027*	**May 19, 2027**
June 2, 2027*	**June 16, 2027**
July 7, 2027*	**July 21, 2027**
August 4, 2027*	**August 18, 2027**
September 1, 2027*	**September 15, 2027**

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

The Deed Restriction Violation Committee ("**DRVC**") will hold their meetings for Fiscal year 2027 at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, Florida 33543, on the third Monday of every month at 6:30 p.m., unless otherwise indicated as follows:

October 19, 2026
November 16, 2026
December 14, 2026
January 18, 2027
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 14, 2027
July 19, 2027
August 16, 2027
September 13, 2027

The meetings and workshops will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings and workshops may be obtained by contacting the office of the District Manager c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("**District Manager's Office**") or by visiting the District's website at https://www.meadowpointeIIcdd.org/.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 873-7300 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, July 1, 2026, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Video Communications, were:

Justin Wright	Operations Manager
Lindsay Moczynski	District Counsel
Kevins Ginsberg	ARC/DVRC

Residents and Members of the Public

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

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

THIRD ORDER OF BUSINESS **Pledge of Allegiance**

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

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

Mr. Picarelli wanted to add a discussion under district manager regarding changes with Inframark regarding district management. Additionally, Mr. Picarelli added the monthly report to the agenda. Mr. Molder wanted to add a discussion regarding the document received related to the construction of the Series 2018 project fund and about the rewritten deed restrictions.

FIFTH ORDER OF BUSINESS **Landscaping Report from Juniper**

There was no Landscape Report at this time.

SIXTH ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

SEVENTH ORDER OF BUSINESS **District Manager Report**

Mr. Picarelli discussed the Brown & Brown Insurance with the Board.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, the Brown and Brown Insurance Proposal was approved. 5-0.

Mr. Picarelli requested a roll call vote to approve the Brown & Brown Insurance Proposal as presented 5-0.

-Mr. Molder -Approved

-Mr. Signoretti-Approved

-Mr. Kluender-Approved

-Mr. Picarelli-Approved.

-Mrs. Childers-Approved.

Mr. Picarelli informed the Board that Ms. Cooper has resigned from Inframark. He advised that Inframark informed him that an introductory discussion will be held with the district newly assigned District Manager, Mr. Lee Graffius, who is expected to attend the next Board meeting.

Mr. Picarelli stated that he communicated the Board's expectations for management services to Inframark. He also reviewed the terms of the current management agreement with the

Board and advised that he will work with Ms. Moczynski if the Board decides to move forward with a Request for Proposal (RFP) for management services.

Mr. Picarelli noted that Ms. Cooper was excellent in helping to keep the district operation running smoothly. He also expressed concern for the future of its ongoing operations during the transition.

> On MOTION by Mr. Signoretti seconded by Mr. Kluender with all in favor, to place a preemptive RFP to initiate that process to change vendors in 90 days for a new management company. was approved. 5-0.

Ms. Moczynski will be preparing the Request for Proposal (RFP) and reviewing the contract and the terms. Ms. Moczynski will be contacting Inframark for any further information.

EIGHTH ORDER OF BUSINESS **District Engineers' Report**

A. Discussion of Engineer Report

Mr. Whited reviewed the District Engineer Report to the Board.

B. Discussion on new cost and floor plans for building/pool

Mr. Whited reviewed the costs and floor plans to the Board.

NINTH ORDER OF BUSINESS **District Counsel**

A. Wrencrest Appeal Status

Ms. Moczynski informed the Board that Mr. Whited provided all the documentation over to Holtzman Vogel for review and finalization and submission.

B. Update on Rules and Guidelines

Ms. Moczynski informed the Board that the final drafts were not yet ready.

C. Update on Morningside/Deer Run Sidewalks

Ms. Moczynski informed the Board that the county previously advised that the district would need to assume ownership of the right-of- way before it could take on those responsibilities, and in response the Board explored other operational options including the use of the off-duty patrol officers. Ms. Moczynski requested clarification from the Board regarding its direction on this matter. A lengthy discussion followed.

D. Open the Public Hearing on the Amended Amenity Policies

On MOTION by Mr. Signoretti seconded by Ms. Childers with all in favor, to Open the Public Hearing relating to Resolution 2026-11 Adopting the Amenities Rules and Policies, was approved. 5-0

There were no public comments at this time.

E. Close the Public Hearing on the Amenity Policies and Return to the Regular Meeting

On MOTION by Mr. Signoretti seconded by Mr. Molder with all in favor, to Close the Public Hearing relating to Resolution 2026-11 Adopting the Amenities Rules and Policies was approved. 5-0

On MOTION by Mr. Signoretti seconded by Mr. Kluender with all in favor, to adopt Resolution 2026-11 Adopting the Amenities Rules and Policies was approved. 5-0

Ms. Moczynski will provide a resolution for declaring a vacant seat for the next board meeting.

TENTH ORDER OF BUSINESS **Consent Agenda**

On MOTION by Mr. Signoretti seconded by Mr. Molder with all in favor, to approve the consent agenda as presented, was approved. 5-0.

Mr. Picarelli led a discussion regarding the DRVC spreadsheet. He explained that the Board had previously agreed to use this form during the past meetings as a tracking tool to monitor the progress of cases and how they were moving through the process. However, concerns were expressed that the spreadsheet is being used more as a “report card” to evaluate the individual completing the DRVCs, rather than a tracking tool and a discussion ensued.

ELEVENTH ORDER OF BUSINESS **Architectural Review Discussion Items**

There was no discussion at this time.

On MOTION by Mr. Childers seconded by Mr. Signoretti with all in favor, to approve the Architectural Review as presented, was approved. 5-0.

TWELFTH ORDER OF BUSINESS **Government/Community Updates**

A. Community Representative Update

i. Update on off duty Pasco County Sheriff Officer

Mr. Molder informed the Board that the captain who oversees off-duty enforcement in Pasco County had received a call from a resident who was issued a citation for parking on the street. The resident stated that he had been told that there was no parking enforcement during the daytime hours. Mr. Molder also provided the Board with an update regarding the number of citations being issues to residents.

B. Event Planning Committee Update on Next Event

i. Next Event Update

Ms. Childers informed the Board that they are working on planning the next event.

THIRTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion

Mr. Picarelli held a discussion regarding bonds and the balance sheet to the Board.

FOURTEENTH ORDER OF BUSINESS Operations Managers' Report

Mr. Wright presented the Operations Manager Report to the Board.

FIFTEENTH ORDER OF BUSINESS Audience Comments

There were no audience comments at this time.

SIXTEENTH ORDER OF BUSINESS Supervisor Comments

The Board thanked all attendees for their participation and contributions to the meeting.

SEVENTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting was adjourned at 8:09 p.m.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all favor, the meeting adjourned at 8:09p.m. 5-0.

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John Picarelli

Chairperson

MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

The Workshop Meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, July 1, 2026 at 6:30 p.m., immediately following the adjournment of the regular Board meeting, at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present were:

John Picarelli	Chairperson
Robert Signoretti	Vice Chairperson
Kyle Molder	Assistant Secretary
Jamie Childers	Assistant Secretary
Chris Kluender	Assistant Secretary
Justin Wright	Operations Manager

The following items were discussed during the July 1, 2026 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the workshop to order at 8:09 p.m.

SECOND ORDER OF BUSINESS **Items for Discussion**

A. Discussion on FY 2027 Budget

- Mr. Picarelli discussed the budget items to the Board.
- Mr. Picarelli held a discussion regarding miscellaneous contingency funds.

B. Deed Restrictions changes in Morningside

- Ms. Childers reported to the Board that she will provide all the information related to the deed restriction to Ms. Moczynski to begin drafting the revisions. The draft will include more specific language additional reasoning for the proposed restrictions, and clearer definitions of key terms to improve clarity.

- Ms. Childers informed the Board that the goal is to have a preliminary draft of the revised deed restrictions available for the Board's review at the next meeting, or no later than the August meeting.

THIRD ORDER OF BUSINESS **Adjournment**

There being no further discussion, the workshop was adjourned.

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John Picarelli
Chairperson

MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, July 15, 2026, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Video Communications, were:

Lee Graffius	District Manager
Justin Wright	Operations Manager
Lindsay Moczynski	District Counsel
Kevins Ginsberg	ARC/DVRC

Residents and Members of the Public

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

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

THIRD ORDER OF BUSINESS **Pledge of Allegiance**

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

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

Mr. Picarelli requested to add a discussion under District Counsel regarding whether a daycare, group home or nursing home constitutes running a business from your home, a discssion on storm drain easements on residents property regarding accessibility, and a discussion on a code enforcement violation regarding vacant Community Development District property.

> On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to amend the agenda to include the above-mentioned items was approved. 5-0.

FIFTH ORDER OF BUSINESS **Landscaping Report from Juniper**

Mr. Vega was delayed and the report will be presented at the end of the meeting.

SIXTH ORDER OF BUSINESS **Audience Comments**

The Board received comments regarding cutting around ponds in the woodlands area, a tree falling in Lettingwell during a storm, parking violations being issued by off duty patrol personnel, and new building construction as it relates to bond requirements and the use of bond funds. The Board addressed the audience’s comments.

SEVENTH ORDER OF BUSINESS **District Manager Report**

A. Introduction to new District Manager

Mr. Graffius introduced himself and provided a brief background of management experience. Mr. Graffius has been in property management for 10 years for both homeowners associations and community development districts and spent 5 years as on-site management for large-scale properties.

B. Status of FY 2027 Budget

Mr. Graffius provided an update on the FY 2027 budget. The notices have been approved and the required notice for the hearing will be published on July 17th. There were no changes to the budget at this time. Mr. Picarelli added that the Board has reviewed and has no suggested revisions for the final adoption during the August 19th meeting.

C. Consideration of Resolution 2026-12 Designation of Officers

Mr. Graffius explained Resolution 2026-12 Designation of Officers to the Board. This resolution was required to remove Ms. Cooper and add Mr. Graffius as secretary due to management changes.

> On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to adopt Resolution 2026-12 Designation of Officers, was approved. 5-0.

D. Acceptance of FY 2025 Audit Final Report

Mr. Graffius provided an overview of the FY 2025 Audit. The audit passed with no noted discrepancies.

> On MOTION by Ms. Childers seconded by Mr. Molder with all in favor, to accept the FY 2025 Audit was approved. 5-0.

E. Consideration of Resolution 2026-13 Designating Bank Signatories

Ms. Moczynski stated to the Board that the resolution was required due to management changes and providing signatories for District accounts.

> On MOTION by Mr. Signoretti seconded by Ms. Childers with all in favor, to adopt Resolution 2026-13 Designating Bank Signatories was approved. 5-0.

EIGHTH ORDER OF BUSINESS **District Engineers' Report**

A. Discussion of Engineer Report

Mr. Whited did not attend the meeting. Mr. Picarelli provided a brief update.

B. Discussion on new cost and floor plans for building/pool

Mr. Picarelli informed the Board that an update will be provided next week on the pool and building construction.

NINTH ORDER OF BUSINESS **District Counsel**

A. Wrencrest Appeal Status

Ms. Moczynski informed the Board that the Wrencrest soft gate was resubmitted for approval.

B. Update on Morningside/Deer run sidewalks

Ms. Moczynski informed the Board the transfer request for portions of the Morningside and Deer run sidewalks and right-of- way excluding roadway is ongoing. The associated County staff were all out of the office this past week.

C. Discussion on Amended Amenity Policies (Under Separate Cover)

Ms. Moczynski provided an update on the revised amenity policies which were provided under separate cover. Ms. Moczynski recommended the Board place this item on the next workshop agenda for the supervisors to review.

E. Consideration of the OLM Proposal (Take out of Order)

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to approve OLM proposal for creating and administering landscaping RFP in the amount of $2,800.00 was approved. 5-0.

Mr. Picarelli requested a roll call vote to approve the OLM Proposal as presented 5-0.

-Mr. Molder -Approved

-Mr. Signoretti-Approved

-Mr. Kluender-Approved

-Mr. Picarelli-Approved.

-Mrs. Childers-Approved.

Mr. Picarelli asked Ms. Moczynski to review definition of running a business out of the home regarding group homes, nursing homes and daycare.

D. Consideration of Proposed Request for Proposal (RFP) Landscaping Evaluation Criteria and Schedule

Ms. Moczynski provided an update on the evaluation criteria and schedule for the Landscaping Request for Proposal (RFP). The dates were provided in the agenda packet after coordination with OLM and Mr. Graffius.

> On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to approve the Proposed Request for Proposal (RFP) Landscaping Evaluation was approved. 5-0.

F. Consideration of Resolution 2026-14 Declaring Vacant Seat

Ms. Moczynski explained the Resolution 2026-14 Declaring Vacant Seat to the Board.

> On MOTION by Mr. Signoretti seconded by Mr. Kluender with all in favor, to adopt Resolution 2026-14 Declaring Vacant Seat was approved. 5-0.

The Board and Ms. Moczynski held a discussion regarding storm drain easements on residents' property regarding fencing storage buildings or plantings in the right of way. The Board and Ms. Moczynski discussed Resolution 2018-02 and suggested individual notices if the situation occurs and future review of easement agreements with homeowners.

TENTH ORDER OF BUSINESS **Consent Agenda**

> On MOTION by Mr. Signoretti seconded by Mr. Kluender with all in favor, to approve the consent agenda as presented, was approved. 5-0.

ELEVENTH ORDER OF BUSINESS **Architectural Review Discussion Items**

The ARC Applications were reviewed by the Board. The Board held a discussion on a request to add a front door with a side light.

> On MOTION by Mr. Childers seconded by Mr. Kluender with all in favor, to approve the Architectural Review as presented, was approved. 5-0.

TWELFTH ORDER OF BUSINESS **Government/Community Updates**

A. Community Representative Update

i. Update on off duty Pasco County Sheriff Officer

Mr. Molder provided the patrol schedule included in the agenda package. Patrol expenses are in line with the budget.

B. Event Planning Committee Update on Next Event

i. Next Event Update

Ms. Childers provided an update on events. The next community event is a Halloween party. Mr. Picarelli reminded everyone bulk trash pickup is the third Friday of each month.

THIRTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion

The Board held a discussion regarding the code violation for the rock pile on the vacant lot that was reported by a resident. There were suggestions to contact the county and request permission for the district to build storage bays based on the proposed construction plan early or allow construction fencing to be installed. If this is not an option, the district will have to pay to remove the rocks which is currently used by onsite maintenance to repair retention pond walls that have degraded due to age.

Mr. Molder discussed the church next to the empty lot using the berm area for parking. The issue was tabled until after the result of the code violation and remedy as this may prevent the issue in the future.

FOURTEENTH ORDER OF BUSINESS Operations Managers' Report

Mr. Wright presented the Operations Manager Report to the Board. Storm Drains and retention ponds continued to be cleared and general maintenance was performed.

Mr. Vega provided the landscape report. Mr. Vega addressed excessive weeds, continuing with tree cutbacks and pond edge trimming. Mr. Vegas requested mulch installation to be moved up from October to September due to thinning and weed intrusion. The Board direction was given that mulch could be installed early if payment can be billed in October under the FY 2027 budget.

FIFTEENTH ORDER OF BUSINESS Audience Comments

There was audience comment on stone on empty lot and the possibility of camouflage.

SIXTEENTH ORDER OF BUSINESS Supervisor Comments

Mr. Picarelli thanked the residents for attending and the Board for their diligence in performing their duties as well as staff for their hard work.

SEVENTEENTH ORDER OF BUSINESS Adjournment

There being no further business, the meeting was adjourned at 8:09 p.m.

On MOTION by Mr. Signoretti seconded by Mr. Kluender with all favor, the meeting adjourned at 8:09p.m. 5-0.

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John Picarelli
Chairperson

Tab 2

MEADOW POINTE II CDD

ENGINEERS REPORT FOR AUGUST 19th, 2026 BOARD MEETING

Discussion items:

New Building Construction – The next project team meeting is scheduled for 08/28/26, the following is the latest information from the last project team meetings on 08/07/26 & 08/13/26.

Following the Board's concerns regarding the previously estimated project cost, the design and construction team has evaluated significant value-engineering options for the proposed community and maintenance buildings, with the primary focus shifting from the original CMU/masonry construction to a pre-engineered metal building system. The revised concept maintains approximately the same overall building square footage and key program elements, including the large community room with operable partition, meeting room, office, restrooms, storage, simplified warming kitchen, maintenance space, and backup generator, while simplifying the building geometry, exterior openings, interior finishes, and kitchen equipment. The metal-building concept would still incorporate architectural enhancements, such as a brick or stone veneer wainscot and limited storefront features, to provide an attractive appearance compatible with the existing community facilities. Based on the preliminary cost model, the revised approach has reduced the estimated project cost from approximately $5.15 million to just under $4.0 million, representing approximately $1.2 million in potential savings, with roughly $1.0 million of that reduction attributable to the community center. The project team is preparing a high-level cost comparison, conceptual floor plan, and preliminary exterior concept for presentation at the September 2 Board workshop, where the goal will be to obtain Board direction on the revised construction approach and establish a final design direction before the architect and subconsultants proceed with revised scopes and fee proposals.

Lap Pool Construction – The next project team meeting is scheduled for 08/21/26, the following is the latest information from the last project team meeting on 08/07/2026.

The project team continues to advance the conceptual design for the proposed lap pool expansion. The pool will remain at the previously planned five-lane configuration. The design team has also confirmed that restroom fixture requirements will be calculated specifically for the new pool addition, without requiring modifications to the existing facility restrooms. The existing showers can satisfy the applicable pool requirements provided the existing and proposed pools remain within the same fenced pool area; however, the team recommends including an additional exterior shower adjacent to the new restrooms for convenience and sanitation. With AVCON's agreement approved, the design team is proceeding with coordination of the restroom layout and other disciplines and will prepare preliminary conceptual documents to support development of an updated project cost estimate. The team will also develop a preliminary project schedule identifying anticipated milestones for completion of design, permitting, bidding, and construction. At the next project team meeting, the initial concepts and layouts are expected to be available for review and comment.

Warning Gate at Wrencrest Drive: On 08/13/26 the County officially waived the fees for the updated application submittal and moved the application into full review. The due dates for comments/review are listed as due on 9/10/26. Since this 08/13/26, a few reviews had already been completed. At this time, we are waiting for the full review by the County to be completed and communicated.

Dog Park Development: The District is currently evaluating the development of a new approximately 0.79-acre resident dog park on CDD-owned property within Meadow Pointe II. Conceptual site, irrigation, and landscaping plans have been prepared, including fenced dog-park areas, pedestrian access, parking, and associated amenities, with grading designed to maintain the parcel's existing drainage function. Because the property is currently designated as a drainage tract within the Meadow Pointe DRI/MPUD, we have contacted Pasco County Planning and Development to confirm the appropriate permitting and land-use approval process, including whether an MPUD amendment will be required and, if so, whether it can be processed as a substantial or non-substantial amendment. The District is awaiting County guidance before advancing the project into formal permitting, and the proposed parking area may be recommended to be modified or removed if necessary to streamline the approval process.

Tab 3

MPII DRC Reporting Sheet				MPII CDD Meeting 08.19.2026		
Case #	Village	Street #	Street Name	Violation(s)	DR#	Potential Fines/Day
2026 -161	Morningside	29713	Bright Ray Pl	#14: The entire yard is above the 7" max limit and needs to be cut and maintained. #14: The landscape beds on the North and South side of the home need to be weeded and cleaned out and the borders edged. #14: The sidewalks, driveway, apron and tree lawn curb need to be edged.	14	$50.00
2026 -162	Morningside	29716	Bright Ray Pl	#14: The grass needs to be cut and maintained. #14: The front landscape bed needs to be weeded and cleaned out and the border edged/trimmed. #14: The landscape bed around the mailbox post needs the weeds treated/removed and the border trimmed. #14: The driveway, sidewalks, apron, and tree lawn curb need to be edged.	14	$50.00
2026 -163	Morningside	29721	Bright Ray Pl	#17: The truck parked on the grass must be parked on the driveway or on the apron. Driving onto the tree lawn will destroy both the grass and tree lawn curb.	17	$50.00
2026 -164	Morningside	29643	Morwen Pl	#15: The grass behind the fence down to the pond easement needs to be cut and maintained. It is the responsibility of the landowner.	15	$50.00
2026 -165	Deer Run	29629	Forest Glen Dr	#10: The containers stored on the driveway needs to be stored in the garage or walled in on three sides on the side of the home. #14: The front landscape beds on the front of the home need the weeds treated with an organic weed killer, or removed and the borders edged/trimmed. #14: The bed around the mailbox post needs weeded and cleaned out. #14: The sidewalk, driveway, apron and tree lawn curb need edged. #18: The damaged and deteriorated mailbox post must be replaced with a PVC post.	10,14,18	$150.00

2026-166	**Deer Run**	**29649**	**Forest Glen Dr**	**#14: The landscape beds in the front of the home need the weeds treated with an organic weed killer and the borders edged. #14: The grass is above the limit and must be cut and maintained, and trimmed along the base of the home. #14: The driveway, sidewalk, apron and tree lawn curb need to be edged. #14: The oak tree is hanging lower than the required 8 ft per pasco county.**	**14**	**$50.00**
2026-167	**Deer Run**	**29652**	**Forest Glen Dr**	**#14: The front landscape beds need to have the weeds removed and cleaned out, and the borders edged/trimmed. #14: The Robellini and Royal palm need trimmed to a 9-3 position. #14: The shrubs in the front bed need to be trimmed and manicured. #14: The stump in the front bed needs to either be ground down to level or removed. #14: the driveway and apron need to be edged. #18: The mailbox needs cleaned with a bleach_water solution. The mailbox post and braces have been repaired once and need to be replaced with a PVC post, the numbers are missing and the braces are deteriorating as can be seen under the existing repair.**	**14,18**	**$100.00**
2026-168	**Deer Run**	**29703**	**Forest Glen Dr**	**#10: Containers stored on side of home needs to be stored in the garage or walled in on three sides on the side of the home. #18: The mailbox needs cleaned with a bleach_water solution, and the deteriorated wooden post must be replaced with a board approved PVC post. The base of the post is deteriorating by 25% due to both age and lawn equipment use, and the support braces are deteriorating and cracking.**	**10,18**	**$100.00**
2026-169	**Deer Run**	**29708**	**Forest Glen Dr**	**#10: Trash containers stored on the side of the home need to be walled in on three sides, or stored in the garage. #14: The weeds in the driveway joints need to be treated with an organic weed killer. #14: The landscape beds against the front of the home need to be weeded, cleaned out and the borders edged/trimmed. #14: The landscape bed around the palm tree needs to be weeded and cleaned out and the border edged/trimmed. #14: The Date Palm needs to be trimmed to 9-3 position.**	**10,14**	**$100.00**

2026-170	Deer Run	29647	Allegro Dr	#14: The grass needs cut and maintained, and the borders to the landscape beds need edged. #14: The driveway, sidewalk, apron and tree lawn curb need to be edged. #18: The mailbox needs to be cleaned and the mailbox post must be replaced with a board approved PVC post. The post has multiple cracks and the brace supports are deteriorating, cracking and the fasteners are rusting. The brace is support is separating from the post and tops of the braces are cracking.#18: The mailbox needs to be cleaned and the mailbox post must be replaced with a board approved PVC post. The post has multiple cracks and the brace supports are deteriorating, cracking and the fasteners are rusting. The brace is support is separating from the post and tops of the braces are cracking.	14,18	$100.00
2026-171	Deer Run	29633	Allegro Dr	#14: The large palms need trimmed to a 9-3 position. #18: The maqilbox needs cleaned and the mailbox post must be replaced. The post is cracked and the support braces are cracked and deteriorated and the fasteners are rusted, the braces are sagging.	14,18	$100.00
2026-172	Deer Run	29616	Allegro Dr	#10: The containers on the driveway need to be stored in the garage or out-of-sight. #10: The debris and material stored on the side of the home must be stored out of sight. #14: The front landscape beds need the weeds treated and the beds cleaned out. #14: The palms need to be trimmed to a 9-3 position and the dead growth removed. #14: The sidewalks need to be edged. #17: The inoperable vehicle stored on the side of the home needs to be parked on the driveway, in the garage, or an off-site facility. #18: The mailbox needs cleaned and the mailbox post replaced. The post is cracking in multiple locations and the support braces are cracking and deteriorated. The base of the post has deteriorated and is falling apart.	10,14,17,18	$200.00
2026-173	Iverson	1434	Wylie Ct	#17: The truck parked on the side of the home on the lawn must be parked on the driveway or on the apron.	17	$50.00

Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	08.19.2026				
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage Door	ARC RECOMMENDATION	NOTES
2026-038	Wrencrest	30504	Tremont Dr	Exterior Home Paint	16	SW 2826	SW 6147	SW 6147	SW 2826	Approve	Painted to Scheme 16
2026-039	Wrencrest	30926	Wooley Ct	Roof Installation						Approve	GAF Weatheredwood shingles approved in all villages
2026-040	Morningside	29743	Fog Hollow Dr	Roof Installation						Approve	Owens-Corning Antique Silver approved in all villages

Tab 5

Justin Wright

Operations Manager/Maintenance Report August 19, 2026

- 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 and fences throughout the district.
- Maintenance staff went through villages and cleaned and straightened signs.
- Storm Drain fall out area has been cleaned out in Morningside.
- Electrical work has been completed at the Tullamore/Charlesworth entrance.

Board Discussion / Approval

- Engineer Report / attached.
- FHP Report / attached.

Tab 6

		FHP OFF DUTY ACTIVITY REPORT						
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING VIOLATIONS
7/1/2026	4pm-8pm	4	0	1	0	0	2 2 reg/tag vio; 1 arrest for warrant - taken to county jail	0
7/7/2026	4am-8am	8	0	0	0	0	3 1 DL; 1 ins; 1 driving w/o headlights	0
7/8/2026	4pm-8pm	10	1	0	0	0	5 1 DL; 2 ins; 2 reg	0
7/14/2026	5am-9am	12	0	0	1	0	7 1 driving w/o headlights; 1 red light vio; 1 window tint; 2 DL vios; 2 ins	0
7/21/2026	4am-8am	8	0	0	0	0	3 2 ins; 1 expired tag	0
7/22/2026	4pm-8pm	9	0	0	0	0	5 1 move over law; 2 ins; 2 tag/reg vio	0
7/28/2026	4am-8am	9	2	0	0	0	7 1 susp DL; 1 ins; 3 tag/reg; 2 DL	0
7/29/2026	1pm-5pm	4	1	1	0	1	2	0
8/4/2026	4am-8am	7	0	0	0	0	2 1 ins; 1 equipment vio	0
8/5/2026	3:30pm-7:30pm	9	0	0	0	0	4 2 ins; 2 window tint	0
8/13/2026	1pm-5pm	5	2	0	0	0	2	0
8/13/2026	4am-8am	9	0	0	0	0	5 4 insurance; 1 driving w/o headlights	0
8/18/2026	4am-8am	10	0	0	0	0	4 2 ins; 1 DL; 1 equipment	0