



Meadow Pointe II CDD

April 7, 2021

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Board Workshop

Agenda Items for Board Discussion

- 1. Call to Order**
- 2. Item for Discussion**
 - A. Discussion of Proposed Fiscal Year 2022 Budget..... 16
- 3. Adjournment**

Agenda

**Meadow Pointe II
Community Development District**

April 7, 2021

AGENDA PACKAGE

Communications Media Technology Via Zoom

Meeting ID #: 828-7335-3366

Meeting URL: <https://us02web.zoom.us/j/82873353366>

Call-In #: 1-929-205-6099

Passcode: 123456

Meadow Pointe II Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702, Coral Springs, Florida 33071

Phone: 954-603-0033 Fax: 954-345-1292

March 31, 2021

Board of Supervisors
Meadow Pointe II
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District followed by a workshop will be held **Wednesday, April 7, 2021**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications. Following is the agenda for the meeting and following workshop:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments on Agenda Items Only (Comments will be limited to three minutes.)**
- 6. Non-Staff Reports**
 - A. Residents Council
 - B. Government Liaison
- 7. Consent Agenda**
 - A. Deed Restrictions/DRVC
- 8. Reports**
 - A. Architectural Review
 - B. District Counsel
 - C. District Engineer
 - D. Operations Manager
- 9. Approval/Disapproval/Discussion**
 - A. Tree Discussion

Meadow Point II C.D.D.
March 31, 2021
Page Two

- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisor Comments**
- 12. Adjourn the Regular Meeting and Proceed to a Workshop**

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

- 1. Call to Order**
- 2. Item for Discussion**
 - A. Discussion of Proposed Fiscal Year 2022 Budget
- 3. Adjournment**

Only items contained in the regular meeting will be voted on. A motion and a second must be made prior to any discussion. Each Supervisor will be given two minutes to make remarks; a second two-minute round will be given for rebuttal; after which a vote on the motion will be made. If there is not a second, the motion will die and no further discussion will be had.

Items listed for discussion during the workshop will be brought to the floor by the Chairperson and each Supervisor will have three minutes to discuss the issue, a second two-minute round will be given for rebuttal; after which a vote will be taken only for the purpose of determining whether or not the issue has support to proceed to the floor under New Business at the next full staff meeting. If there is not sufficient support for the issue, it will be tabled until a later discussion can be had. Only items on the agenda will be discussed and there will be no additional New Business.

Sincerely,

Robert Nanni

Robert Nanni
District Manager

WORKSHOP

Second Order of Business

Tab 16

2A.

MEADOW POINTE II
Community Development District

Annual Operating Budgets
Fiscal Year 2022

Proposed Budget
V2 03.30.21

Prepared by:



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MEADOW POINTE II
Community Development District

Operating Budgets
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU FEB-2021	MAR- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 16,699	\$ 8,147	\$ 6,000	\$ 466	\$ 1,398	\$ 1,864	\$ 250
Garbage/Solid Waste Revenue	141,502	151,010	151,330	143,093	8,237	151,330	151,330
Interest - Tax Collector	346	308	-	10	40	50	-
Special Assmnts- Tax Collector	1,933,294	1,577,671	1,581,016	1,494,960	86,056	1,581,016	1,571,653
Special Assmnts- Discounts	(69,574)	(61,996)	(69,294)	(64,859)	-	(64,859)	(68,919)
Other Miscellaneous Revenues	17,595	136,325	8,266	12,383	2,500	14,883	8,266
Gate Bar Code/Remotes	8,093	7,781	5,000	2,673	2,917	5,590	5,000
Access Cards	1,627	927	3,000	197	1,103	1,300	1,300
TOTAL REVENUES	2,079,791	1,821,100	1,685,318	1,588,923	102,251	1,691,174	1,668,880

EXPENDITURES**Administrative**

P/R-Board of Supervisors	22,800	23,200	24,000	10,200	13,800	24,000	24,000
FICA Taxes	1,744	1,775	1,836	780	1,056	1,836	1,836
ProfServ-Engineering	51,592	11,315	25,000	-	14,583	14,583	25,000
ProfServ-Legal Services	42,091	37,922	45,000	13,081	26,250	39,331	45,000
ProfServ-Mgmt Consulting Serv	75,260	70,584	72,135	30,056	42,079	72,135	74,299
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Special Assessment	-	7,378	8,116	8,116	-	8,116	8,359
ProfServ-Trustee	-	4,041	4,050	4,041	-	4,041	4,050
ProfServ-Web Site Maintenance	1,399	7,321	2,500	1,553	947	2,500	2,500
Auditing Services	4,400	4,400	4,400	-	4,400	4,400	4,400
Postage and Freight	1,575	5,534	1,500	143	875	1,018	1,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU FEB-2021	MAR- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Insurance - General Liability	32,197	35,562	39,118	34,556	-	34,556	38,012
Printing and Binding	1,823	919	1,200	137	700	837	1,000
Legal Advertising	489	4,083	850	304	-	304	1,500
Miscellaneous Services	1,279	896	1,200	423	700	1,123	1,200
Misc-Assessmnt Collection Cost	35,238	23,643	31,620	30,244	1,721	31,965	31,433
Misc-Supervisor Expenses	100	373	800	29	467	496	650
Office Supplies	110	28	180	-	105	105	150
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	272,422	239,299	263,830	133,838	107,833	241,671	265,214
Field							
Contracts-Security Services	45,672	54,520	55,000	22,000	31,500	53,500	55,000
Contracts-Security Alarms	577	430	540	172	315	487	540
R&M-General	21,460	8,995	12,000	974	14,026	15,000	15,000
Misc-Animal Trapper	-	-	250	-	146	146	250
Misc-Contingency	449	19	2,500	-	1,458	1,458	2,500
Total Field	68,158	63,964	70,290	23,146	47,445	70,591	73,290
Landscape							
ProfServ-Landscape Architect	10,080	12,580	10,080	4,200	5,880	10,080	10,080
Contracts-Landscape	128,044	137,055	137,055	55,309	65,621	120,930	112,493
Contracts-Irrigation	13,608	13,608	13,608	1,134	-	1,134	-
R&M-Irrigation	12,224	4,669	6,000	2,709	3,500	6,209	6,000
R&M-Landscape Renovations	57,021	8,667	16,000	4,069	9,333	13,402	16,000
R&M-Mulch	15,580	15,580	15,580	-	9,088	9,088	15,580
R&M-Tree and Trimming	-	-	4,000	700	2,333	3,033	4,000
R&M-Annals	9,630	9,570	-	-	-	-	-
R&M-Perennials	-	-	10,000	-	5,833	-	10,000
Total Landscape	246,187	201,729	212,323	68,121	101,589	163,877	174,153

MEADOW POINTE II

Community Development District

General Fund (001) Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU FEB-2021	MAR- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Utilities							
Contracts-Solid Waste Services	133,100	135,583	135,583	57,502	80,502	138,004	138,004
Utility - General	7,543	7,303	7,500	3,266	4,260	7,526	7,500
Electricity - Streetlighting	204,569	203,336	210,000	84,275	122,500	206,775	210,000
Utility - Reclaimed Water	8,563	7,551	13,000	2,799	7,583	10,382	13,000
Misc-Property Taxes	20,084	3,655	-	10,324	-	10,324	11,000
Misc-Assessmnt Collection Cost	2,735	3,630	3,027	2,749	165	2,914	3,027
Total Utilities	376,594	361,058	369,110	160,915	215,010	375,925	382,531
Lakes and Ponds							
Contracts-Lakes	59,072	59,926	61,000	25,338	35,473	60,811	60,811
R&M-Mitigation	-	-	1,000	-	583	583	1,000
R&M-Ponds	-	10,919	45,000	291	26,250	26,541	45,000
Reserve - Ponds	-	-	5,000	-	-	-	5,000
Total Lakes and Ponds	59,072	70,845	112,000	25,629	62,307	87,936	111,811
Parks and Recreation - General							
ProfServ-Info Technology	7,762	17,465	12,000	10,305	7,000	17,305	12,000
Contracts-Pools	18,804	18,804	18,804	7,835	10,969	18,804	18,804
Communication - Telephone	8,821	15,522	-	-	-	-	-
Communication - Telephone & WiFi	-	-	8,700	3,255	5,075	8,330	8,700
Utility - General	1,222	1,128	1,500	564	875	1,439	1,500
Utility - Water & Sewer	3,040	5,659	4,500	2,143	2,625	4,768	5,000
Electricity - Rec Center	13,672	10,996	15,500	4,472	9,042	13,514	15,500
Lease - Copier	3,665	13,402	4,400	2,102	2,567	4,669	4,400
R&M-Clubhouse	9,532	11,777	13,000	1,610	7,583	9,193	13,000
R&M-Court Maintenance	2,047	3,113	5,000	-	2,917	2,917	5,000
R&M-Pools	1,633	4,160	3,500	1,467	1,433	2,900	3,500
R&M-Fitness Equipment	4,752	5,125	4,500	800	1,120	1,920	4,500
R&M-Playground	4,614	795	4,200	1,595	2,450	4,045	4,200
Misc-Clubhouse Activities	769	1,500	2,500	-	1,458	1,458	2,500
Misc-Contingency	5,747	5,383	2,000	1,962	850	2,812	2,000

MEADOW POINTE II

Community Development District

General Fund (001) Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU FEB-2021	MAR- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Office Supplies	3,309	5,420	2,500	353	1,458	1,811	2,500
Op Supplies - General	28,584	30,897	30,000	12,076	17,500	29,576	30,000
Op Supplies - Fuel, Oil	4,291	2,798	5,000	678	2,917	3,595	5,000
Cleaning Supplies	1,596	5,172	4,000	1,863	2,333	4,196	4,500
Cap Outlay - Pool Furniture	-	-	-	-	-	-	-
Capital Outlay	26,925	-	-	-	-	-	-
Reserve - Renewal&Replacement	81,792	-	21,340	-	-	-	21,340
Total Parks and Recreation - General	232,577	159,175	162,944	53,080	80,172	133,252	163,944
Personnel							
Payroll-Maintenance	361,602	319,643	414,830	115,209	241,984	357,193	414,830
Payroll-Benefits	4,257	3,159	3,600	1,040	2,100	3,140	3,600
FICA Taxes	27,760	24,421	31,734	8,868	18,512	27,380	31,734
Workers' Compensation	20,344	8,344	34,657	2,374	32,283	34,657	38,122
Unemployment Compensation	1,179	-	2,000	796	1,167	1,963	2,150
ProfServ-Human Resources	900	900	900	450	450	900	900
Op Supplies - Uniforms	5,365	3,974	6,000	1,622	3,500	5,122	5,500
Subscriptions and Memberships	1,042	784	1,100	870	230	1,100	1,100
Total Personnel	422,449	361,225	494,821	131,229	300,225	431,454	497,937
TOTAL EXPENDITURES	1,677,459	1,457,295	1,685,318	595,958	914,581	1,504,706	1,668,880
Excess (deficiency) of revenues							
Over (under) expenditures	402,332	363,805	-	992,965	(812,330)	186,468	-
OTHER FINANCING SOURCES (USES)							
Transfer In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	402,332	363,805	-	992,965	(812,330)	186,468	-
FUND BALANCE, BEGINNING	2,025,874	2,431,480	2,785,288	2,785,288	-	2,785,288	2,971,756
FUND BALANCE, ENDING	\$ 2,431,480	\$ 2,795,285	\$ 2,785,288	\$ 3,778,253	\$ (812,330)	\$ 2,971,756	\$ 2,971,756

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 2,971,756
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	26,340
Total Funds Available (Estimated) - 9/30/2022	2,998,096

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	29,950
Subtotal	29,950

Assigned Fund Balance

Operating Reserve - Operating Capital	410,635 ⁽¹⁾
Reserve - Ponds	269,053 ⁽²⁾
Reserve - Ponds - FY 21	5,000
Reserve - Ponds - FY 22	5,000
	279,053
Reserve - Renewal&Replacement - FY 21	21,340
Reserve - Renewal&Replacement - FY 22	21,340
	42,680
Subtotal	732,368

Total Allocation of Available Funds	762,318
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Total Unassigned (undesignated) Cash	\$ 2,235,778
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Notes

(1) Represents approximately 3 months of operating expenditures

(2) Represents Reserve-Pond prior year

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

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

Garbage/Solid Waste Revenue (343400)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

Other Miscellaneous Revenues (369900)

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

Gate Bar Code/Remotes (369940)

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

Access Cards (369941)

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

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES - Administrative****P/R-Board of Supervisors (511001-51101)**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

FICA Taxes (521001-51101)

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Engineering (531013-51501)

The District's engineer, Lighthouse Engineering, Inc., provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices and other specifically requested assignments.

Professional Services-Legal Services (531023-51401)

The District's attorney, Andy Cohen provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services (531027-51301)

The District receives Management, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a proposed increase over last year's fees.

Professional Services-Property Appraiser (531035-51301)

The Property Appraiser Gary Joiner 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.

Professional Services-Web Site Maintenance (531094-51301)

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

MEADOW POINTE II
Community Development District

General Fund

Budget Narrative
Fiscal Year 2022

EXPENDITURES – Administrative (continued)

Auditing Services (532002-51301)

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

Postage and Freight (541006-51301)

This budget line is for actual postage and/or freight used for District mailings including agenda packages, vendor checks, mail notices and other correspondence.

Insurance-General Liability (545002-51301)

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding (54701-51301)

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

Legal Advertising (548002-51301)

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. The newspaper is currently Media General.

Miscellaneous Services (549001-51301)

This includes any other miscellaneous expenses that may be incurred during the year.

Miscellaneous-Assessment Collection Costs (549070-51301)

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

Miscellaneous-Supervisor Expenses (549140-51301)

Any Supplies to be reimbursed from the Supervisors.

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**Office Supplies (551002-51301)**

Any Supplies used for special projects.

Annual District Filing Fee (554007-51301)

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

EXPENDITURES – Field**Contracts-Security Services (534037-53901)**

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

Contracts-Security Alarms (534090-53901)

This budget line is for alarm monitoring fees from ADT Security.

R&M-General (546001-53901)

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

Miscellaneous-Animal Trapper (549130-53901)

The District will utilize funds for wild animal nuisance removal for field.

Miscellaneous-Contingency (549900-53901)

The District will utilize contingency funds as needed for unforeseen and/or emergency.

EXPENDITURES – Landscape**Professional Services-Landscape Architect (531022-53902)**

The District currently has a contract with OLM, Inc., a landscape consultant to monitor the quality of the landscaping services.

Contracts-Landscape (534050-53902)

The District currently has a contract with Mainscape, Inc., a landscape firm to provide landscaping services for the District. The amount is based on a contracted amount throughout the year.

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**R&M-Irrigation (546041-53902)**

The District currently engages , Inc. for repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

R&M-Landscape Renovations (546051-53902)

The District currently engages Mainscape, Inc. to replace any landscapes within the District.

R&M-Mulch (546059-53902)

The District currently engages Mainscape, Inc. to replace any mulch within the District per contract.

R&M-Tree and Trimming (546099-53902)

The District contracts a tree service company to trim trees throughout the District.

R&M-Perennials (546162-53902)

The District currently engages Mainscape, Inc. replace any seasonal flowers/plants with Perennials within the District per contract.

EXPENDITURES – Utilities**Contracts-Solid Waste Services (534039-53903)**

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

Utility – General (543001-53901)

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

Electricity – Streetlights (543013-53903)

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

Utility – Reclaimed Water (543028-53903)

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

Miscellaneous-Property Taxes (549044-53903)

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

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES – Utilities (continued)****Miscellaneous-Assessment Collection Cost (549070-53903)**

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

EXPENDITURES – Lakes and Ponds**Contracts-Lake (534084-53917)**

The District currently has a contract with Solitude Lake Management, a certified lake maintenance company to ensure the proper flow and function of the storm water.

R&M-Mitigation (546056-53917)

The District currently has a contract with Ecological Consultants, Inc., a mitigation company to ensure the proper flow and function of the storm water system.

R&M-Ponds (546073-53917)

Repairs and maintenance to ponds within the District.

Reserve- Ponds (568126-53901)

These are the reserves for maintaining the ponds of the District.

EXPENDITURES – Parks and Recreation**Professional Services-Information Technology (531020-57201)**

This a contract with Alliance Consulting for LAN, Server, Email, Software and Hardware support.

Contracts-Pools (534078-57201)

The District has a current contract with Positive Pool Service for maintenance of the pool.

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES – Parks and Recreation (continued)****Communication-Telephone & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

Utility-General (543001-57201)

The District pays the Waste Connection for the removal of trash in the dumpster at the clubhouse.

Utility – Water & Sewer (543021-57201)

The District pays Pasco County Utilities for water & sewer usage for the District's facilities and assets.

Electric – Recreation Center (543040-57201)

The District pays Tampa Electric Co. for the clubhouse electricity and the Zap Cap lightning protection.

Lease – Copier (544008-57201)

This budget line is for the copier lease maintained from US Bank Equipment Finance.

R&M-Clubhouse (546015-57201)

This includes furniture, ID Cards, ID Printer Supplies, office supplies and security cameras for the Clubhouse.

R&M-Court Maintenance (546017-57201)

This budget line includes repairs and maintenance of the outdoor athletic courts.

R&M-Pools (546074-57201)

This budget line is for the repair of the pool and its equipment.

R&M-Fitness Equipment (546115-57201)

The District engages Phenomenal Exercise Equipment Service, Inc. for additions, replacements or repairs of Fitness Center equipments.

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.

MEADOW POINTE II

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**Miscellaneous-Contingency (549900-57201)**

This represents any miscellaneous contingency expenditures during the Fiscal Year.

Office Supplies (551001-57201)

This represents any office supplies expenditures during the Fiscal Year.

Operating Supplies-General (552001-57201)

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

Operating Supplies-Fuel, Oil (552030-57201)

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

Cleaning Supplies (552077-57201)

This represents any cleaning supplies expenditures during the Fiscal Year.

Reserve-Renewal & Replacement (568130-57201)

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

EXPENDITURES – Personnel**Payroll-Maintenance (512006-57230)**

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

Payroll-Benefits (512010-57230)

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

FICA Taxes (521001-57230)

Payroll taxes for employees.

Workers' Compensation (524001-57230)

The District has currently Bridgefield Employers Insurance Co. for Workers' compensation for the District's employees.

MEADOW POINTE II

Community Development District

General Fund

Budget Narrative

Fiscal Year 2022

Unemployment compensation (525001-57230)

The District has to pay unemployment for employees that left the District and are unemployed.

ProfServ-Human Resources (531081-57230)

Anticipated cost of engaging a human resources firm to provide consulting services.

Operating Supplies-Uniforms (552028-57230)

This budget line is for monthly services from UNIFIRST Uniforms employee's uniform service.

Subscriptions and Memberships (554001-57230)

This budget line is for various membership fees incurred by the District.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 2,943	\$ 1,699	\$ 1,500	\$ 202	\$ 450	\$ 652	\$ 850
Special Assmnts- Tax Collector	34,646	33,868	41,856	39,578	2,278	41,856	43,303
Special Assmnts- Discounts	(1,162)	(1,215)	(1,674)	(1,567)	-	(1,567)	(1,732)
Settlements	5,050	3,176	5,000	475	2,917	3,392	5,000
TOTAL REVENUES	41,477	37,528	46,682	38,688	5,645	44,333	47,421
EXPENDITURES							
<i>Administrative</i>							
Payroll-Salaries	26,651	28,074	29,484	12,105	17,199	29,304	30,369
FICA Taxes	1,954	1,675	2,256	773	1,316	2,089	2,323
ProfServ-Legal Services	8,016	6,181	10,000	1,722	5,833	7,555	8,500
ProfServ-Mgmt Consulting Serv	2,163	2,163	2,163	928	1,235	2,163	2,163
Postage and Freight	1,842	741	2,500	537	1,458	1,995	2,000
Misc-Assessmnt Collection Cost	613	514	679	760	46	806	866
Office Supplies	1,193	1,177	1,600	335	933	1,268	1,200
Total Administrative	42,432	40,525	48,682	17,160	28,020	45,180	47,421
TOTAL EXPENDITURES	42,432	40,525	48,682	17,160	28,020	45,180	47,421
Excess (deficiency) of revenues Over (under) expenditures	(955)	(2,997)	-	21,528	(22,376)	(848)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(955)	(2,997)	-	21,528	(22,376)	(848)	-
FUND BALANCE, BEGINNING	65,287	64,332	61,335	61,335	-	61,335	60,487
FUND BALANCE, ENDING	\$ 64,332	\$ 61,335	\$ 61,335	\$ 82,863	\$ (22,376)	\$ 60,487	\$ 60,487

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 60,487
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Addition	-
Total Funds Available (Estimated) - 9/30/22	60,487

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

Operating Reserve - Operating Capital	11,855 ⁽¹⁾
Subtotal	<u>11,855</u>

Total Allocation of Available Funds	23,089
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Total Unassigned (undesignated) Cash	\$ 37,398
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Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE II

Community Development District

*Deed Restriction Enforcement Fund***Budget Narrative**
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

Settlements (369300)

The District receives amounts for settlements on Deed Restriction violations.

EXPENDITURES - Administrative**Payroll-Salaries (512001-51301)**

This is for the payroll for the Deed Restriction employee.

Professional Services-Legal Services (531023-51401)

The District's Attorney provides general legal services and legal services to the District regarding deed restriction violations including but not limited to notices to owners, attendance of pre-suit mediation, liens and collections of settlements.

Professional Services-Management Consulting Services (531027-51301)

The District receives Management, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a proposed increase over last year's fees.

Postage and Freight (541006-51301))

This budget line is for actual postage and/or freight related to the deed matters.

MEADOW POINTE II

Community Development District

Deed Restriction Enforcement Fund

Budget Narrative

Fiscal Year 2022

Miscellaneous-Assessment Collection Costs (549070-51301)

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

Office Supplies (551001-51301)

Supplies used in the required mailings and other special projects.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,374	\$ 3,674	\$ 3,000	\$ 482	\$ 675	\$ 1,157	\$ 1,200
Special Assmnts- Tax Collector	50,742	22,315	21,107	19,958	1,149	21,107	22,449
Special Assmnts- Discounts	(1,701)	(800)	(844)	(790)	-	(790)	(898)
TOTAL REVENUES	55,415	25,189	23,263	19,650	1,824	21,474	22,751
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	795	799	500	314	467	781	-
FICA Taxes	61	61	38	24	36	60	-
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	526	758	1,284	1,300
R&M-Gate	1,785	1,380	3,000	-	1,750	1,750	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	981	226	422	383	23	406	449
Misc-Contingency	564	-	-	-	-	-	-
Reserve - Roadways	-	-	12,000	-	-	-	12,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
Total Field	5,006	3,423	23,262	1,247	5,034	6,281	22,751
TOTAL EXPENDITURES	5,006	3,423	23,262	1,247	5,034	6,281	22,751
Excess (deficiency) of revenues							
Over (under) expenditures	50,409	21,766	1	18,403	(3,210)	15,193	-
Net change in fund balance	50,409	21,766	1	18,403	(3,210)	15,193	-
FUND BALANCE, BEGINNING	178,666	229,075	250,923	250,924	-	250,924	266,117
FUND BALANCE, ENDING	\$ 229,075	\$ 250,841	\$ 250,924	\$ 269,327	\$ (3,210)	\$ 266,117	\$ 266,117

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Charlesworth Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 1,470	\$ 846	\$ 1,000	\$ 125	375	\$ 500	\$ 450
Special Assmnts- Tax Collector	26,968	7,224	6,819	6,448	371	6,819	6,832
Special Assmnts- Discounts	(904)	(259)	(273)	(255)	-	(255)	(273)
TOTAL REVENUES	27,534	7,811	7,546	6,318	746	7,064	7,009
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	750	780	500	367	500	867	-
FICA Taxes	57	60	38	28	38	66	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	526	904	1,430	1,550
R&M-Gate	1,091	-	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	477	31	136	124	7	131	137
Reserve - Roadways	-	-	760	-	-	-	760
Reserve - Sidewalks	-	-	560	-	-	-	560
Total Field	2,997	1,863	7,546	1,045	5,450	6,495	7,009
TOTAL EXPENDITURES	2,997	1,863	7,546	1,045	5,450	6,495	7,009
Excess (deficiency) of revenues Over (under) expenditures	24,537	5,948	-	5,273	(4,704)	569	-
Net change in fund balance	24,537	5,948	-	5,273	(4,704)	569	-
FUND BALANCE, BEGINNING	52,440	76,977	82,925	82,925	-	82,925	83,494
FUND BALANCE, ENDING	\$ 76,977	\$ 82,925	\$ 82,925	\$ 88,198	\$ (4,704)	\$ 83,494	\$ 83,494

MEADOW POINTE II

Community Development District

Colehaven Fund

Budget Narrative Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Colehaven Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 8,652	\$ 4,989	\$ 4,000	\$ 635	1,905	\$ 2,540	\$ 2,100
Special Assmnts- Tax Collector	57,234	25,564	19,245	18,197	1,048	19,245	20,694
Special Assmnts- Discounts	(1,919)	(917)	(770)	(721)	-	(721)	(828)
TOTAL REVENUES	63,967	29,636	22,475	18,111	2,953	21,064	21,966
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	884	848	500	408	550	958	-
FICA Taxes	68	65	38	31	42	73	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	281	1,059	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	526	904	1,430	1,550
R&M-Gate	6,285	275	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,106	335	385	349	21	370	414
Misc-Contingency	-	48	-	-	-	-	-
Reserve - Roadways	-	-	16,000	-	-	-	16,000
Total Field	8,986	2,630	22,475	1,314	5,517	6,831	21,966
TOTAL EXPENDITURES	8,986	2,630	22,475	1,314	5,517	6,831	21,966
Excess (deficiency) of revenues							
Over (under) expenditures	54,981	27,006	-	16,797	(2,564)	14,233	-
Net change in fund balance	54,981	27,006	-	16,797	(2,564)	14,233	-
FUND BALANCE, BEGINNING	230,562	285,543	312,641	312,641	-	312,641	326,874
FUND BALANCE, ENDING	\$ 285,543	\$ 312,549	\$ 312,641	\$ 329,438	\$ (2,564)	\$ 326,874	\$ 326,874

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Covina Key Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	MAR-	PROJECTED	BUDGET
	FY 2021	FY 2021	FY 2021	FEB-2021	SEPT-2021	FY 2021	FY 2022
REVENUES							
Interest - Investments	\$ 643	\$ 370	\$ 500	\$ 72	216	\$ 288	\$ 200
Special Assmnts- Tax Collector	27,060	8,937	8,428	7,969	459	8,428	8,174
Special Assmnts- Discounts	(907)	(320)	(337)	(316)	-	(316)	(327)
TOTAL REVENUES	26,796	8,987	8,591	7,725	675	8,400	8,047
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	806	661	500	395	405	800	-
FICA Taxes	62	51	38	30	31	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	590	944	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	517	904	1,421	1,550
R&M-Gate	300	1,100	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	55	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	479	63	169	153	9	162	163
Misc-Contingency	-	-	-	-	-	-	-
Reserve - Roadways	-	-	1,930	-	-	-	1,930
Reserve - Sidewalks	-	-	402	-	-	-	402
Total Field	2,642	2,819	8,591	1,095	5,349	6,444	8,047
TOTAL EXPENDITURES	2,642	2,819	8,591	1,095	5,349	6,444	8,047
Excess (deficiency) of revenues							
Over (under) expenditures	24,154	6,168	-	6,630	(4,674)	1,956	(0)
Net change in fund balance	24,154	6,168	-	6,630	(4,674)	1,956	(0)
FUND BALANCE, BEGINNING	31,514	55,668	61,836	61,836	-	61,836	63,792
FUND BALANCE, ENDING	\$ 55,668	\$ 61,836	\$ 61,836	\$ 68,466	\$ (4,674)	\$ 63,792	\$ 63,792

MEADOW POINTE II
Community Development District

Glenham Fund

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Glenham Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 4,243	\$ 2,447	\$ 2,000	\$ 365	1,095	\$ 1,460	\$ 1,200
Special Assmnts- Tax Collector	73,325	22,388	21,027	19,882	1,145	21,027	22,369
Special Assmnts- Discounts	(2,459)	(803)	(841)	(787)	-	(787)	(895)
TOTAL REVENUES	75,109	24,032	22,186	19,460	2,240	21,700	22,674
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	952	930	500	466	543	1,009	-
FICA Taxes	71	71	38	36	42	78	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	975	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	526	904	1,430	1,550
R&M-Gate	2,353	3,640	2,000	-	2,000	2,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,298	137	421	382	23	405	447
Misc-Contingency	-	54	-	-	-	-	-
Reserve - Roadways	-	-	14,000	-	-	-	14,000
Reserve - Sidewalks	-	-	1,675	-	-	-	1,675
Total Field	5,296	5,807	22,186	1,410	5,511	6,921	22,674
TOTAL EXPENDITURES	5,296	5,807	22,186	1,410	5,511	6,921	22,674
Excess (deficiency) of revenues							
Over (under) expenditures	69,813	18,225	-	18,050	(3,271)	14,779	-
Net change in fund balance	69,813	18,225	-	18,050	(3,271)	14,779	-
FUND BALANCE, BEGINNING	152,478	222,291	240,516	240,516	-	240,516	255,295
FUND BALANCE, ENDING	\$ 222,291	\$ 240,516	\$ 240,516	\$ 258,566	\$ (3,271)	\$ 255,295	\$ 255,295

MEADOW POINTE II
Community Development District

Iverson Fund

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Iverson Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Special Assmnts- Tax Collector	\$ 37,222	\$ 17,593	17,628	16,669	959	17,628	9,732
Special Assmnts- Other	-	-	-	-	-	-	11,402
Special Assmnts- Discounts	(1,249)	(631)	(705)	(660)	-	(660)	(845)
TOTAL REVENUES	35,973	16,962	16,923	16,009	959	16,968	20,289
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	902	691	500	368	467	835	-
FICA Taxes	71	53	38	28	36	64	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	1,300	993	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	517	904	1,421	1,550
R&M-Gate	6,710	170	2,000	372	1,628	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	37,625	1	-	-	-	1
Misc-Assessmnt Collection Cost	659	190	353	320	19	339	423
Misc-Contingency	676	314	-	-	-	-	-
Reserve - Roadways	-	-	7,880	-	-	-	1,456
Reserve - Sidewalks	-	-	2,600	-	-	-	1,456
Total Field	10,868	40,036	16,923	1,605	5,054	4,659	8,887
TOTAL EXPENDITURES	10,868	40,036	16,923	1,605	5,054	4,659	8,887
Excess (deficiency) of revenues							
Over (under) expenditures	25,105	(23,074)	-	14,404	(4,095)	12,309	11,402
Net change in fund balance	25,105	(23,074)	-	14,404	(4,095)	12,309	11,402
FUND BALANCE, BEGINNING	(22,886)	2,219	(20,855)	(20,855)	-	(20,855)	(8,546)
FUND BALANCE, ENDING	\$ 2,219	\$ (20,855)	\$ (20,855)	\$ (6,451)	\$ (4,095)	\$ (8,546)	\$ 2,857

MEADOW POINTE II
Community Development District

Lettingwell Fund

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments – Other (363015)

This amount is for prior years expenses owed to the General Fund by Lettingwell.

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Lettingwell Fund

Budget Narrative
Fiscal Year 2022**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 5,387	\$ 3,106	\$ 2,000	\$ 488	1,167	\$ 1,655	\$ 2,000
Special Assmnts- Tax Collector	96,364	65,353	37,330	35,298	2,032	37,330	36,757
Special Assmnts- Discounts	(3,231)	(2,344)	(1,493)	(1,398)	-	(1,398)	(1,470)
TOTAL REVENUES	98,520	66,115	37,837	34,388	3,199	37,587	37,287
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	986	1,038	500	447	583	1,030	-
FICA Taxes	75	79	38	34	45	79	-
Contracts-Gates	490	-	-	-	-	-	-
Communication - Telephone	960	1,029	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	691	904	1,595	1,550
R&M-Gate	6,795	1,070	3,000	245	2,755	3,000	3,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,706	873	747	678	41	719	735
Misc-Contingency	-	2,956	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
Total Field	11,012	7,045	37,837	2,095	6,328	8,423	37,287
TOTAL EXPENDITURES	11,012	7,045	37,837	2,095	6,328	8,423	37,287
Excess (deficiency) of revenues Over (under) expenditures	87,508	59,070	-	32,293	(3,129)	29,164	-
Net change in fund balance	87,508	59,070	-	32,293	(3,129)	29,164	-
FUND BALANCE, BEGINNING	195,283	282,791	343,163	343,163	-	343,163	372,327
FUND BALANCE, ENDING	\$ 282,791	\$ 341,861	\$ 343,163	\$ 375,456	\$ (3,129)	\$ 372,327	\$ 372,327

MEADOW POINTE II
Community Development District

Longleaf Fund

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Longleaf Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 4,045	\$ 2,332	\$ 2,500	\$ 319	957	\$ 1,276	\$ 1,000
Special Assmnts- Tax Collector	38,208	20,927	18,713	17,694	1,019	18,713	19,736
Special Assmnts- Discounts	(1,281)	(751)	(749)	(701)	-	(701)	(789)
TOTAL REVENUES	40,972	22,508	20,464	17,312	1,976	19,288	19,947
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	800	764	500	419	381	800	-
FICA Taxes	61	58	38	32	29	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	472	992	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	526	904	1,430	1,550
R&M-Gate	556	1,910	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	676	250	374	340	20	360	395
Misc-Contingency	-	7	-	-	-	-	-
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	4,000	-	-	-	4,000
Total Field	2,915	3,981	20,465	1,317	5,335	6,652	19,947
TOTAL EXPENDITURES	2,915	3,981	20,465	1,317	5,335	6,652	19,947
Excess (deficiency) of revenues Over (under) expenditures	38,057	18,527	-	15,995	(3,359)	12,636	-
Net change in fund balance	38,057	18,527	-	15,995	(3,359)	12,636	-
FUND BALANCE, BEGINNING	119,185	157,242	175,769	175,769	-	175,769	188,405
FUND BALANCE, ENDING	\$ 157,242	\$ 175,769	\$ 175,769	\$ 191,764	\$ (3,359)	\$ 188,405	\$ 188,405

MEADOW POINTE II

Community Development District

Manor Isle Fund

Budget Narrative
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field**Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Manor Isle Fund

Budget Narrative
Fiscal Year 2022**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU FEB-2021	MAR- SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,862	\$ 3,956	\$ 2,500	\$ 502	1,506	\$ 2,008	\$ 1,800
Special Assmnts- Tax Collector	42,632	17,907	17,947	16,970	977	17,947	18,119
Special Assmnts- Discounts	(1,429)	(642)	(718)	(672)	-	(672)	(725)
TOTAL REVENUES	48,065	21,221	19,729	16,800	2,483	19,283	19,194
EXPENDITURES							
Field							
Payroll-Village Gate Personnel	803	737	500	494	506	1,000	-
FICA Taxes	61	56	38	38	39	77	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	135	1,108	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	830	904	1,734	1,550
R&M-Gate	4,034	765	2,000	322	1,678	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	755	174	359	326	20	346	362
Misc-Contingency	89	132	-	-	-	-	-
Reserve - Roadways	-	-	9,720	-	-	-	9,720
Reserve - Sidewalks	-	-	3,560	-	-	-	3,560
Total Field	6,227	2,972	19,729	2,010	5,146	7,156	19,194
TOTAL EXPENDITURES	6,227	2,972	19,729	2,010	5,146	7,156	19,194
Excess (deficiency) of revenues							
Over (under) expenditures	41,838	18,249	-	14,790	(2,663)	12,127	-
Net change in fund balance	41,838	18,249	-	14,790	(2,663)	12,127	-
FUND BALANCE, BEGINNING	182,006	223,844	242,093	242,093	-	242,093	254,220
FUND BALANCE, ENDING	\$ 223,844	\$ 242,093	\$ 242,093	\$ 256,883	\$ (2,663)	\$ 254,220	\$ 254,220

MEADOW POINTE II
Community Development District

Sedgwick Fund

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Sedgwick Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 5,297	\$ 3,054	\$ 2,500	\$ 410	574	\$ 984	\$ 1,000
Special Assmnts- Tax Collector	44,937	28,888	19,511	18,449	1,062	19,511	20,534
Special Assmnts- Discounts	(1,507)	(1,036)	(780)	(731)	-	(731)	(821)
TOTAL REVENUES	48,727	30,906	21,231	18,128	1,636	19,764	20,713
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	810	623	500	480	320	800	-
FICA Taxes	62	48	38	37	24	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	272	957	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,300	517	783	1,300	1,300
R&M-Gate	1,730	230	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	796	377	390	354	21	375	411
Misc-Contingency	-	-	-	43	-	43	-
Reserve - Roadways	-	-	10,000	-	-	-	10,000
Reserve - Sidewalks	-	-	5,000	-	-	-	5,000
Total Field	4,020	2,235	21,230	1,431	5,149	6,580	20,713
TOTAL EXPENDITURES	4,020	2,235	21,230	1,431	5,149	6,580	20,713
Excess (deficiency) of revenues Over (under) expenditures	44,707	28,671	1	16,697	(3,513)	13,184	-
Net change in fund balance	44,707	28,671	1	16,697	(3,513)	13,184	-
FUND BALANCE, BEGINNING	151,028	195,735	224,406	224,407	-	224,407	237,591
FUND BALANCE, ENDING	\$ 195,735	\$ 224,406	\$ 224,407	\$ 241,104	\$ (3,513)	\$ 237,591	\$ 237,591

MEADOW POINTE II
Community Development District

Tullamore Fund

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Tullamore Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 6,763	\$ 3,899	\$ 3,000	\$ 507	710	\$ 1,217	\$ 1,300
Special Assmnts- Tax Collector	51,885	26,834	19,245	18,197	1,048	19,245	20,481
Special Assmnts- Discounts	(1,740)	(962)	(770)	(721)	-	(721)	(819)
TOTAL REVENUES	56,908	29,771	21,475	17,983	1,758	19,741	20,962
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	821	665	500	402	398	800	-
FICA Taxes	63	51	38	31	30	61	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	217	1,012	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	584	904	1,488	1,550
R&M-Gate	7,015	2,165	2,000	-	2,000	2,000	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	919	309	385	350	21	371	410
Misc-Contingency	-	43	-	-	-	-	-
Reserve - Roadways	-	-	15,000	-	-	-	15,000
Total Field	9,478	4,245	21,475	1,367	5,354	6,721	20,962
TOTAL EXPENDITURES	9,478	4,245	21,475	1,367	5,354	6,721	20,962
Excess (deficiency) of revenues							
Over (under) expenditures	47,430	25,526	-	16,616	(3,596)	13,020	-
Net change in fund balance	47,430	25,526	-	16,616	(3,596)	13,020	-
FUND BALANCE, BEGINNING	185,051	232,481	258,007	258,007	-	258,007	271,027
FUND BALANCE, ENDING	\$ 232,481	\$ 258,007	\$ 258,007	\$ 274,623	\$ (3,596)	\$ 271,027	\$ 271,027

MEADOW POINTE II

Community Development District

Vermillion Fund

Budget Narrative
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field**Payroll-Village Gate Personnel (512017-53901)**

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Vermillion Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 11,528	\$ 6,647	\$ 5,000	\$ 898	1,257	\$ 2,155	\$ 2,000
Special Assmnts- Tax Collector	112,387	65,442	40,522	38,316	2,206	40,522	43,140
Special Assmnts- Discounts	(3,768)	(2,347)	(1,621)	(1,517)	-	(1,517)	(1,726)
TOTAL REVENUES	120,247	69,742	43,901	37,697	3,463	41,160	43,415
EXPENDITURES							
<i>Field</i>							
Payroll-Village Gate Personnel	1,007	911	500	500	500	1,000	-
FICA Taxes	77	70	38	38	38	76	-
Contracts-Gates	350	-	-	-	-	-	-
Communication - Telephone	892	903	-	-	-	-	-
Communication - Telephone & WiFi	-	-	1,550	517	904	1,421	1,550
R&M-Gate	5,090	2,355	2,000	2,510	250	2,760	2,000
R&M-Security Cameras	-	-	2,000	-	2,000	2,000	2,000
R&M-Sidewalk	-	-	1	-	-	-	1
R&M-Tree Removal	-	-	1	-	-	-	1
Misc-Assessmnt Collection Cost	1,988	807	810	736	44	780	863
Misc-Contingency	-	2,873	-	-	-	-	-
Reserve - Roadways	-	-	22,000	-	-	-	22,000
Reserve - Sidewalks	-	-	15,000	-	-	-	15,000
Total Field	9,716	7,919	43,901	4,301	3,737	8,038	43,415
<i>Parks and Recreation - General</i>							
Reserve-Renewal & Replacement	-	8,980	1	-	-	-	1
Total Parks and Recreation - General	-	8,980	1	-	-	-	1
TOTAL EXPENDITURES	9,716	16,899	43,901	4,301	3,737	8,038	43,415
Excess (deficiency) of revenues Over (under) expenditures	110,531	52,843	-	33,396	(274)	33,122	-
Net change in fund balance	110,531	52,843	-	33,396	(274)	33,122	-
FUND BALANCE, BEGINNING	336,513	447,044	499,887	499,887	-	499,887	533,009
FUND BALANCE, ENDING	\$ 447,044	\$ 499,887	\$ 499,887	\$ 533,283	\$ (274)	\$ 533,009	\$ 533,009

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

The District has a contract with Metro Gates to maintain and repair the gates of the District's villages.

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Wrencrest Fund

Budget Narrative
Fiscal Year 2022**R&M-Sidewalks (546084-53901)**

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES					
Special Assmnts- Tax Collector	\$ 5,612	\$ 5,307	\$ 305	\$ 5,612	\$ 5,027
Special Assmnts- Discounts	(225)	(210)	-	(210)	(201)
TOTAL REVENUES	5,387	5,097	305	5,402	4,826
EXPENDITURES					
<i>Field</i>					
Communication - Telephone & WiFi	850	261	496	757	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	112	102	6	108	101
Reserve - Sidewalks	2,425	-	-	-	1,875
Total Field	5,387	363	2,655	3,018	4,826
TOTAL EXPENDITURES	5,387	363	2,655	3,018	4,826
Excess (deficiency) of revenues Over (under) expenditures	-	4,734	-	2,384	-
Net change in fund balance	-	4,734	-	2,384	-
FUND BALANCE, BEGINNING	-	-	-	-	2,384
FUND BALANCE, ENDING	\$ -	\$ 4,734	\$ -	\$ 2,384	\$ 2,384

MEADOW POINTE II

Community Development District

Deer Run Fund

Budget Narrative
Fiscal Year 2022**REVENUES****Special Assessments-Tax Collector (363010)**

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

Special Assessments-Discounts (363090)

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

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

The District is charged for Telephone and WiFi expenditures.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Reserve - Sidewalks (568162-53901)

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES					
Special Assmnts- Tax Collector	\$ 6,020	\$ 5,692	\$ 328	\$ 6,020	\$ 5,435
Special Assmnts- Discounts	(241)	(225)	-	(225)	(217)
TOTAL REVENUES	5,779	5,467	328	5,795	5,218
EXPENDITURES					
<i>Field</i>					
Communication - Telephone & WiFi	850	275	496	771	850
R&M-Security Cameras	2,000	-	2,000	2,000	2,000
Misc-Assessmnt Collection Cost	120	109	7	116	109
Reserve - Sidewalks	2,809	-	-	-	2,259
Total Field	5,779	384	2,655	3,039	5,218
TOTAL EXPENDITURES	5,779	384	2,655	3,039	5,218
Excess (deficiency) of revenues Over (under) expenditures	-	5,083	-	2,756	-
Net change in fund balance	-	5,083	-	2,756	-
FUND BALANCE, BEGINNING	-	-	-	-	2,756
FUND BALANCE, ENDING	\$ -	\$ 5,083	\$ -	\$ 2,756	\$ 2,756

MEADOW POINTE II

Community Development District

Morning Side Fund

Budget Narrative
Fiscal Year 2022**REVENUES****Special Assessments-Tax Collector (363010)**

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

Special Assessments-Discounts (363090)

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

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

The District is charged for Telephone and WiFi expenditures.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk and includes prior years expenses (\$9,037 over four years).

Exhibit "C"
Allocation of Reserves - Villages

	003 Charlesworth	004 Colehaven	005 Covina Key	006 Glenham	007 Iverson	008 Lettingwell	009 Longleaf	010 Manor Isle	011 Sedgwick	012 Tullamore	013 Vermillion	014 Wrencrest	015 Deer Run	016 Morning Side
AVAILABLE FUNDS														
Beginning Fund Balance - Fiscal Year 2022	\$ 266,117	\$ 83,494	\$ 326,874	\$ 63,792	\$ 255,295	\$ (8,546)	\$ 372,327	\$ 188,405	\$ 254,220	\$ 237,591	\$ 271,027	\$ 533,009	\$ 2,384	\$ 2,756
Net Change in Fund Balance - Fiscal Year 2022	-	-	-	-	-	11,402	-	-	-	-	-	-	-	-
Reserves - Fiscal Year 2022 Addition	16,000	1,320	16,000	2,332	15,675	2,912	30,000	14,000	13,280	15,000	15,000	37,000	1,875	2,259
Total Funds Available (Estimated) - 9/30/2022	282,117	84,814	342,874	66,124	270,970	5,769	402,327	202,405	267,500	252,591	286,027	570,009	4,259	5,015
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital (1)	5,688	1,752	5,491	2,012	5,669	-	9,322	4,987	4,799	5,178	5,240	10,854	-	-
Reserves - Roadways Prior Years	163,923	55,450	160,645	32,531	161,930	-	150,788	82,267	123,507	84,160	147,026	233,016	-	-
Reserves - Roadways FY 2021	12,000	760	16,000	1,930	14,000	-	15,000	10,000	9,720	10,000	15,000	22,000	-	-
Reserves - Roadways FY2021 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Roadways FY 2022	12,000	760	16,000	1,930	14,000	1,456	15,000	10,000	9,720	10,000	15,000	22,000	-	-
Total Reserves-Roadways	187,923	56,970	192,645	36,391	189,930	1,456	180,788	102,267	142,947	104,160	177,026	277,016	-	-
Reserves - Sidewalks Prior Years	19,742	2,934	3,293	1,206	4,194	-	19,479	2,744	12,700	18,544	1,936	4,330	-	-
Reserves - Sidewalks FY 2021	4,000	560	-	402	1,675	-	15,000	4,000	3,560	5,000	-	15,000	2,425	2,809
Reserves - Sidewalks FY2021 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Sidewalks FY 2022	4,000	560	-	402	1,675	1,456	15,000	4,000	3,560	5,000	-	15,000	1,875	2,259
Total Reserves-Sidewalks	27,742	4,054	3,293	2,010	7,544	1,456	49,479	10,744	19,820	28,544	1,936	34,330	4,300	5,068
Subtotal	221,353	62,776	201,429	40,413	203,143	2,912	239,589	117,998	167,566	137,882	184,202	322,200	4,300	5,068
Total Allocation of Available Funds	221,353	62,776	201,429	40,413	203,143	2,912	239,589	117,998	167,566	137,882	184,202	322,200	4,300	5,068
Total Unassigned (undesignated) Cash	\$ 60,764	\$ 22,038	\$ 141,444	\$ 25,711	\$ 67,827	\$ 2,857	\$ 162,738	\$ 84,408	\$ 99,934	\$ 114,709	\$ 101,825	\$ 247,810	\$ -	\$ -

Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE II
Community Development District

Debt Service Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 1,303	\$ 1,687	\$ 800	\$ 6	\$ 250	\$ 256	\$ 800
Special Assmnts- Tax Collector	-	643,764	645,130	610,015	35,115	645,130	644,951
Special Assmnts- Prepayment	-	2,332	-	-	-	-	-
Special Assmnts- Discounts	-	(23,088)	(25,805)	(24,154)	-	(24,154)	(25,798)
TOTAL REVENUES	1,303	624,695	620,124	585,867	35,365	621,232	619,953
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	12,415	12,903	11,717	702	12,419	12,899
Total Administrative	-	-	12,903	11,717	702	12,419	12,899
<i>Debt Service</i>							
Cost of Issuance	151,606	-	-	-	-	-	-
Principal Debt Retirement	-	305,000	310,000	-	310,000	310,000	320,000
Principal Prepayment	-	-	-	5,000	-	-	-
Interest Expense	152,421	303,159	295,915	147,958	147,861	295,819	287,971
Total Debt Service	304,027	608,159	605,915	152,958	457,861	605,819	607,971
TOTAL EXPENDITURES	304,027	608,159	618,818	164,675	458,563	618,238	620,870
Excess (deficiency) of revenues Over (under) expenditures	(302,724)	16,536	1,306	421,192	(423,198)	2,994	(917)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	(39)	-	-	-	-	-	-
Loan/Note Proceeds	607,212	-	-	-	-	-	-
Operating Transfers-Out	(496)	(989)	-	(3)	-	(3)	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(917)
TOTAL OTHER SOURCES (USES)	606,677	(989)	-	(3)	-	(3)	(917)
Net change in fund balance	303,952	3,132	1,306	421,189	(423,198)	2,991	(917)
FUND BALANCE, BEGINNING	-	303,952	307,084	307,083	-	307,083	310,074
FUND BALANCE, ENDING	\$ 303,952	\$ 307,084	\$ 308,390	\$ 728,272	\$ (423,198)	\$ 310,074	\$ 309,157

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

Period Ending	Outstanding Principal	Principal	Extraordinary Redemption	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2021	7,805,000.00				143,985.63	143,985.63	
5/1/2022	7,805,000.00	320,000		2.625%	143,985.63	463,985.63	607,971.26
11/1/2022	7,485,000.00				139,785.63	139,785.63	
5/1/2023	7,485,000.00	330,000		2.750%	139,785.63	469,785.63	609,571.26
11/1/2023	7,155,000.00				135,248.13	135,248.13	
5/1/2024	7,155,000.00	340,000		2.875%	135,248.13	475,248.13	610,496.26
11/1/2024	6,815,000.00				130,360.63	130,360.63	
5/1/2025	6,815,000.00	350,000		3.000%	130,360.63	480,360.63	610,721.26
11/1/2025	6,465,000.00				125,110.63	125,110.63	
5/1/2026	6,465,000.00	360,000		3.125%	125,110.63	485,110.63	610,221.26
11/1/2026	6,105,000.00				119,485.63	119,485.63	
5/1/2027	6,105,000.00	370,000		3.250%	119,485.63	489,485.63	608,971.26
11/1/2027	5,735,000.00				113,473.13	113,473.13	
5/1/2028	5,735,000.00	385,000		3.400%	113,473.13	498,473.13	611,946.26
11/1/2028	5,350,000.00				106,928.13	106,928.13	
5/1/2029	5,350,000.00	395,000		3.500%	106,928.13	501,928.13	608,856.26
11/1/2029	4,955,000.00				100,015.63	100,015.63	
5/1/2030	4,955,000.00	410,000		3.875%	100,015.63	510,015.63	610,031.26
11/1/2030	4,545,000.00				92,071.88	92,071.88	
5/1/2031	4,545,000.00	430,000		3.875%	92,071.88	522,071.88	614,143.76
11/1/2031	4,115,000.00				83,740.63	83,740.63	
5/1/2032	4,115,000.00	445,000		3.875%	83,740.63	528,740.63	612,481.26
11/1/2032	3,670,000.00				75,118.75	75,118.75	
5/1/2033	3,670,000.00	460,000		3.875%	75,118.75	535,118.75	610,237.50
11/1/2033	3,210,000.00				66,206.25	66,206.25	
5/1/2034	3,210,000.00	480,000		4.125%	66,206.25	546,206.25	612,412.50
11/1/2034	2,730,000.00				56,306.25	56,306.25	
5/1/2035	2,730,000.00	500,000		4.125%	56,306.25	556,306.25	612,612.50
11/1/2035	2,230,000.00				45,993.75	45,993.75	
5/1/2036	2,230,000.00	525,000		4.125%	45,993.75	570,993.75	616,987.50
11/1/2036	1,705,000.00				35,165.63	35,165.63	
5/1/2037	1,705,000.00	545,000		4.125%	35,165.63	580,165.63	615,331.26
11/1/2037	1,160,000.00				23,925.00	23,925.00	
5/1/2038	1,160,000.00	570,000		4.125%	23,925.00	593,925.00	617,850.00
11/1/2038	590,000.00				12,168.75	12,168.75	
5/1/2039	590,000.00	590,000		4.125%	12,168.75	602,168.75	614,337.50
		7,805,000			3,210,180	11,015,180	11,015,180

MEADOW POINTE II

Community Development District

*Debt Service Series 2018 Fund***Budget Narrative**
Fiscal Year 2022**REVENUES****Interest-Investments (361001)**

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Administrative**Misc. – Assessment Collection Cost (549070-51301)**

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

EXPENDITURES – Debt Service**Principal Debt Retirement (571001-51701)**

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

Interest Expense (572001-51701)

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

MEADOW POINTE II
Community Development District

Supporting Budget Schedules
Fiscal Year 2022

2022 vs 2021 ASSESSMENT MATRIX

Parcel Unit	Subdivision Name	Lot Size	Product Type	# Lots	Assessments							
					O&M	Garbage Pick Up	Special Village	Deed Rest. Enforcement	Series 2018 DS	FY 2022 Total	FY 2021 Total	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$829.23	\$119.53	\$27.73	\$45.11	\$174.08	\$1,195.69	\$1,199.05	-0.28%
9.2	Morningside	60'x110'	SF	63	\$829.23	\$119.53	\$27.73	\$45.11	\$174.08	\$1,195.69	\$1,199.05	-0.28%
9.3	Morningside	60'x110'	SF	56	\$829.23	\$119.53	\$27.73	\$45.11	\$174.08	\$1,195.69	\$1,199.05	-0.28%
10.1	Deer Run	65'x115'	SF	66	\$829.23	\$119.53	\$33.74	\$45.11	\$178.55	\$1,206.16	\$1,210.46	-0.36%
10.2	Deer Run	65'x115'	SF	51	\$829.23	\$119.53	\$33.74	\$45.11	\$178.55	\$1,206.16	\$1,210.46	-0.36%
10.3	Deer Run	65'x115'	SF	32	\$829.23	\$119.53	\$33.74	\$45.11	\$178.55	\$1,206.16	\$1,210.46	-0.36%
11.1	Manor Isle	80'x120'	SF	38	\$829.23	\$119.53	\$256.31	\$45.11	\$402.63	\$1,652.82	\$1,639.91	0.79%
11.2	Manor Isle	80'x120'	SF	39	\$829.23	\$119.53	\$256.31	\$45.11	\$402.63	\$1,652.82	\$1,639.91	0.79%
12.1	Longleaf	35'x110'	SVIL	124	\$829.23	\$119.53	\$167.08	\$0.00	\$318.33	\$1,434.18	\$1,438.66	-0.31%
12.2	Longleaf	35'x110'	SVIL	96	\$829.23	\$119.53	\$167.08	\$0.00	\$318.33	\$1,434.18	\$1,438.66	-0.31%
14.1	Covina Key	Townhome	TH	84	\$473.85	\$0.00	\$124.66	\$0.00	\$296.59	\$895.10	\$887.45	0.86%
14.2	Covina Key	Townhome	TH	82	\$473.85	\$0.00	\$124.66	\$0.00	\$296.59	\$895.10	\$887.45	0.86%
14.3	Anand Vihar	Multi Family	MF	24	\$276.41	\$0.00	\$0.00	\$0.00	\$51.77	\$328.19	\$328.81	-0.19%
14.4	Anand Vihar	Townhome	TH	155	\$473.85	\$0.00	\$0.00	\$0.00	\$88.76	\$562.60	\$563.68	-0.19%
15.1	Lettingwell	40'x110	SVIL	86	\$829.23	\$119.53	\$245.75	\$0.00	\$405.78	\$1,600.30	\$1,561.41	2.49%
15.2	Glenham	40'x110	SVIL	64	\$829.23	\$119.53	\$127.73	\$45.11	\$461.60	\$1,583.20	\$1,587.54	-0.27%
16.1	Sedgwick	Townhome	TH	129	\$473.85	\$0.00	\$140.46	\$0.00	\$297.53	\$911.84	\$911.58	0.03%
16.2	Vermillion	Townhome	TH	174	\$473.85	\$0.00	\$117.71	\$0.00	\$249.77	\$841.33	\$835.30	0.72%
16.3	Charlesworth	Townhome	TH	118	\$473.85	\$0.00	\$190.25	\$0.00	\$346.68	\$1,010.77	\$1,000.47	1.03%
16.4	Tullamore	Townhome	TH	130	\$473.85	\$0.00	\$157.95	\$0.00	\$229.14	\$860.94	\$854.14	0.80%
17.1	Wrencrest	50'x110	SF	71	\$829.23	\$119.53	\$170.52	\$45.11	\$363.77	\$1,528.16	\$1,518.18	0.66%
17.2	Wrencrest	50'x110	SF	102	\$829.23	\$119.53	\$170.52	\$45.11	\$363.77	\$1,528.16	\$1,518.18	0.66%
17.3	Wrencrest	40'x110	SF	80	\$829.23	\$119.53	\$170.52	\$45.11	\$363.77	\$1,528.16	\$1,518.18	0.66%
18.1	Iverson	60'x110'	SF	81	\$829.23	\$119.53	\$131.58	\$45.11	\$478.13	\$1,603.59	\$1,596.06	0.47%
18.2	Iverson	60'x110'	SF	89	\$829.23	\$119.53	\$131.58	\$45.11	\$478.13	\$1,603.59	\$1,596.06	0.47%
18.3	Colehaven	80'x120'	SF	51	\$829.23	\$119.53	\$133.96	\$45.11	\$565.54	\$1,693.37	\$1,693.50	-0.01%
ZCOM			ZCOM	6.151	\$16,584.70	\$0.00	\$0.00	\$0.00		\$16,584.70	\$16,622.29	-0.23%
Total				2168.151								

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	47.27%	896	\$ 742,995	\$829.23
VILLA	19.52%	370	\$ 306,817	\$829.23
TH	26.29%	872	\$ 413,195	\$473.85
MF	0.42%	24	\$ 6,634	\$276.41
COMM	6.49%	6.15	\$ 102,012	\$16,584.70
100.00%			\$1,571,653	

	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
GROSS ASSESSMENT	\$1,581,016	\$1,571,653	
ASSMT PER UNIT			
SF 47.27%	\$831.11	\$829.23	-0.23%
VILLA 19.52%	\$831.11	\$829.23	-0.23%
TH 26.29%	\$474.92	\$473.85	-0.23%
MF 0.42%	\$277.04	\$276.41	-0.23%
COMM 6.49%	\$16,622.29	\$16,584.70	-0.23%
100.00%			

TRASH COLLECTION

	UNITS/ ACRES	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
GROSS ASSESSMENT		151,330	151,330	
ASSMT PER RESIDENTIAL	1,266	\$119.53	\$119.53	0.00%

DEED RESTRICTION

	UNITS/ ACRES	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
GROSS ASSESSMENT		\$41,856	\$43,303	
ASSMT PER RESIDENTIAL	960	\$43.60	\$45.11	3.46%

GATES

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	5,435.37	\$27.73
SP 10	DEER RUN	015	149	5,026.60	\$33.74
SP 11	MANOR ISLES	010	77	19,736.17	\$256.31
SP 12	LONGLEAF	009	220	36,757.14	\$167.08
SP 14-1	COVINA KEY	005	166	20,693.62	\$124.66
SP 15-1	LETTINGWELL	008	86	21,134.52	\$245.75
SP 15-2	GLENHAM	006	64	8,174.47	\$127.73
SP 16-1	SEDWICK	011	129	18,119.15	\$140.46
SP 16-2	VERMILLION	013	174	20,480.85	\$117.71
SP 16-3A	CHARLESWORTH	003	118	22,448.94	\$190.25
SP 16-3B	TULLAMORE	012	130	20,534.04	\$157.95
SP 17	WRENCREST	014	253	43,140.43	\$170.52
SP 18-1, 2	IVERSON	007	170	22,369.15	\$131.58
SP 18-3	COLEHAVEN	004	51	6,831.91	\$133.96
Total			1,983.00	270,882.35	

	SUBDIVISION	FUND	FISCAL YEAR 2021	FISCAL YEAR 2022	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$30.72	\$27.73	N/A
SP 10	DEER RUN	015	\$37.66	\$33.74	N/A
SP 11	MANOR ISLES	010	\$243.03	\$256.31	5%
SP 12	LONGLEAF	009	\$169.68	\$167.08	-2%
SP 14-1	COVINA KEY	005	\$115.93	\$124.66	8%
SP 15-1	LETTINGWELL	008	\$204.98	\$245.75	20%
SP 15-2	GLENHAM	006	\$131.69	\$127.73	-3%
SP 16-1	SEDWICK	011	\$139.12	\$140.46	1%
SP 16-2	VERMILLION	013	\$110.60	\$117.71	6%
SP 16-3A	CHARLESWORTH	003	\$178.87	\$190.25	6%
SP 16-3B	TULLAMORE	012	\$150.08	\$157.95	5%
SP 17	WRENCREST	014	\$160.16	\$170.52	6%
SP 18-1, 2	IVERSON	007	\$123.69	\$131.58	6%
SP 18-3	COLEHAVEN	004	\$133.71	\$133.96	0%

NOTE: The assessments provided on this page are based on preliminary numbers and are for review purposes only. The final assessments will be computed with the financial consultant.

Tab 2

Case #	Village	St. #	Street Name	Violation	DR #	Notes
2021-37	Deer Run	29439	Allegro Drive	The following property is unsightly. There has been a filthy come and planter out by the garage for years. Half of the front yard has no grass and the sidewalks are black.	complaint	visited home 3-11 but residents were outside. Came back 3-22-2021 No violations
2021-38	Wrencrest	30926	Wooley Court	Auto parts on the side of the home Pails may not be stored in sight of the street Remove beware of dog signs Remove items being stored on the side of the home to include automotive parts Remove dirt/mold from rear fence facing Wrencrest Drive Remove dirt/mold from mailbox. Mailbox post needs to be painted using MP II colors	complaint 10 11 14 14 18	
2021-39	Manor Isle	1526	Deerbourn Drive	New renters have super race car which violates the noise level and disrupting neighbors quality of life. Also has large trailer parked in driveway at times. Drag racing no street legal cars revving constantly all day extremely loud. Has large inflatable outside house. Damaging quality of life for other residents Overgrown hedge needs to be properly trimmed. This is an easement to the pond and the pond company is unable to enter from this location. Remove dirt/mold from fence	complaints 16 16	No noise hear nor inflable or trailer 3-11-2021 and 3-22-2021. On 4-5-21 There were cars parked on the street not revving engines. A trailer was on the driveway but it was removing a vehicle from the garage to take away. That is not a violation.
2021-40	Wrencrest	30932	Wooley Court	Paint mailbox post using MP II colors	N/A	Spoke to resident and violation has been completed prior to the meeting. No letter will be sent.
2021-41	Colehaven	30437	Colehaven Court	Trim painted the front door color	ARC	Letter stated the trim must be painted trim color.
2021-42	Glenham	1742	Walcott Street	Garbage pails may not be stored in sight of the street	10	

Case #	Village	St. #	Street Name	Violation	DR #	Notes
2021-43	Glenham	1752	Walcott Street	Trailers may not be stored in sight of the street. It may be stored in the garage if it fits.	17	
2021-44	Wrencrest	30608	Nickerson Loop	No poultry allowed Garbage pails may not be stored in sight of the street	8 10	
2021-45	Iverson	1443	Baythorn Drive	Resident does not use trash bags and scattering rubbish all over neighborhood homes (Complaint) Mailbox is broken and on the floor (complaint) Items stored in the front of the main entrance door (complaint) raccoons in car (complaint) Garage door open and excessive trash inside (complaint) Mailbox and post need to be replaced	18	3/25/21 Notified property management of the mailbox in hopes to get it replace before presented to Board. As of 4/5/2021 it has not been replaced. I will revisit home when garage door is not open and car running for additional property photos regarding additional complaints.
2021-46	Manor Isle	1548	Deerbourn Drive	Driveway needs to be cleaned and any stains present removed RV may not be parked in sight of the street.	16 19	
2021-47	Wrencrest	30645	Wrencrest Drive	Installation of a roof without prior ARC approval	ARC	

4/7/2021

Case #	Village	St. #	Street Name	Violation	DR #	1st Letter Sent	Fine Amount per day	Suspend Privileges	Suspend Remotes	Notes
2020-167	Wrencrest	30951	Burleigh Drive	Please repair broken window sill on your home (please note other violations were taken care of immediately)	19	11/23/2021	\$50	YES	YES	resident asked for extension for window sill due to financial hardship.
2021-20	Morningside	29648	Morningmist Dr	Please remove dirt/mold from mailbox	18	2/18/2021	\$25	YES	N/A	
2021-14	Wrencrest	30533	Wrencrest Dr	Edge grass, remove grass/weeds from garden beds, Trim landscaping (bushes in front of the window and entrance) Remove dirt/mold from mailbox	14 18	2/5/2021	\$25 \$25	YES	YES	

Tab 3

ARCHITECTURE REVIEW APPLICATIONS LOG

As of 4/7/2021

DATE REV'D	CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES
3/22/2021	2021-36	Iverson	30828	Iverson Drive	Resident would like to paint his home using Sherwin Williams approved color scheme	141	Bee's Wax SW 7682	Pure White SW 7005	Virtual Taupe SW 7039	Pure White SW 7005	YES	Approved color scheme
3/20/2021	2021-37	Manor Isle	1411	Highwood Place	Resident would like to replace their full glass entry doors with solid doors with 2 panel arch top to be painted the color of the current doors							There are various style solid panel doors within Manor Isle that have different panel.
3/16/2021	2021-38	Morningside	29509	Morningmist Drive	Resident would like to paint his home using his own color choices		Smokey Blue SW 7604	Pure White SW 7005		Pure White SW 7005		If disapproved resident will request scheme 87 with garage door trim color which is approved
3/18/2021	2021-39	Deer Run	29708	Forest Glen Drive	Resident would like to install a pool enclosure. It will be 42 ft wide and 26 1/2 ft deep. The frame will be bronze with smoke colored screen. The height or width will not exceed height or width of home.						YES	All criteria met regarding Architectural Review Policy
3/23/2021	2021-40	Glenham	1719	Walcott Street	Resident would like to install a new roof using Tamko shingles in the color Shadow Gray						YES	Shadow Gray has been approved for installation in Glenham
3/24/2021	2021-41	Manor Isle	1352	Highwood Place	Resident would like to install white vinyl replacement windows. The same size and orientation. The front street facing windows will have grids as the Developer designed.						YES	All criteria met regarding Architectural Review Policy

3/26/2021	2021-42	Deer Run	29452	Allegro Drive	Resident would like to paint his home using Sherwin Williams approved color scheme	2	Macadamia SW 6142	Navajo White SW 6126	Fired Brick SW 6335	Macadamia SW 6142	YES	Approved color scheme
3/27/2021	2021-43	Wrencrest	30639	Tremont Drive	Resident would like to paint his home using Sherwin Williams approved color scheme	84	Downing Earth SW 2820	Downing Sand SW 2822	Fired Brick SW 6335	Downing Earth SW 2820	YES	Approved color scheme
3/22/2021	2021-44	Morningside	29930	Morningmist Drive	Resident would like to install a pool enclosure The frame will bebronze and the screen charcoal. Measurement is 38' 11" wide by 23' 4". There will be an elite panel roof which will match the frame measuring 11' wide by 23' 4" deep. The structure will not exceed the height or width of the home.						YES	All criteria met regarding Architectural Review Policy
3/29/2021	2021-45	Wrencrest	30935	Burleigh Dr	Resident would like to paint his home using Sherwin Williams approved color scheme	118	Summit Gray SW 7669	Extra White SW 7006	Greenblack SW 6994	Greenblack SW 6994	YES	Approved color scheme
					Resident would like to install a new roof using Owens Corning shingles in the color Onyx Black						YES	Onyx Black has been approved for installation in Wrencrest
3/31/2021	2021-46	Iverson	1504	Baythorn Drive	Resident would like to install a new roof using Certainteed shingles in the color Georgetown Gray							Georgetown Gray has been approved for installation in 5 of the villages so far but has not been presented for Iverson.
4/1/2021	2021-47	Morningside	29906	Morningmist Drive	Resident would like to paint their home using a partial scheme		Intellectual Gray SW 7045	Extra White SW 7006	Extra White SW 7006 NOT APPROVED FOR DOOR	Intellectual Gray SW 7045		approved color scheme 94 has door Rock Bottom SW 7062
4/1/2021	2021-48	Wrencrest	30916	Wooley Court	Resident would like to replace their garage door with the same style as the present one. It will be painted to match the existing paint scheme.						YES	All criteria met regarding Architectural Review Policy

4/2/2021	2021-49	Deer Run	29627	Allegro Drive	Resident would like to paint his home using Sherwin Williams approved color scheme	18	Sawdust SW 6158	Ramie SW 6156	Fireweed SW 6328	Sawdust SW 6158	YES	Approved color scheme
4/2/2021	2021-50	Iverson	1420	Wylie Court	Resident would like to paint his home using Sherwin Williams approved color scheme	76	Intellectual Gray SW 7045	Wool Skein SW 6148	Indigo Batik SW 7602	Intellectual Gray SW 7045	YES	Approved color scheme
4/2/2021	2021-51	Wrencrest	1952	Grenville Court	Resident would like to install a new roof using Owens Corning shingles in the color Pacific Wave						YES	Pacific wave has been approved for installation in Wrencrest

Tab 4

Sheila Diaz
Operations Manager/Maintenance Report
April 7, 2021



- Mainscapes landscape service reports / attached
- OLM April 2021 Inspection – Mainscapes passed with a score of 94% / attached
- Pond Maintenance Reports / attached
- Solitude Lake Management March 2021 Waterway Inspection Report / attached
- Maintenance staff continues to clean storm drains and ponds throughout the district in an effort to keep the community clean.
- April 2021 Newsletter / attached
- Splash Pad - Bay Area Fence Factory needed to push the install date for the fencing to after April 12th due to a delay in the delivery of the materials.
- Positive Pool Service has provided a service contract to maintain the splash pad / attached
- Maintenance staff has inspected the newly planted Magnolias and has found that about a dozen of them so far are affected with Scale.
- Maintenance has painted the basketball goal posts as well as the light posts in both the basketball and tennis courts.
- Maintenance staff continues pressure washing the walls and fencing throughout the community and has cleaned the walls and fencing on CLR and Beardsley.

Items for Board Discussion

- Tree Project
- Lighthouse Engineering Requisition #60 and Invoice
- Wrencrest Crosswalk
- Mainscapes Enhancement Proposals/Pictures for Wrencrest & Iverson
- Mainscapes Irrigation
- Gates Quarterly Maintenance Proposal
-

Tab 5



Property Name: Meadow Pointe 2

Weekly Services: 3/22/2021 – 3/26/2021

- Mow crew Services:
 - County line Rd, Mansfield Blvd., Beardsley Dr.
(Areas will be serviced on the 31st)
 - Common ground areas / Ponds were mowed on the 25th of March.
- Prune crew :
 - Refer to Map (Week- 3 Mansfield Blvd.)
 - Completed Leaf Removal will be 3/25/2021
 - Removed Seed pods of Crape Myrtles
- Weed crew Serviced sections:
 - Refer to Map (Week- 3 Mansfield Blvd.)
- OLM:
 - March OLM Action list – In-Process
- Irrigation per Elias: Last week we completed inspections and repairs at Deer Run East and West, Manor Isle, Covina Key, Colehaven/Iverson, Longleaf and the clubhouse completing all inspections for the month.
 - Capped two lateral lines by the splash pad that were leaking under the pad. These lines were irrigating the areas around the pool. Once a decision is made on sod and landscaping we will submit a proposal to reconnect these lines for proper irrigation of landscaping.
 - Continued troubleshooting non-responding valves at Covina Key. Appears to be a wire issue with zone #'s 9 and 10. We will continue troubleshooting next week. The new viburnums at the clubhouse that are dying or wilting have been reported to landscaping to evaluate and possibly needing replacement. These plants are getting marginal coverage from irrigation.
 - Overall the property is looking good. We will begin April inspections next week.
- Agronomy Update: [Next Page>](#)

Thank you very much,

We Mainscape thrive on leaving our purpose partners with a quality finished services of your property Meadow Pointe 2!!!



- Agronomy Update: visited property on 3/24/2021
 - Treated shrubs with liquid fertilizer to help improve vigor.
 - Treated fire ants in common areas
 - Treated awabuki's on county line road for Downey Mildew.
 - Treated coontie palms for scale with drench and topical treatments.
 - Integrated Pest Management (IPM)
 - Scouted and treated for insect pests and diseases
 - Completed CSRs throughout the community
 - Lawn Nutrient Application
 - Applied granular fertilizer
 - Spot treated for turf weeds

Thank you very much,

We Mainscape thrive on leaving our purpose partners with a quality finished services of your property Meadow Pointe 2!!!



MEADOW POINTE II

LANDSCAPE INSPECTION

March 1, 2021

ATTENDING:

NICOLE DARNER – MEADOW POINTE II

SHEILA DIAZ – MEADOW POINTE II

JOSH AVILA – MAINSCAPE

JOEY MUNIZ – MAINSCAPE

ANDRES QUIJANO – MAINSCAPE

PAUL WOODS – OLM, INC.

SCORE: 93%

**NEXT INSPECTION
APRIL 5TH, 2021 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 03/01/2021

MANSFIELD BOULEVARD

11. Remove Spanish Moss up to 15 feet.(in trees)

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Between the tennis courts and the pool: Verify irrigation is operable prior to the fence being installed. **Inspected, found no irrigation at the moment, only leaks on both valves located and communicated to customer, proposal to be send when customer indicate future plans, waiting on direction.**
2. To the east of the playground: Reduce overgrowth along the perimeter wood lot.
3. Improve cleanliness detailing rock beds of windfall removing palm boots.
4. Rake the mulch leveled stacked around the fountains.
5. Along the frontage: Monitor newly installed sod. Confirm even and level grading so that the sod is not below grade.
6. Closely monitor for areas of emerging broadleaf weeds in the lawn areas.
7. North west corner of the pond: Remove windfall and wood line debris.

COUNTY LINE ROAD

8. Remove weak attachments suckering growth and Spanish moss in trees up to 15 feet.
9. Tip prune Crape Myrtles of seed pods.
10. Longleaf gate arm: Improve vigor and fertility in Dwarf Bougainvilles.
11. Longleaf flagpole: Monitor the flush of new growth on the Dwarf Bottlebrush. Hand prune nonproductive or deadwood in these plants.

12. Control crack weeds throughout sidewalks.
13. To the west of the Longleaf entrance: Use nonselective controls to eliminate weedy growth behind the fence.
14. **Avoid flat top shearing of Viburnum hedgerows creating a rounded form.**
15. **Morning Mist entrance center median island: Control bed weeds.**
16. Throughout center median islands: Shear ground covering Jasmine to establish and maintain a uniform height.
17. Remove dead plant material when found making note on the weekly service report.
18. To the east of the Solitude entrance at Morningside: Control scale on Coontie palm.
19. Deer Run entrance at Forest Glen: Control bed weeds in the unused seasonal color bed.
20. Along the south wall: Reduce the width of the Awabuki Viburnum so it does not over grow the sidewalk areas. This will result in a temporary bare appearance.
21. Create a rounded outside edge on the Arboricola Trinette hedgerows.
22. **Treat Awabuki Viburnum for Downey Mildew.**
23. Remove runner in the east bound bike lane.

MANOR ISLE

24. **Entrance: Control bed weeds.**
25. Remove accumulation of sand, gravel, and debris along curbs.
26. Inside the Manor Isle gate: Refresh mulch in the bed. Also, confirm the fire ant mounds has been controlled.
27. Inside the Manor Isle gate: Rejuvenate the red Hibiscus.
28. Manor Isle entrance: Prune stubs and branches from the Elm trees.

COMMONS

29. Morningside sidewalk near Fog Hollow: Rake down fire ant mounds once they have been eradicated.

BEARDSLEY DRIVE

30. Exit side of the Beckenham gate: Ground prune the vehicle damaged Indian Hawthorn.
31. Remove Spanish moss in trees up to 15 feet.

32. Vermillion entrance: Control bed weeds.
33. Iverson entrance: Control bed weeds.
34. Colehaven entrance: Remove the declining Hibiscus in the center island.
35. Promote a flush of new growth in Gold Mound Duranta reducing the overall height by 1/3.
36. **Remove Oak leaves in mulch beds.**
37. Sedgewick entrance: Improve vigor in plant material with supplemental fertilization.
38. Between the Sedgewick entrance and Mansfield along the west bound right of way: Improve turf color and vigor closely monitoring for recurring pest damage.
39. **Lettingwell entrance: Improve vigor in Plumbago. I recommend a seasonal cutback allowing the plant to reflush and the use of long duration soil fungicides.**
40. Private Longleaf entrance: Determine if the irrigation can be redirected off the Dwarf Bougainvillea- **In process.**
41. Glenham entrance: Improve Plumbago.
42. During large area mowing operations push back any overgrowth extending into mowable areas.
43. Across from the Wrencrest entrance at the Longleaf pond: Prune deadwood from the Wax Myrtle.

WRENCREST

44. **Baythron cul-de-sac: Control fire ant mounds.**

MANSFIELD

45. Charlesworth / Tullamore entrance: Reduce the height of the shrubs screening the monument lettering.
46. Foxford Lane entrance: Reduce fire ant mounds.
47. Tullamore entrance: Prune wood line overgrowth extending over the white rail fence.

CATEGORY III: IMPROVEMENTS – PRICING

1. East bound lane near the curve sign on County Line Road: Provide a price to repair the vehicle damaged Crape Myrtle.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

PGW:kn

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Jay Aruthurs jarthurs@mainscape.com
Elias "Josh" Avila eavila@mainscape.com



Property Name: Meadow Pointe 2

Weekly Services: 3/15/2021 – 3/19/2021

- Mow crew Services:
 - County line Rd, Mansfield Blvd., Beardsley Dr.
(Areas will be serviced on the 31st)
 - Common ground areas / Ponds Will be mowed on the 25th
- Prune crew :
 - Refer to Map (Week- 2 Mansfield Blvd.)
 - Completion of Leaf Removal will be 3/25/2021
- Weed crew Serviced sections:
 - Refer to Map (Week- 2 Mansfield Blvd.)
- OLM:
 - March OLM Action list – In-Process
- Irrigation per Elias: Last week we completed Inspections and Repairs at Morningside #'s 1, 2 and 3. We rebuilt spray valve zone # 2 at Charlesworth. Valve was stuck on and not shutting down properly.
 - Also continued with tracking and troubleshooting non-responding valves at Covina Key, Sedgwick and Charlesworth/ Tullamore.
 - At Covina Key we replaced a solenoid for rotor zone # 4 solenoid was damaged due to a lightning strike. At Sedgwick we re-wired connections for zone #'s 11 and 12 and working properly & at Charlesworth we tracked and located spray valve zone # 2 Zone is now functioning properly. The property overall looking pretty good shape for the time of the year even with ET increasing and spring time/summer temperatures around the corner. We will resume Inspections & Repairs next week.
- Agronomy Update: Scheduled to visit property on 3/25/2021

Thank you very much,

We Mainscape thrive on leaving our purpose partners with a quality finished services of your property Meadow Pointe 2!!!

Tab 6



MEADOW POINTE II

LANDSCAPE INSPECTION

April 5, 2021

ATTENDING:

MIKE LAVERLY – MEADOW POINTE II

SHEILA DIAZ – MEADOW POINTE II

JOSH AVILA – MAINSCAPE

ANDRES QUIJANO – MAINSCAPE

PAUL WOODS – OLM, INC.

SCORE: 94%

**NEXT INSPECTION
MAY 3RD, 2021 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Adjacent to the tennis court sidewalk: Prune suckering growth, stubs, and Spanish Moss in the Oak.
2. Confirm irrigation valve locations and inoperative irrigation in conjunction with the construction of the splash pad.
3. Improve or replace stressed new Viburnum, a temporary water bag could be beneficial.

MANSFIELD

4. Control crack weeds throughout sidewalks.
5. North east corner of the basketball court: Prune the broken stubs off the Crape Myrtle.
6. Right hand turn lane at Mansfield: Remove the accumulation of sand in the curb line.
7. Longleaf Pond: Maintain the shorelines uniform to mowing.
8. Longleaf Pond across from Lettingwell: Remow the skipped east line shoreline.
9. Along the south bound right of way: Remove the remaining leaf drop in the Viburnum hedgerows.
10. Along the Longleaf rail fence: Maintain the Viburnum at a uniform height so the top of the rail remains visible.
11. Redistribute soil around fire ant mounds once insects have been controlled.
12. South of the Wrencrest entrance: Remove grassy weedy growth from the Elaeagnus hedgerow.
13. Near the Wrencrest entrance: Control bed weeds on the pondside of the Elaeagnus

hedgerow.

14. Prune back wood line overgrowth when it extends into mowable areas maintaining a 3 foot buffer between turf and conservation growth.
15. North bound right of way of Mansfield: Monitor emerging broadleaf turf weeds in the St. Augustine lawns.
16. North east corner of the Mansfield and Countyline intersection: Monitor localized area of drought in the turf.

MANSFIELD

17. Near the stop sign at the road closure: Prune the Oak tree obstruction the visibility of the "Do Not Enter" sign.
18. Around the Foxford backflow preventer: Control fire ant mounds raking down mounds once they have been eradicated.
19. Along the white rail fence at the Tullamore entrance: Establish and maintain a clearance zone on the wood lot side not allowing wood lines to overgrow the rail fence.
20. Around the perimeter of the Charlesworth entrance: Reduce weeds in the Mimosa plantings.
21. Improve vigor and fertility in Indian Hawthorn with uniform irrigation and fertility. Also, lightly shear plants to flush new clean growth and treat for Chili Thrip activity.

WRENCREST

22. Retuck mulch so it is tucked into the center island curb.
23. **Entrance: Rake down fire ant mounds in the gate island.**
24. Adjacent to the bike rack: Control bed weeds in the mulch bed.

IVERSON

25. Detail curb lines of windfall.
26. Remove herbicides weeds and Sabal palm volunteers.
27. Between the Iverson and Colehaven entrance: Improve fertility in Crape Myrtles to flush new growth.
28. Throughout the Colehaven entrance: Remove Spanish Moss and suckering growth up to 15 feet in trees.
29. Across from the Vermillion entrance: Remove the declining Juniper.

COUNTY LINE ROAD

30. Longleaf entrance: Reduce the Bottlebrush in anticipation of a reduction prune in Gold Mound Duranta.
31. Along the Fog Hollow lake shore berm: Control broadleaf turf weeds in St. Augustine.
32. Fog Hollow lake shore berm inside Morningside: Confirm uniform irrigation.

MANOR ISLE

33. Highwood Place cul-de-sac: Control bed weeds and turf weeds. Also, remove leaves and debris on the center island. Confirm that this island is being serviced weekly.
34. Highwood Place cul-de-sac: Tip prune flowers from the Hawaiian Ti.
35. Inside the gate: Control fire ants on the island.

CATEGORY III: IMPROVEMENTS – PRICING

1. At the new splash pad: Provide a price to install Podocarpus hedgerow, with irrigation adjustment to screen the pool pump enclosure boxes.
2. Longleaf / Mansfield gate: Provide a price to remove the declining Blue Daze and replace with a suitable groundcover or low perennial flowering plant.
3. South extension of Mansfield near the Foxford Charlesworth frontage wall: Provide a price to supplement Cordgrass or replace with Red Fountain Grass.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Work with the District Staff to redirect irrigation on the small lawn area to the south east of the pool for construction of the BBQ area.
2. Confirm tree shrub and palm fertility is complete.
3. Contractor is encouraged to review the use of plant growth regulators to suppress growth in Gold Mound Duranta and Bottlebrush at the village plantings to maintain a stairstep presentation.

PGW:kn

cc: Sheila Diaz Sheila.diaz@mpiicdd.org
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Elias "Josh" Avila eavila@mainscape.com

MEADOW POINTE II CDD .

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Pond skip, shoreline, Highwood Ct.
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Foxford rail fence, Wrencrest Elaeagnus
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Woodlines
CLEANLINESS	10	-2	Curb debris, leaf matting, moss >15'
MULCHING	5	-1	Touch up bare areas, curb trenching
WATER/IRRIGATION MANAGEMENT	15		Morningside pond berm
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 4-5-21 Score: 94 Performance Payment™ 100%

Contractor Signature: [Signature]

Inspector Signature: [Signature]

Property Representative Signature: [Signature]

Tab 7

SOLITUDE

LAKE MANAGEMENT

Agenda Page #107

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CND

Account Number: 8079

Technician: Steve Negro, Cory White

Date: 3/30/21 Time: 9:00

WORK PERFORMED

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

SITE ID	93	81	82	57	91	83	84	85	86	88	89	90	92	55	56	66	65	64	67	68	54	107
Method Used	G																					
Treated Algae	X																					
Treated Cyanobacteria																						
Treated Submersed Weeds				X	X																	
Treated Grasses/Brush	X																					
Treated Floating Weeds	X			X																		
Treated Mosquitoes and/or Midges																						
Lake Dye		X											X									
Site Inspection																						
WETLAND/UPLAND																						
Spot Spraying																						
Physical weed removal																						
CARP PROGRAM																						
Carp Observed																						
Barriers Inspected																						
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																						
Restriction # of days				14	14																	
Restriction Type				I	I																	

GENERAL OBSERVATIONS OF THE WATER

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

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.19

SOLITUDE

LAKE MANAGEMENT

Agenda Page #108

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CDD

Account Number: 8079

Technician: Stacy Lago

Date: 3/25/21 Time: 9:00

WORK PERFORMED

	METHOD USED: B (Boat) BP (Backpack Sprayer) <u>G</u> (Gator) HC (Hand Cast)										46	100	101	51	50									
SITE ID	98	94	93	53	115	99	96	111	97	95	78	77	76	75	74	73	72	71	70	69	52	47	48	49
Method Used	<u>G</u>																							
Treated Algae	<u>X</u>																							
Treated Cyanobacteria																								
Treated Submersed Weeds				<u>X</u>		<u>X</u>				<u>X</u>														
Treated Grasses/Brush	<u>X</u>																							
Treated Floating Weeds	<u>X</u>			<u>X</u>						<u>X</u>														
Treated Mosquitoes and/or Midges																								
Lake Dye	<u>X</u>																							
<u>Alligators</u>				<u>1</u>																				
Site Inspection																								
WETLAND/UPLAND																								
Spot Spraying																								
Physical weed removal																								
CARP PROGRAM																								
Carp Observed																								
Barriers Inspected	<u>X</u>																							
RESTRICTION TYPE(S) DO NOT: <u>I</u> (Irrigate) <u>F</u> (Fish) <u>S</u> (Swim) <u>O</u> (Other):																								
Restriction # of days						<u>14</u>				<u>14</u>														
Restriction Type						<u>I</u>				<u>I</u>														

GENERAL OBSERVATIONS OF THE WATER

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

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.
<input type="checkbox"/> Fish/wildlife issues	Lake # _____	
<input type="checkbox"/> Low water clarity	Lake # _____	
<input type="checkbox"/> Bad Odors	Lake # _____	

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.19
108

Tab 8

SOLITUDE LAKE MANAGEMENT



Meadow Pointe CDD II Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 03/24/2021

Prepared for:

Mr. Bob Nanni, PMP, District Manager
Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

Prepared by:

Peter Simoes, Account Representative/Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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MANAGEMENT/COMMENTS SUMMARY	9 & 10
SITE MAP	11

Site: 20

Comments:

Site looks good
Minimal algae along perimeter.
Overall, looked good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 21

Comments:

Site looks good
No issues observed.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 22

Comments:

Site looks good
Good clarity. Minimal grasses
along perimeter. Clear of algae at
photo station.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 23**Comments:**

Site looks good

Great clarity. Minor pennywort along perimeter. Native duck potato looked good (right photo).

Action Required:

Routine maintenance next visit

Target:

Pennywort

**Site: 24****Comments:**

Site looks good

Continues to look good following our scheduled maintenance visits.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 25****Comments:**

Site looks good

Minor grasses. Slightly turbid. Clear of algae.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 26

Comments:

Site looks good

No issues observed during today's visit.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 27

Comments:

Site looks good

Continues to look good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 28

Comments:

Scheduled-recurring

Clear of algae and shoreline weeds. Blue lake dye administered to reduce future algal development.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 29**Comments:**

Site looks good

low water levels. Exposed banks clear of herbaceous weeds. Low clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 30****Comments:**

Site looks good

No issues observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 31****Comments:**

Normal growth observed

Sporadic algal development. Low water levels. Minimal herbaceous weeds.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 32

Comments:

Normal growth observed

Sporadic algal growth noted.
Algae typically clears within
10-14 days following treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 33

Comments:

Normal growth observed

Sporadic algal growth present,
which will be treated during our
scheduled maintenance visits.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 34

Comments:

Site looks good

No issues observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 35

Comments:

Site looks good

Native vegetation looked good.
Positive spot-treatment results
visible targeting grasses.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 114

Comments:

Site looks good

Continues to look good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 108

Comments:

Site looks good

Minimal algae. Overall, looked
good. Exposed banks clear of
herbaceous weeds.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Site: 102**Comments:**

Site looks good

Native vegetation looked good and will continue to be promoted during our routine visits. Open water looked good. Minimal grasses present.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Management Summary**

The waterway inspection for Meadow Pointe CDD II was completed on March 24th, 2021 for Ponds #20-35, 114, 108, and 102.

Pond #20: Minimal algae along perimeter. Overall, looked good.

Pond #21: No issues observed.

Pond #22: Good clarity. Minimal grasses along perimeter. Clear of algae at photo station.

Pond #23: Great clarity. Minor pennywort along perimeter. Native duck potato looked good (right photo).

Pond #24: Continues to look good following our scheduled maintenance visits.

Pond #25: Minor grasses. Slightly turbid. Clear of algae.

Pond #26: No issues observed during today's visit.

Pond #27: Continues to look good.

Pond #28: Clear of algae and shoreline weeds. Blue lake dye administered to reduce future algal development.

Pond #29: Low water levels. Exposed banks clear of herbaceous weeds. Low clarity.

Pond #30: No issues observed.

Pond #31: Sporadic algal development. Low water levels. Minimal herbaceous weeds.

Pond #32: Sporadic algal growth noted. Algae typically clears within 10-14 days following treatment.

Pond #33: Sporadic algal growth present, which will be treated during our scheduled maintenance visits.

Pond #34: No issues observed.

Pond #35: Native vegetation looked good. Positive spot-treatment results visible targeting grasses.

Pond #114: Continues to look good.

Pond #108: Minimal algae. Overall, looked good. Exposed banks clear of herbaceous weeds.

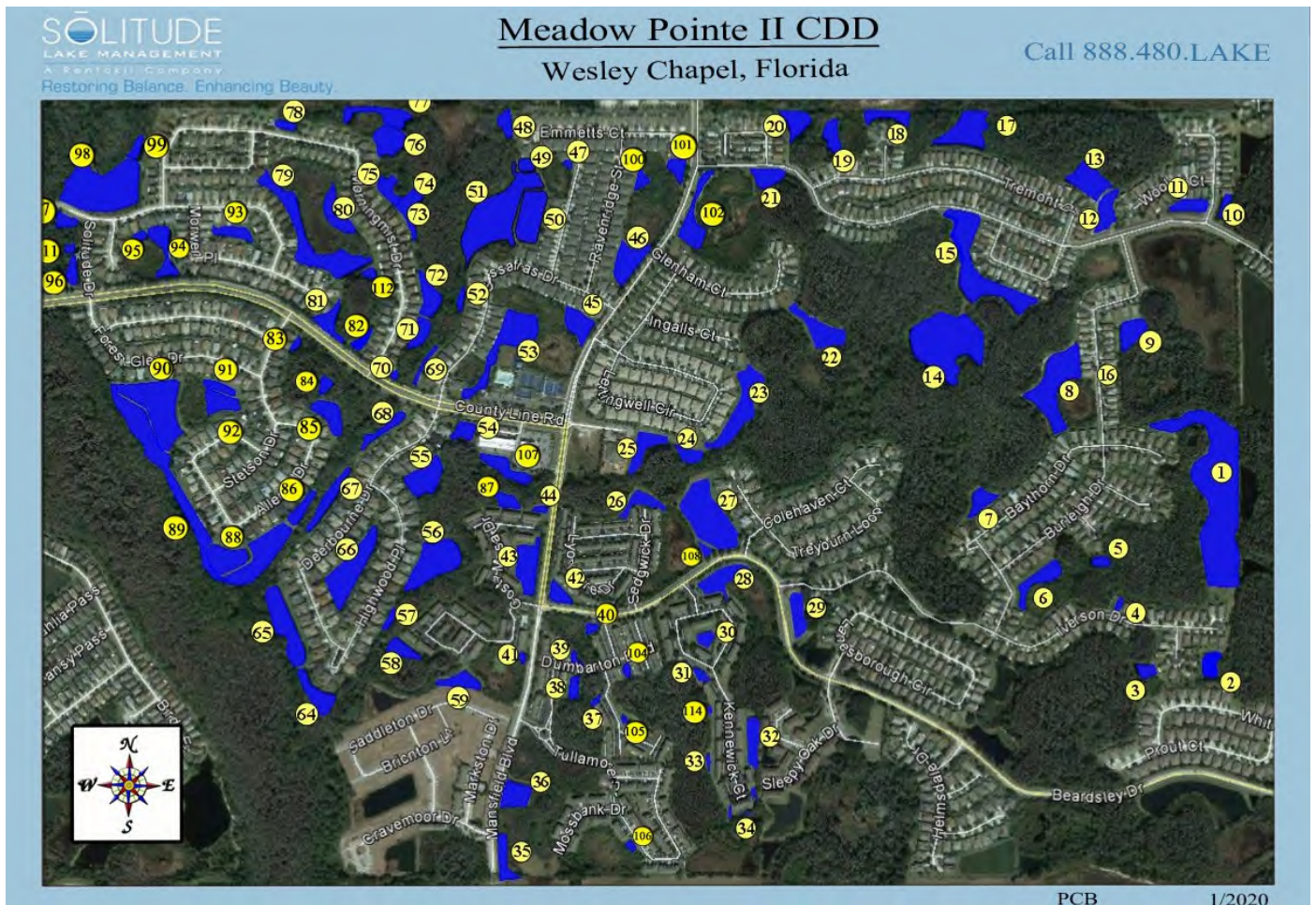
Pond #102: Native vegetation looked good and will continue to be promoted during our routine visits. Open water looked good. Minimal grasses present.

Thank you for choosing SOLitude Lake Management!

Meadow Pointe CDD II Waterway Inspection Report

Agenda Page #119
03/24/2021

Site	Comments	Target	Action Required
20	Site looks good	Surface algae	Routine maintenance next visit
21	Site looks good	Torpedograss	Routine maintenance next visit
22	Site looks good	Torpedograss	Routine maintenance next visit
23	Site looks good	Pennywort	Routine maintenance next visit
24	Site looks good	Species non-specific	Routine maintenance next visit
25	Site looks good	Torpedograss	Routine maintenance next visit
26	Site looks good	Torpedograss	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
28	Scheduled-recurring	Species non-specific	Routine maintenance next visit
29	Site looks good	Species non-specific	Routine maintenance next visit
30	Site looks good	Species non-specific	Routine maintenance next visit
31	Normal growth observed	Surface algae	Routine maintenance next visit
32	Normal growth observed	Surface algae	Routine maintenance next visit
33	Normal growth observed	Surface algae	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Site looks good	Torpedograss	Routine maintenance next visit
102	Site looks good	Species non-specific	Routine maintenance next visit
108	Site looks good	Sub-surface algae	Routine maintenance next visit
114	Site looks good	Torpedograss	Routine maintenance next visit



Tab 9

Meadow Pointe II Clubhouse

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

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

Operations Manager
Sheila Diaz

Office Hours
By Reservation Due to
COVID-19 Protocols

Fitness Center
By Reservation Due to
COVID-19 Protocols

Pool
Reservations no longer re-
quired. Hours 9-11 (except
Wed), 12-2, 3-5, 5:30-7:15

Playground
Closed

Courts
Open as normal. No guests at
this time.



this issue

Spring Cleaning! **P.2**
Clubhouse Hours Change **P.3**
Street Lights **P.6**
Residents' Council Corner **P.7**



It's April! The Tampa area will now enjoy beautiful weather for quite some time. What a great opportunity to get outside and enjoy the beauty all around us, including within our own MPII community!

Photo courtesy of Jamie Ginsberg.

MPII CDD Board of Supervisors

Jamie Childers
Chairperson
jchilders@mpiicdd.org

John Picarelli
Vice Chairperson
johnpicarelli@mpiicdd.org

Dana Sanchez
Supervisor
danasanchez@mpiicdd.org

Nicole Darner
Supervisor
nicoledarner@mpiicdd.org

Chris Dillinger
Supervisor
chrisdillinger@mpiicdd.org

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

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

Spring Cleaning!

Meadow Pointe II is a wonderful community. Obviously, we all want to live in a neighborhood that looks nice, that is generally why we chose to live in a deed restricted area – we want our neighborhood to look great. Sometimes, life gets in the way, and we let things go a bit. If that has happened to you, it is possible that you may receive a letter about a deed restriction violation. When that happens, the situation will need to be addressed and corrected. The letter will tell you the deadline for doing this. Or perhaps, you have let things slide and fear you might get a letter soon. But what can you do to fix the problem?

Well, if you are handy, and have the spare time, you can usually take care of it yourself. If it is a task you are not comfortable with, or do not have the time to deal with, we want to help. We have assembled below a list of some local businesses that can help you avoid ever getting a deed restriction letter or take care of your problem if you do

get one. We have arranged them by subject and listed the most common deed restriction issues. Meadow Pointe II does not officially endorse or recommend any of these businesses; we are just listing some businesses to consider. If you would like to review your deed restrictions, they are on our website:

www.meadowpointe2cdd.org, under the Villages tab.

House Painting (do not forget to apply through the ARC process first!)

- Homes Multiservices, 813-377-6635,
homesmultiservices@gmail.com
- Painting By Ralph, 813-380-1077,
www.painttampa.com
- MDS Painting, 813-996-4058,
www.mdspaintingco.com

Yard maintenance

- Dale Complete Landscaping, 813-479-8284,
wesleychapellawn@gmail.com
- Lawn Enforcement Property Management, 813-355-6065,
www.lawnenforcement.biz

Spring Cleaning! continues on page 4...

Clubhouse Hours Change

At the first CDD meeting last month, the Board voted to make some adjustments to the Clubhouse and amenities protocols. These changes went into effect Monday, March 8th. A few rules are staying in effect exactly as before, and several rules are relaxing. Here are the highlights to the changes:

- The Clubhouse hours in general continue to be 8-8 daily.
- We are still limiting all visits to the amenities to residents only, no guests.
- The Fitness Center protocols do not change. Appointments are still required during specific time slots and capacity limits remain in place.
- The Sports Courts (tennis/pickleball, basketball, and shuffleboard) will be open without reservations required. Though evening tennis reservations are still accepted and honored. No equipment will be provided for use.
- The pool will be available without reservations, but the 26-person maximum will still be enforced.

Also, the two hours open/one hour closed schedule will continue to allow for frequent cleanings. Now that Daylight Saving Time is in effect, the open hours at the pool are 9-11, 12-2, 3-5, and 5:30-7:15. The 9-11 hours are not available on Wednesdays. Also, pool visitors will not be restricted from sunbathing, but will still need to bring their own chairs (6 lounge chairs are available). As daylight hours extend, we will eventually keep the pool open until 7:30pm.

- Face coverings will still be required by all residents as they enter/pass through the Clubhouse. All staff and residents need to have face coverings on whenever inside the Clubhouse.

Hopefully, this will enable even more residents to use the amenities as our weather improves without increasing the health and safety risks. Thank you all for your patience and understanding. Stay Safe MPII!

MPII Management
Company

Inframark
Bob Nanni

bob.nanni@inframark.com
813-991-1116

CDD fee/Bond
Questions

Inframark
Accounting
Department
954-603-0033

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

We have two staff
members certified
to perform Notary
services. Please
call ahead for
availability.

Spring Cleaning!

Continued from page 2

Mailbox Issues

- Daneen Hallahan (refurbish/repaint), 813-675-5078, daneen15@hotmail.com
- Harris Romaner (refurbish/repaint/build new), 813-991-6069, romanergraphics@gmail.com
- Mailboxes by Mark (refurbish/repaint/build new), 813-382-6807, mailboxesbymark@tampabay.rr.com
- Also, if you or your contractor needs paint, it can be purchased at the Clubhouse for \$6. It is highly recommended to purchase your mailbox paint this way, as MP11 requires mailbox posts to be painted with specific colors. If you purchase paint elsewhere, and it is not the correct color or shade, you will be in violation of the deed restrictions. Number on mailboxes must be black or bronze.



The above photos reflect a before and after. The mailbox in the top photo violates deed restrictions, the bottom does not.

**Address numbers deleted from photo.*

Pressure Washing (driveways, houses, etc.)

- Grime Fighters, 727-692-6600, daniel@saynotogrime.com
- D & D Pressure Washing, 813-949-5131, www.ddpressurewash.com
- Roberts Pressure Washing, 813-479-5803, rpollock773@yahoo.com
- CB4 & After Pressure Washing, 813-863-6163

Remember, for house painting, roof work, or many other major projects, you *may* need to get ARC (Architectural Review Committee) approval *prior* to beginning any work. If you are not sure if you need approval or not, or have questions about the approval process, please call the Clubhouse and ask to speak with our friendly ARC Coordinator, who will be happy to help you. With a little effort, we can all ensure that our neighborhood looks its best all the time.

April Holidays



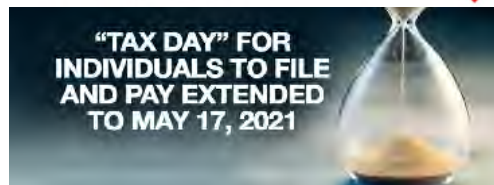
2nd – Good Friday. Good Friday is the day Christians commemorate Jesus' crucifixion. For those that honor this holiday: Have a blessed day.



4th – Easter. Easter is the Christian celebration of the resurrection of Jesus. It has also become a cultural holiday celebrated by both Christians and non-Christians. To all those that celebrate: Happy Easter!



13th – Ramadan begins. Today is the first day of Ramadan, a month of fasting daily from dawn to sunset to commemorate the first revelation of the Quran to Muhammad. This is one of the Five Pillars of Islam and the holy month will end on May 12th. To all those who celebrate: Have a peaceful and happy Ramadan – Ramadan Mubarak!



15th – Tax Day. Tuesday, April 15th is usually the tax filing deadline. However this year it has been moved to May 17, 2021.



22nd – Earth Day. Begun in 1970, Earth Day is now celebrated in at least 192 countries. Most Earth Day events are coordinated by Earth Day Network (www.earthday.org) and there are numerous ways for anyone to get involved and help preserve our planet for the generations to come. Happy Earth Day!

30th – Arbor Day. Arbor Day was created in Spain, but back in 1872, the first American Arbor Day celebration occurred. An estimated one million trees were planted in Nebraska on the commemoration of this holiday. Find out what you can do at www.arborday.org. Happy Arbor Day!



Street Lights

One of the appealing traits for many of our residents in MPII is the streetlights throughout the community. It keeps the neighborhood safer, makes driving easier and safer, and is nice when we go out for walks, bike rides, or jogs before dawn or after dusk.

However, in a community as large as ours, with 14 villages and just shy of 2,000 homes (not counting Anand Vihar), there are a *lot* of streetlights. This means that at any given time, there is a reasonable chance that a streetlight may not be functioning properly. It could be staying on during the day, not lighting at all, or

flickering.

If you see a streetlight near you not functioning properly, make a note of the number of the light. This is usually a pair of 5 digit numbers (10 digits total) at about eye level on the pole. Also note the closest street address to the pole in question. With this information any resident can then report the issue to Tampa Electric at 1-888-223-0800 or [online](#). If you would like, you can also then notify the Clubhouse so that we are aware and can follow up if necessary. If you do notify the Clubhouse, please also notify us when the repair is completed as this greatly assists with our tracking of issues. Usually these outages are addressed fairly quickly by a repair

crew and the streets will stay well lit.

Also noteworthy, we confirmed this with Cherie Jacobs from Tampa Electric, they are in the process of replacing streetlights with LEDs. This will reduce energy consumption as well as maintenance costs, while providing better lighting. However, they have discovered that some of the LED lights they have acquired have a blue or purple color. This is a manufacturing defect that the TECO staff can not detect while changing them due to daylight. TECO has requested that any blue or purple lights be reported as above.

MPII is Hiring!

The MPII Clubhouse is currently hiring for all positions! We are looking for people to join our maintenance team, office team, and we need lifeguards.

For the office and maintenance positions, we do need people with evening and weekend availability. Maintenance positions require extensive physical work and office positions require moderate computer skills.

The lifeguard positions require weekend availability and most importantly, require either Red Cross or YMCA certification in lifesaving and CPR. We employ lifeguards summers only. This is a great position for a student or a retiree to make some extra money and get some sun!

Applicants for any position should apply in person at the Clubhouse. Please feel free to share this information with friends and neighbors who might be interested. Applicants do not need to be MPII residents.

Residents' Council Corner

The phenomenal volunteers that comprise the MPII Residents' Council have completed another COVID safe, super fun, and of course – totally free, family event! They just hosted the Easter Egg Eggstravaganza Drive-Thru on March 28th! This was

a terrific way for families, especially those still being cautious during the pandemic, to get out, see the Easter Bunny, and get some extra treats.

As with most RC events, it was wonderful and an incredibly special community event for

all who participated. Hopefully as more and more of us get vaccinated, the RC can plan more events with fewer restrictions. If YOU have ideas for things the RC can do to benefit the community during the pandemic or after, please reach out to Diana Cline at eang211@verizon.net and join the RC as a volunteer!

MPII Community Garage Sale

After a hiatus from scheduling community garage sales due to the COVID pandemic, MPII will be having a community garage sale this spring. So, get your things organized, because on Saturday, April 24th, from 8 am—2 pm all village gates will be open for people to get to the various garage sales throughout our community. We anticipate having another community garage sale this fall, with a date to be determined closer to the fall. This is a great opportunity, *especially* for those in the gated villages, to clear some clutter and make some extra money all at the same time!

MPII Clubs and Activities

Out of an abundance of caution, all MPII Clubs and Activities have been temporarily suspended. Hopefully, and as soon as is safely possible, we will be able to resume offering/hosting these programs as before.

These programs are important to the CDD Board

of Supervisors, the Clubhouse staff, and likely most residents as they are an integral part of what makes MPII a *community*, not just a housing development.

However, with the Clubhouse adhering to fairly strict COVID-19 prevention protocols, we are currently unable to host these wonderful and fun

groups.

Please watch for updates in future issues of the MPII News or on our [Facebook page](#). We will certainly update everyone as soon as we can resume offering these wonderful programs. We apologize for any inconvenience and appreciate your understanding.

News About the *MPII News*!

The CDD Board has decided to publish and mail the *MPII News* on a monthly basis instead of just bi-monthly. We were able to negotiate a competitive price and this enables us to reach *all* residents (not just those following our Facebook page or on the email list) each month to keep communication strong.

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



MPII NEWS
Volume 6, Issue 4
April 1, 2021



MPII NEWS

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

Tab 10



5004 W. Linebaugh Ave Suite B Tampa, FL 33624

Office: 813-677-4232 Fax: 813-677-4363

thepositivepoolservice@gmail.com

www.positivepoolservices.com

Service Contract

EFFECTIVE DATE

Customer/Property

Management Group

Physical Address

Billing Address

Property Manager Contact

Management Group Phone

Contact phone

Contact Email

AGREEMENT

For and in consideration of the charges stated below, Positive Pool Service, agrees to furnish the below described services at the above address, the Customer, by subscribing to this contract hereby agrees to the terms, amounts, and timely payments for this service. Please note the confidential information in this contract is only valid for 14 days once issued by positive pools

SERVICE TO BE PROVIDED:

____ FULL SERVICE: On each day of service at the pool(s), the following will be performed by the cleaning technician *as necessary*:

1. Tile cleaned
2. Surface will be skimmed and floating debris will be removed
3. Pool floor will be vacuumed
4. Walls and floor will be brushed as needed to remove surface algae
5. Water chemistry will be checked and adjustments will be made to properly balance the pool water as needed
6. Filter will be cleaned as necessary and pump basket will be emptied
7. Pool skimmer basket(s) or skimmer ledge will be cleaned
8. Equipment will be visually inspected and any mechanical repairs needed shall be reported to the customer, and referred to our service department for a repair technician to arrange and receive authorization to repair the mechanical deficiency.

CHEMICALS PROVIDED WITH SERVICE INCLUDE:

- ❖ Chlorine required to keep the pool water in safe and sanitary condition.
- ❖ Muriatic acid or soda as necessary to maintain the proper PH of the water.
- ❖ Filter powder required to pre-coat diatomaceous (DE) earth filters.

Special Chemicals additives such as algaecide, stabilizer, water conditioning products and sodium bicarbonate may be required for which there is an additional charge to customer. In the event that adverse weather does not allow the technician to perform all of the regular procedures on the customer's scheduled service visit, every effort will be made to complete the service on the next scheduled service day. However, Positive Pool Service, will at least perform chemical procedures regardless of the weather conditions. Customer will be liable for the FULL monthly contract rate regardless.

TO BE SERVICED: ____ POOLS ____ TIMES PER WEEK ____ SPAS ____ TIMES PER WEEK ____ FOUNTAINS ____ TIMES PER WEEK

MONTHLY RATE _____

START DATE OF SERVICE _____

CANCELLATION: This contract may be cancelled by either party 30 days before any regularly scheduled visit by submitting notice in writing.

PAYMENT: Payment for service rendered is due upon the due date of the customer invoice. Customers have twenty (20) business days to submit payment in full. Any payments not received within 20 business days may be subject to \$50 late fee added to outstanding balance.

DATE

POSITIVE POOL SERVICE

DATE

POOL OWNER/AUTHORIZED AGENT

Tab 11

		Updated Tree Issue List - 3.18.21 - Request Forms submitted	Last name
Glenham			
30220	Ingalls Ct	Requested Magnolia or nothing else on request form. No tree planted / One magnolia from Iverson drive group	Roth
30324	Ingalls Ct	Requested Magnolia, CM,Viburnum, Ligustrum, Holly on form- did not get tree / Space available one magnolia from Mansfield pond area	Serrata
30356	Glenham Ct	Requested CM, Magnolia, Viburnum, Holly, Ligustrum on request form - no tree planted yet, space is available	dePrimo
Iverson			
1451	Baythorn Dr	Requested Magnolia, Viburnum, CM,Ligustrum, Holly on request form -no tree replaced/ Need 1 Magnolia from Mansfield pond area	Rubiano
1455	Baythorn Dr	Requested CM on form due to allergies but did not get one/ Need to remove Lagustrum and add CM	Briones
30716	Burleigh Drive	Requested CM, Magnolia, Viburnum, Holly, Ligustrum on form. Received CM, then was swapped out for a bush - CM to be replaced	Papa
30806	Iverson Dr	Requested CM, Magnolia, Holly, Ligustrum, Viburnum on Tree Replacement form. Need a CM from WC drive pond by gate, space is there for a tree	Nobrega

Tab 12

Fw: MPII Req #60 - Lighthouse Engineering

Sheila Diaz <sheila.diaz@mpiicdd.org>

Mon 4/5/2021 1:00 PM

To: Jen Picarelli <jen.picarelli@mpiicdd.org>

 2 attachments (1 MB)

RE: MPII- LHE invocie; MPII Req #60 - Lighthouse Engineering ;

packet please

Thank you,

Sheila Diaz
Operations Manager
Meadow Pointe II CDD
sheila.diaz@mpiicdd.org
813-991-5016

Electronic Mail Notice: As an employee of a public entity, pursuant to applicable Florida law, certain e-mails directed to this address may be public records. Therefore, please be advised that your e-mail content and/or address may be subject to disclosure in response to a public records request.

From: Young, Keisha <keisha.young@inframark.com>
Sent: Monday, April 5, 2021 10:08 AM
To: Nanni, Bob <bob.nanni@inframark.com>
Cc: Sheila Diaz <sheila.diaz@mpiicdd.org>
Subject: RE: MPII Req #60 - Lighthouse Engineering

Hi Bob

The invoice was sent late January by Brad. The requisition processed and sent in February to MPII for approval.

Supporting emails are attached.

Please let me know if you need anything else.

Regards,

Keisha Young | Accountant II



210 N. University Drive, Suite 702 | Coral Springs, FL 33071
(O) 954-603-0033 Ext. 40558

EXHIBIT D

FORM OF REQUISITION MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES I

The undersigned, a Responsible Officer of the Meadow Pointe II Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2018, as supplemented by that certain Supplemental Trust Indenture dated as of October 1, 2018, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **060**
- (B) Name of Payee: **Lighthouse Engineering Inc.,**
- (C) Amount Payable: **\$160,621.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **roads, trees and gates for all villages.**
- (E) Fund or Account from which disbursement to be made: **Series 2018 Construction**

Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,
- or
- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

D-1

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

Invoice Number.: 1



Meadow Pointe II CDD
c/o Sheila Diaz
 30051 County Line Road
 Wesley Chapel, Florida 33543

Invoice Date
 PO Numner
 Client No.:
 FPID

1/28/2021
 N/A
 2014
 N/A

	Total Invoiced (see backup)
Roads	\$118,182
Trees	\$37,439
Gates	\$5,000

Total Due

\$160,621

 (Cut along dotted line and return bottom portion with your check. Thank you.)

Please remit payment to:

Lighthouse Engineering, Inc.
 701 Enterprise Road East, Suite 410
 Safety Harbor, Florida 34695

Page: 1

Project Discription

CEI Roads

Billing Method:

Lump Sum

% complete

<u>Roads</u>	<u>Fees</u>		Previous	Current
Charlesworth	\$9,091	100%	\$0.00	\$9,090.91
Colehaven	\$9,091	100%	\$0.00	\$9,090.91
Covina Key	\$9,091	100%	\$0.00	\$9,090.91
Glenham	\$9,091	100%	\$0.00	\$9,090.91
Iverson	\$9,091	100%	\$0.00	\$9,090.91
Lettingwell	\$9,091	100%	\$0.00	\$9,090.91
Longleaf	\$9,091	100%	\$0.00	\$9,090.91
Manor Isle	\$9,091	100%	\$0.00	\$9,090.91
Sedgwick	\$9,091	100%	\$0.00	\$9,090.91
Vermillion	\$9,091	100%	\$0.00	\$9,090.91
Wrencrest	\$9,091	100%	\$0.00	\$9,090.91
CO1 - Tullamore	\$9,091	100%	\$0.00	\$9,090.91
CO2 Clubhouse	\$9,091	100%	\$0.00	\$9,090.91
Total	\$118,182			

Billed This Period:

\$118,182

TOTAL DUE

\$118,182

(Cut along dotted line and return bottom portion with your check. Thank you.)

Please remit payment to:

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, Florida 34695

Page: 1

Project Discription

Trees

Billing Method:

Lump Sum

% complete

Roads

Fees

Previous

Current

Out of Scope

Wrencrest	\$1,250	100%	\$0.00	\$1,250.00	21.25	\$3,081.25
Lettingwell	\$1,250	100%	\$0.00	\$1,250.00	12	\$1,740.00
Glenham	\$1,250	100%	\$0.00	\$1,250.00	23	\$3,335.00
Colehaven	\$1,250	100%	\$0.00	\$1,250.00	8	\$1,160.00
Iverson	\$1,250	100%	\$0.00	\$1,250.00	31	\$4,495.00
Sedgwick	\$1,250	100%	\$0.00	\$1,250.00	9	\$1,305.00
Vermillion	\$1,250	100%	\$0.00	\$1,250.00	2	\$290.00
Tullamore	\$1,250	100%	\$0.00	\$1,250.00	8	\$1,160.00
Charlesworth	\$1,250	100%	\$0.00	\$1,250.00	14.5	\$2,102.50
Longleaf	\$1,250	100%	\$0.00	\$1,250.00	16	\$2,320.00
Covina Key	\$1,250	100%	\$0.00	\$1,250.00	2	\$290.00
Manor Isle	\$1,250	100%	\$0.00	\$1,250.00	8	\$1,160.00

Total

\$15,000

154.75

\$22,438.75

check ok

Rate per Contract

CEI Out of Scope Items
(see back for hours)

154.75

\$145.00

\$22,438.75

\$15,000

TOTAL DUE

\$37,439

**EXHIBIT B
ENGINEERING FEES**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>FEE TYPE</u>	<u>FEE</u>
1.0	CONSTRUCTION PHASE SERVICES		
	A. Construction Services (CEI)		
	Roadway (CEI)	LUM SUM	100,000
	Tree Removal and Replacement (CEI)	LUM SUM	15,000
	Gate Removal and Replacement (CEI)	LUM SUM	5,000
	B. Record Drawings and Certifications	Included in FEE above	
		TOTAL	<u>\$120,000</u>

Lump Sum

LHE may alter the distribution of compensation between the individual phases noted herein to be consistent with services actually rendered, but shall not exceed the total Lump Sum amount for the contracted services unless approved by the Client.

Time/Material/Expense (T/M/E)

The Client agrees to compensate LHE for professional services as forth in Exhibit "A" on an hourly basis at our prevailing standard hourly rates to elements that are not covered under the general terms of the work described as part of this contract.

CEI Engineer – \$145 / Hr
Clerical – \$75 /Hr
Cadd – \$120/ Hr

Conversation with Sheila Diaz about out of scope CEI work

- Date: 10-21-2020 @ 10:00 am
- Phone Conversation
- Spoke with Sheila about how much time we are spending on out of scope items including the attendance of the board meetings to provide updates on the CEI projects. She said that we should bill our time to the contract. As discussed, the complaints we have been dealing with and the attendance of the board meeting have been done at the CDD's request. These requests were not included in our scope of services and she agreed. I told her that we were going to bill that time by the hour to the contract at the scope defined rate as outlined on page 3 of 5 of the scope and she agreed.

Conversation with John Picarelli about out of scope CEI work

- Date: 12-3-2020 @ 3:17 am
- Phone Conversation
- Spoke with John about the coordination of complaints and that their resolutions and our time for such work were out of scope items. He understood that we were working out of scope and that costs for such work would be billed to the CDD, to which he did not have any objects.

Pre-Billing Worksheet

Meadow Pointe II CDD

CEI Out of Scope Work Requests

Phase Status: Active

WIP - Bill As Time & Expense

Billing Cutoff:

To Bill

Billing Type: Time & Expense

Date	Units	Rate	Amount
------	-------	------	--------

Units	Amount
-------	--------

Labor WIP Status: Billable

Sr. Principal

Bradley S. Foran

Project Chargeable Labor	08/13/2020	2.00
Project Chargeable Labor	08/14/2020	2.00
Project Chargeable Labor	08/17/2020	3.00
Project Chargeable Labor	08/18/2020	2.00
Project Chargeable Labor	08/19/2020	3.00
Project Chargeable Labor	08/21/2020	4.00
Project Chargeable Labor	08/22/2020	5.00
Project Chargeable Labor	08/25/2020	4.00
Project Chargeable Labor	08/26/2020	4.00
Project Chargeable Labor	09/02/2020	8.00
Project Chargeable Labor	09/04/2020	3.00
Project Chargeable Labor	09/07/2020	3.50
Project Chargeable Labor	09/08/2020	5.25
Project Chargeable Labor	09/09/2020	1.00
Project Chargeable Labor	09/09/2020	4.00
Project Chargeable Labor	09/16/2020	4.00
Project Chargeable Labor	09/23/2020	4.00
Project Chargeable Labor	09/24/2020	2.00
Project Chargeable Labor	09/25/2020	6.00
Project Chargeable Labor	09/28/2020	4.00
Project Chargeable Labor	09/29/2020	3.00
Project Chargeable Labor	09/30/2020	4.00
Project Chargeable Labor	10/02/2020	5.00
Project Chargeable Labor	10/07/2020	4.00
Project Chargeable Labor	10/21/2020	4.00
Project Chargeable Labor	11/04/2020	4.00
Project Chargeable Labor	11/06/2020	2.00
Project Chargeable Labor	11/09/2020	4.00
Project Chargeable Labor	11/10/2020	6.00
Project Chargeable Labor	11/12/2020	3.00
Project Chargeable Labor	11/13/2020	2.00
Project Chargeable Labor	11/16/2020	2.00
Project Chargeable Labor	11/17/2020	3.00
Project Chargeable Labor	11/18/2020	3.00
Project Chargeable Labor	11/18/2020	4.00
Project Chargeable Labor	11/19/2020	1.00
Project Chargeable Labor	11/20/2020	4.00
Project Chargeable Labor	11/23/2020	4.00
Project Chargeable Labor	11/24/2020	2.00
Project Chargeable Labor	12/02/2020	4.00

Pre-Billing Worksheet

Meadow Pointe II CDD

CEI Out of Scope Work Requests

Phase Status: Active

WIP - Bill As Time & Expense

Billing Cutoff:

To Bill

Billing Type: Time & Expense

Date	Units	Rate	Amount
------	-------	------	--------

Units	Amount
-------	--------

Labor

WIP Status: Billable

Sr. Principal

Subtotal **141.75**

Senior Project Engineer

Thomas Liu

Project Chargeable Labor	12/03/2020	3.00
Project Chargeable Labor	12/04/2020	4.00
Project Chargeable Labor	12/07/2020	4.00
Project Chargeable Labor	12/08/2020	1.00

Subtotal **12.00**

Labor total **154.75**

Project Discription CEI Gates

Billing Method: Lump Sum % complete

<u>Roads</u>	<u>Fees</u>		Previous	Current
Charlesworth	\$417	100%	\$0.00	\$416.67
Colehaven	\$417	100%	\$0.00	\$416.67
Covina Key	\$417	100%	\$0.00	\$416.67
Glenham	\$417	100%	\$0.00	\$416.67
Iverson	\$417	100%	\$0.00	\$416.67
Lettingwell	\$417	100%	\$0.00	\$416.67
Longleaf	\$417	100%	\$0.00	\$416.67
Manor Isle	\$417	100%	\$0.00	\$416.67
Sedgwick	\$417	100%	\$0.00	\$416.67
Tullamore	\$417	100%	\$0.00	\$416.67
Vermillion	\$417	100%	\$0.00	\$416.67
Wrencrest	\$417	100%	\$0.00	\$416.67

Total \$5,000

		Rate per Contract	
CEI Out of Scope Items	0	\$145.00	\$0.00
			\$5,000

TOTAL DUE**\$5,000**

Tab 13

RE: Wrencrest Mid Block Corssing

John Picarelli <johnpicarelli@mpiicdd.org>

Mon 4/5/2021 7:14 AM

To: bforan@lighthouseenginc.com <bforan@lighthouseenginc.com>

Cc: Sheila Diaz <sheila.diaz@mpiicdd.org>

Brad,

Please reach out to some of these local companies , since I cannot , thank you.

Sincerely, John Picarelli.

Traffic Signal Contractors | Thonotosassa, FL

<https://floridasafetycontractors.com>

Keep the roads safe for drivers everywhere when you contact our **traffic signal** contractors in Thonotosassa, FL, at (866) 892-5256.

Traffic Signal Contractor Jobs, Employment | Indeed.com

<https://www.indeed.com › q-Traffic-Signal-Contractor-j...>

708 **Traffic Signal** Contractor jobs available on Indeed.com. Apply to Traffic Controller, Technician, Laborer and more! ... The Earle **Companies** logo ...

Traffic Signals and Signs | City of Tampa - Tampa.gov

<https://www.tampa.gov › tss-transportation › programs>

Dec 7, 2020 — Requests for repairs to existing **traffic signs** or signals, or for new traffic control devices can be submitted directly to the Department's Call ...

Traffic Control Products

<https://trafficcontrolproducts.org>

Inc. (TCP) was established in Tampa in 1985, and is a woman owned **business** who has been one of the premier specialty **road maintenance companies** in Florida ...

From: bforan@lighthouseenginc.com <bforan@lighthouseenginc.com>

Sent: Thursday, April 1, 2021 10:40 AM

To: Sheila Diaz <sheila.diaz@mpiicdd.org>; Jamie Childers <jchilders@mpiicdd.org>; John Picarelli <johnpicarelli@mpiicdd.org>; Chris Dillinger <chrisdillinger@mpiicdd.org>

Subject: Wrencrest Mid Block Corssing

Sheila,

I received one quote for the crossing so far. Our estimate was 19,045 and the quote received was 18,442 (they did not know our number). I have reached out to two other firms, one is out of business and the other said they were too busy to do the job. I'll try to get another quote but it may be difficult as not many companies do this kind of work and those that do are very busy. I'll keep you posted but at least we have a quote that is within budget and seems reasonable to me. I just wanted to let you know where we are at the moment.

Regards,

Bradley S. Foran, P.E.

Lighthouse Engineering, Inc.

An FDOT Certified SBE

A Local and State Small Business Enterprise - SBE

MAP

OFFICE PHONE: 727-726-7856

CELL PHONE: 727-365-3616

FAX: 727-683-9848

www.lighthouseenginc.com

Sent from Mail for Windows 10



**AKCA
INC.**

The Pavement Marking Company

4603 Reece Road
Plant City, FL 33566
(813) 752-4471 Office
(813) 752-2357 Fax

**TO:
Lighthouse Engineering**

Estimate

Number:
Bid Date: April 1, 2021
Revised Date:

PLANS DATED	TERMS	COUNTY		PROJECT	
	Net 30 Days	<i>Pasco</i>		<i>Wrencrest at Meadow Point 2</i>	
Item	Description	Quantities	Unit	Unit Price	Amount
	Detectable Warnings	30.000	sf	\$ 27.00	\$ 810.00
	RRFB Double Sided Unit K and K Brand	2.000	ea	\$ 8,000.00	\$ 16,000.00
	Sign - Single Post, F&I, <12 sf	2.000	as	\$ 300.00	\$ 600.00
	Thermoplastic, Std, White, Solid, 12"	48.000	lf	\$ 9.00	\$ 432.00
	Thermoplastic, Std, White, Solid, 24"	50.000	lf	\$ 12.00	\$ 600.00
				Total	\$ 18,442.00

NOTE:

- All MOT to be provided by the Prime Contractor for all striping, signage installation & testing.
- MOT required to be provided by Striping Contractor will carry an additional charge to be determined by MOT devices and crew requirements.
- Lump Sum MOT traffic shifting is based on _____ mobilizations. Additional mobilizations will carry a charge of \$ _____ per crew, per shift.
- NO Off Duty Officers are included in the quote.
- Paint pricing is based on not more than _____ daily mobilizations for a paint crew. Additional mobilizations are \$ _____ 1700 _____ ea. day.
- Painted Pavement Marking pricing is based on (1) paint crew per shift. Additional paint crews required will carry an additional charge of \$ _____ 1600 _____ per shift, per additional crew.
- Bond rate is _____ 1 _____ %
- There is a minimum additional charge of \$ _____ 800 _____ for working non-work regulated days, such as Friday evening, Saturday evening, Sunday or Holidays.
- A minimum asphalt cure time of _____ 14 _____ days is required prior to thermoplastic installation. Thermoplastic installation will not begin until all concrete and paving operations have been completed. Striping Contractor will require _____ normal work days for the thermoplastic installation. Striping Contractor will not be responsible for any charges or penalties resulting from insufficient contract days provided for this portion of the work. Thermoplastic will be considered the controlling item of work during its application and shall dictate allowable weather days.
- Thermoplastic reflectivity readings will be taken 10-14 after the thermoplastic installation is completed. Allow _____ 5 _____ contract days for reflectivity readings and reporting. Striping Contractor will not be responsible for any charges or penalties resulting from insufficient contract days provided for this portion of the work.
- Any "Late Delivery" charges or penalties will be equally shared by all parties involved in the work since the beginning of the project as if the first day of the contract were just as important as the last day of the contract. Any "Early Completion" bonus will be shared on a pro rata share with subcontractor.
- Thermoplastic installation pricing is based on (1) hand work crew and (1) longline crew. Additional crew requests to meet contract deadlines will be an additional charge. The additional charge will be determined based on number of additional crews requested and number of mobilizations.
- Pavement marking removal by water blasting will be \$1.75 p.s.f. with a minimum charge of \$ _____ 2800 _____ per shift per crew. Pavement marking removal by grinding will be \$1.75 p.s.f. with a minimum charge of \$ _____ 2800 _____ per shift per crew.
- All notes must be included in the contract upon execution and will nullify any contradicting terms and conditions within the Prime Contractors agreement.
- Waterblasting or grinding is the method Akca Inc will use to correct incorrect striping. Akca Inc. is not responsible for any milling or resurfacing due to incorrect striping.**

Bid quantities are approximate and will be invoiced per actual quantities installed.

Thermoplastic price is based on actual cost at time of bid. Any change + or - will be adjusted at time of installation.

This Proposal is contingent upon acceptance. A three week notice required before work begins.

Fourteen (14) day notice for crew mobilization required. Retainage not to exceed 2.5% of invoice.

All work shall meet F.D.O.T., Specifications & Standards.

This quotation may be withdrawn if not accepted within 30 days of proposal date.

Above quote is package priced, line items will not be separated.

Respectfully Submitted: _____

Dale Bussey - Sales Manager AKCA, Inc.

Please sign and return original upon acceptance.

Upon execution of this proposal this document becomes a contract.

The above prices, specifications and conditions are satisfactory and are hereby accepted. We authorize Striping Contractor to do the work specified. Payment will be made within 30 days of invoice date following completion of work.

Tab 14

Entrance Renovations for Wrencrest and Iverson.

Joey Muniz <jmuniz@mainscape.com>

Mon 4/5/2021 5:54 AM

To: Sheila Diaz <sheila.diaz@mpiicdd.org>; Nicole Darner <nicoledarner@mpiicdd.org>; John Picarelli <johnpicarelli@mpiicdd.org>

Cc: Joey Muniz <jmuniz@mainscape.com>

 3 attachments (12 MB)

Wrencrest & Iverson Landscape Renovations.pdf; Meadow Pointe 2 Iverson Proposal.pdf; Meadow Pointe 2 Wrencrest Proposal.pdf;

Good morning Sheila,

I first want to thank you for giving me some time to get these put together. It has been a learning curve for me as I'm new to the digital imaging proposals. Attached you will find a two proposals and images for both entrance Wrencrest & Iverson. This is just the beginning I have plant counts for all entrances but wanted to get these in front of you all to see if the plant material chosen in these renderings is somethings you like or would like to change.

Due to cost we tried to implement the current landscape and just adding some color to the areas and recontouring Sod bed lines. Please review and keep me informed. I will have a better copy of Images delivered to you by Tuesday the 6th. Once reviewed I would like to set up a meeting to go over these to see if any changes need to be made.

If you have any questions or concerns please feel free to contact me.

Thanks,

Joey Muniz

Tampa East & North Operation Manager
Mainscape, Inc.
O: 317-517-7347



DATE
3/4/2021



PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS				
30051 County Line Rd, Wesley Chapel, FL 33543	30051 County Line Rd, Wesley Chapel, FL 33543	Name: Sheila Diaz Phone: 813-991-5016 Alt: Email: sheila.diaz@mpicdd.org	MAINSCAPE, INC. Tampa North #1521 6604 Simmons loop Riverview FL, 33579				
COMMUNITY NAME	WORK ORDER #	PROPOSED BY	BRANCH CONTACT				
Meadow Pointe 2		Joey Muniz	Phone: (800) 481-0096 Fax: (239) 597-4384				
DESCRIPTION OF PROPOSED SERVICES:							
Proposed quote to renovate Landscape appearance at Iverson Entrance.							
MATERIAL AND SERVICES			SIZE	QTY	UOM	UNIT PRICE	TOTAL
Gold Dust Crotons			3 Gal	18	Ea.	\$18.71	\$336.78
Loropetalum (Ruby)			1 Gal	66	Ea.	\$10.14	\$669.24
Dwarf Tri-color Oyster			1 Gal	21	Ea.	\$9.43	\$198.03
Jatropha Bush			7 gal	6	Ea.	\$62.50	\$375.00
Fountain Grass			3 Gal	72	Ea.	\$16.71	\$1,203.12
Pansy			4"	250	Ea.	\$8.29	\$2,072.50
Viburnum Odo			7 Gal	26	Ea.	\$41.07	\$1,067.82
Top Soil			1/2 Yard	1	Ea.	\$95.00	\$95.00
St. Augustine Sod			1200 Sqf.	3	Palletes	\$331.00	\$993.00
Mulch touch up			3 cuF.	1	Pallets	\$285.00	\$285.00
Arboricola			3 Gal	75	Ea.	\$18.71	\$1,403.25
Tear out/ Site Prep/ Sod Install/ Debris removal/ Clean-up			5 Man crew	40	Man Hrs.	\$35.00	\$1,400.00
Notes: Price includes labor, dump fees and delivery.						TOTAL:	\$10,098.74

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Purchaser's Signature

Contractor's Signature

Operations Manager - Joey Muniz

DATE
3/4/2021



PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS			
30051 County Line Rd, Wesley Chapel, FL 33543	30051 County Line Rd, Wesley Chapel, FL 33543	Name: Sheila Diaz Phone: 813-991-5016 Alt: Email: sheila.diaz@mpicdd.org	MAINSCAPE, INC. 6604 Simmons loop Riverview FL, 33579	Tampa North	#1521	
COMMUNITY NAME	WORK ORDER #	PROPOSED BY	BRANCH CONTACT			
Meadow Pointe 2		Joey Muniz	Phone: (800) 481-0096 Fax: (239) 597-4384			
DESCRIPTION OF PROPOSED SERVICES:						
Proposed quote to renovate Landscape appearance at Wrencrest Entrance.						
MATERIAL AND SERVICES			SIZE	QTY	UOM	UNIT PRICE
Gold Dust Crotons			3 Gal	33	Ea.	\$18.71
Loropetalum (Ruby)			1 Gal	44	Ea.	\$10.14
Dwarf Tri-color Oyster			1 Gal	27	Ea.	\$9.43
Jatropha Bush			7 gal	4	Ea.	\$62.50
Red Sister (Ti-Plant)			7 Gal	11	Ea.	\$57.65
Pansy			4"	100	Ea.	\$8.29
Viburnum Odo			7 Gal	32	Ea.	\$41.07
Jasmine			1 Gal	37	Ea.	\$7.71
Top Soil			1/2 Yard	1	Ea.	\$95.00
Awabuki			7 Gal	20	Ea.	\$75.87
St. Augustine Sod			1200 Sqf.	3	Palletes	\$331.00
Mulch touch up			3 cuF.	2	Pallets	\$285.00
Arboricola			3 Gal	65	Ea.	\$18.71
Roebelenii palm			30 Gal	2	Ea.	\$175.00
Tear out/ Site Prep/ Sod Install/ Debris removal/ Clean-up			5 Man crew	40	Man Hrs.	\$35.00
Notes: Price includes labor, dump fees and delivery.						TOTAL:
						\$10,772.41

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.











































DATE
2/4/2021



PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS		
30051 County Line Rd, Wesley Chapel, FL 33543	30051 County Line Rd, Wesley Chapel, FL 33543	Name: Sheila Diaz Phone: 813-991-5016 Alt: Email: sheila.diaz@mpicdd.org	MAINSCAPE, INC. Tampa North #1521 6604 Simmons loop Riverview FL, 33579		
COMMUNITY NAME	WORK ORDER #	PROPOSED BY	BRANCH CONTACT		
Meadow Pointe 2		Joey Muniz	Phone: (800) 481-0096 Fax: (239) 597-4384		
DESCRIPTION OF PROPOSED SERVICES:					
Proposed quote to Replace declining Crotons at the entrance of the Club house					
MATERIAL AND SERVICES	SIZE	QTY	UOM	UNIT PRICE	TOTAL
Mammy Crotons	3 Gal	12	Ea	\$18.21	\$218.52
					\$0.00
					\$0.00
					\$0.00
					\$0.00
Notes: Price includes labor, dump fees and delivery.				TOTAL:	\$218.52

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Purchaser's Signature

Contractor's Signature

Name Title Date

Operations Manager - Joey Muniz
Name Title Date

DATE
3/23/2021



MAINSCAPE

PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS
		Name:	MAINSCAPE, INC.
		Phone:	6604 Simmons Loop
		Alt:	Tampa, FL 33578
		Email:	
COMMUNITY NAME	WORK ORDER #	Accountable	BRANCH CONTACT
Meadow Pointe II CDD		Jay Arthurs	Phone: (800) 481-0096
			Fax:
SERVICE CODE AND DESCRIPTION			
1260 - CUSTOMIZED T/S PEST CONTROL			
PROPOSAL FOR			
Broadcast treatment for Red Imported Fire Ants			

SPECIFICS, DESCRIPTION, & INSTRUCTIONS	SIZE	QTY.	UOM	UNIT PRICE	TOTAL
Broadcast insecticide treatment for Red Imported Fire Ants - Spring (April/May)		1		\$ 1,847.69	\$ 1,847.69
Broadcast insecticide treatment for Red Imported Fire Ants - Summer/Early Fall (August/September)		1		\$ 1,847.69	\$ 1,847.69
Notes: Mainscape recommends performing two applications per year to adequately control worker ants as well as Queens which each mound can have up to 240,000 worker ants and have multiple Queens depending if they are single queen mounds or mutiple. This application is a broadcast treatment but also includes individual mound treatments.				TOTAL:	\$ 3,695.38

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Purchaser's Signature

Proposed By

Name Title Date

Jay Arthurs Regional Agronomy Manager 3/23/2021
Name Title Date

DATE
2/4/2021



PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS				
30051 County Line Rd, Wesley Chapel, FL 33543	30051 County Line Rd, Wesley Chapel, FL 33543	Name: Sheila Diaz Phone: 813-991-5016 Alt: Email: sheila.diaz@mpicdd.org	MAINSCAPE, INC. Tampa North #1521 6604 Simmons loop Riverview FL, 33579				
COMMUNITY NAME	WORK ORDER #	PROPOSED BY	BRANCH CONTACT				
Meadow Pointe 2		Joey Muniz	Phone: (800) 481-0096 Fax: (239) 597-4384				
DESCRIPTION OF PROPOSED SERVICES:							
Proposed quote to install Fountain Grass at 6 Locations on Mansfield from Beardsley Dr. to Charlesworth / Tullamore Entrance.							
Please note each location will take 12 plantings							
MATERIAL AND SERVICES			SIZE	QTY	UOM	UNIT PRICE	TOTAL
Fountain Grass			3 Gal	72	Ea	\$17.84	\$1,284.48
							\$0.00
							\$0.00
							\$0.00
							\$0.00
Notes: Price includes labor, dump fees and delivery.						TOTAL:	\$1,284.48

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Purchaser's Signature

Contractor's Signature

Name Title Date

Operations Manager - Joey Muniz
Name Title Date

DATE
2/4/2021



PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS				
30051 County Line Rd, Wesley Chapel, FL 33543	30051 County Line Rd, Wesley Chapel, FL 33543	Name: Sheila Diaz Phone: 813-991-5016 Alt: Email: sheila.diaz@mpicdd.org	MAINSCAPE, INC. Tampa North #1521 6604 Simmons loop Riverview FL, 33579				
COMMUNITY NAME	WORK ORDER #	PROPOSED BY	BRANCH CONTACT				
Meadow Pointe 2		Joey Muniz	Phone: (800) 481-0096 Fax: (239) 597-4384				
DESCRIPTION OF PROPOSED SERVICES:							
Proposed quote to install Fountain Grass at 1 Location on Mansfield from letting wall entrance to County line Blvd.							
Please note each location will take 12 plantings							
MATERIAL AND SERVICES			SIZE	QTY	UOM	UNIT PRICE	TOTAL
Fountain Grass			3 Gal	12	Ea	\$17.84	\$214.08
							\$0.00
							\$0.00
							\$0.00
							\$0.00
Notes: Price includes labor, dump fees and delivery.						TOTAL:	\$214.08

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

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Purchaser's Signature

Contractor's Signature

Name Title Date

Operations Manager - Joey Muniz
Name Title Date

Tab 15

Re: Meadow Point II- Irrigation Enhancements- Proposal.xlsx

Paul Woods <pwoods@olminc.com>

Thu 3/25/2021 4:31 PM

To: Sheila Diaz <sheila.diaz@mpicdd.org>; Nicole Darner <nicoledarner@mpicdd.org>; Jamie Childers <jchilders@mpicdd.org>

Cc: Nanni, Bob (Bob.Nanni@inframark.com) <bob.nanni@inframark.com>

Sheila,

Thank you for providing me a copy Mainscape's irrigation status report. I would not be concerned about the \$14.7k number as it is at best a gross budget number. In a general way most challenges they identify fall into two buckets, operational-system function problems and capital improvements a la "Reserve Study" funding. I agree with most of the conclusions and trust the Mainscape teams' objectivity.

Ranked priorities start with the most critical to the least. While coverage (called Distribution Uniformity) can result in irregular appearances, Mainscape acknowledges some of these are included in the maintenance tasks of level adjustments. As a result, nozzle replacements to achieve best coverage is a covered cost as the system is not inoperable. I do not know which spray pattern of nozzle is installed by a technician and the nozzle itself is pennies per unit. As a part of Mainscape's operation to improve outcomes their nozzle selection and installation is not a separate purchase by the client, it is maintenance.

This differs from the 15 non responding valves, which would indicate a not functioning. This would be a qualified start up cost by the CDD per X. Irrigation System A, 4. (Pg III-9).

The issue of Battery Operated Controllers may be the result of location (ie Highwood Ct in Manor Isle) than damaged wiring-communication and further detail should be requested.

In addition, Mainscape proposes what could be considered system upgrades, capital improvements by definition, which would include the planned replacement of key critical components such as central controllers and smart valve technology. All of these improvements represent progress in the technology of irrigation since the construction of the CDD. A discussion among the Board on the timing and use of reserve funds for irrigation may be a question from the you or the District Manager. When time; several options could be pursued namely by competitive bid and during a more favorable weather season.

Smart Irrigation technology meets the objective of best practices, conservation and using learned flow and pressure sensing technology is important. But it starts with a map and if asked what is the key information on the map it is zone valve locations since wiring typically follows the mainline trench. This could be a purchased service via Mainscape and added to the CAD site map developed by Bill Snyder. A question to Mainscape is "will their mapping be compliant to the CDD's existing CAD files?".

In summary, fix what is broken. Allow Mainscape to improve the system operation through the included maintenance and have the Board set direction on capital improvement and timeline.

Our next inspection is Monday, April 5 so if we don't speak prior Happy Easter and don't eat too many jelly beans.

Be well,

PG Woods
OLM, Inc.

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From: Sheila Diaz <sheila.diaz@mpiicdd.org>
Sent: Thursday, March 25, 2021 2:59:21 PM
To: Paul Woods <pwoods@olminc.com>; Nicole Darner <nicoledarner@mpiicdd.org>; Jamie Childers <jchilders@mpiicdd.org>
Cc: Nanni, Bob (Bob.Nanni@inframark.com) <bob.nanni@inframark.com>
Subject: Fw: Meadow Point II- Irrigation Enhancements- Proposal.xlsx

Hi Paul,

I had a meeting in late October with the Mainscapes irrigation team to review the attached Irrigation Analysis plan they provided after inspecting our irrigation system .
Based on that meeting, Mainscapes was asked to provide the District with a proposal for irrigation enhancements to implement throughout the District. A copy of that proposal is also attached.
Need some advise please. Could you take a look at both the analysis and the enhancement proposals and advise if the District should move forward with this plan?

Thank you,

Sheila Diaz
Operations Manager
Meadow Pointe II CDD
sheila.diaz@mpiicdd.org
813-991-5016

Electronic Mail Notice: As an employee of a public entity, pursuant to applicable Florida law, certain e-mails directed to this address may be public records. Therefore, please be advised that your e-mail content and/or address may be subject to disclosure in response to a public records request.

From: Zane Stoneman <ZStoneman@mainscape.com>
Sent: Friday, March 12, 2021 4:35 PM
To: Sheila Diaz <sheila.diaz@mpiicdd.org>
Cc: Zane Stoneman <ZStoneman@mainscape.com>; Elias Avila <eavila@mainscape.com>; Joey Muniz <jmuniz@mainscape.com>; Andres Quijano <aquijano@mainscape.com>
Subject: Meadow Point II- Irrigation Enhancements- Proposal.xlsx

Good afternoon,

Please find proposal for the upgrades discussed at our irrigation meeting attached. I have itemized each recommendation for consideration. There are two items that do not have full pricing associated with the proposal and I have made those notes in the proposal as well. The first is the controller upgrades, I would recommend we choose the best site to test one of the controllers and the WI-FI connection available and then determine the best path forward. Secondly, the rain/freeze sensors are priced with hard wired and wireless options. We will need to determine which sensor is needed for each controller but pricing was included for budgeting purposes. Should you have any questions please do not hesitate to contact me.

Thank you and have a great weekend!!

Zane Stoneman, CIC, CLIA, CIT, FWSAP, FCHP

Regional Irrigation Manager

Mainscape, Inc.

C: 239-229-8755

O: 800-481-0096



IRRIGATION ANALYSIS

Property:
Meadow Pointe II

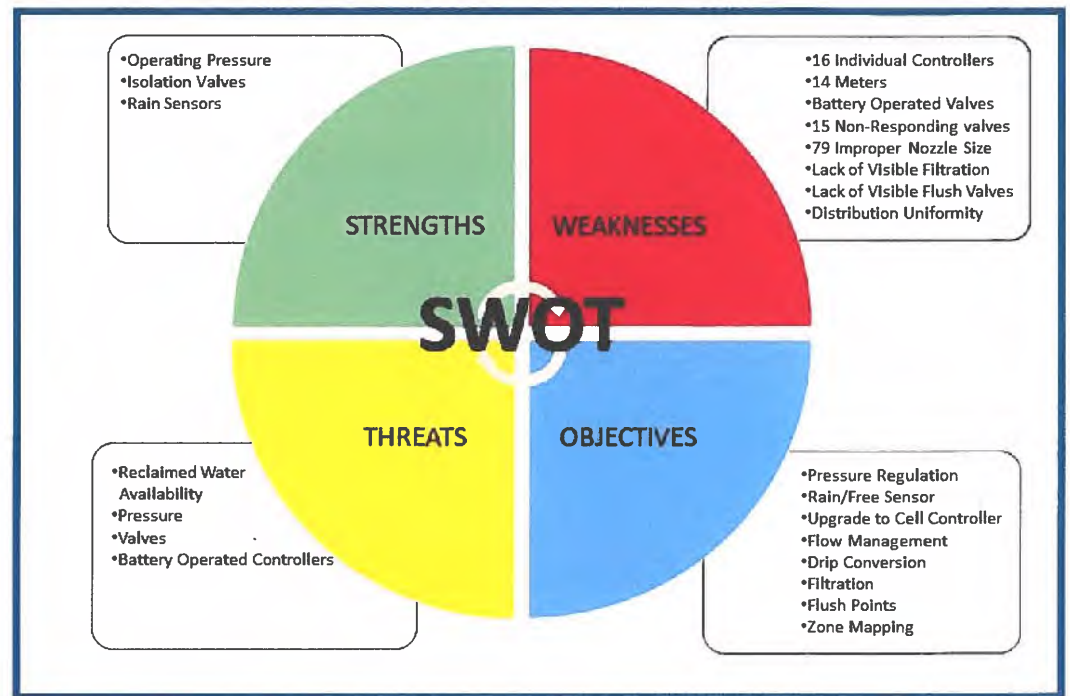
October 2020



PURPOSE

The information contained in this initial analysis is to determine the current state of the properties' irrigation system upon take over. The Irrigation Association's *Best Management Practices* (BMP's) were used as the foundation of this evaluation. Mainscape's certified irrigation technicians have analyzed and documented their findings with recommendations to increase efficiency and effectiveness.

ANAYSIS SNAPSHOT



SNAPSHOT OVERVIEW

STRENGTHS:

- **Operating Pressure** - during the initial inspection it was noted that many zones were operating at proper pressure.
- **Isolation Valves** - each section has its' own isolation point at the meter allowing for specific areas to be turned off without affecting other locations.
- **Rain Sensors** - each controller onsite was found to have rain sensors and they were tested and operating properly.



WEAKNESSES:

- **16 Individual Controllers** - there are 16 controllers covering the maintained area which makes it difficult to make quick adjustments, which are necessary during times of extreme weather or for seasonal basic adjustments during different months of the year.
- **14 Meters** - multiple meters make it more difficult to monitor usage throughout the month and not allowing a way to monitor for main line leaks or weeping valves.
- **Battery Operated Valves** - battery operated controllers are more difficult to manage as batteries can fail without notice and are often difficult to install with rain sensors. A battery-operated controller was designed to be a temporary fix while a permanent solution can be determined.
- **15 Non-Responding valves** - during the initial analysis 15 valves were found un-responsive for the controller. This was proposed for repair and we have submitted proposal with this report.
- **79 Improper Nozzle Size** - during the initial analysis there were nozzles found to have the incorrect distance or pattern installed causing coverage issues contributing to the lack of landscape performance. Mainscape can provide a proposal for the replacements at Meadow Pointe II's request.
- **Lack of Visible Filtration** - no visible filtration was found during the initial analysis and this could cause issues when the county reclaimed water line is damaged and repaired potentially sending debris into Meadow Pointe's supply causing clogging issues at individual zone locations. Filtration at the meter is recommended to avoid issues at multiple zone locations. Mainscape can provide proposal for filtration at your request.
- **Lack of Visible Flush Valves** - due to be on reclaimed water it is important to have the ability to flush the main line to avoid dirty water entering the system. There were no flush valves located during the initial inspection.
- **Distribution Uniformity** - many DU issues were noted such as raising/straightening of heads. As this is part of the agreement Mainscape is not proposing these issues but wanted to note that they did exist. We will work through the areas and make needed adjustments.

OBJECTIVES:

- **Pressure Regulation** - pressure was mentioned in the strength area but it is also something we want to address under objectives. There were several zones that were operating above recommended pressure, and this causes water waste as the high pressure causes the water to dissipate and reduces the precipitation rate requiring longer run time to compensate. Pressure regulation is recommended for zones that fall into this category.



- **Rain/Free Sensor** - Meadow Pointe II is in an area that experiences colder weather than other location in Florida. Mainscape recommends water be suspended when forecasts call for 39 degrees or cooler to avoid damage to the landscape as well as possible icing events that can cause injury to the landscape as well as individuals. Mainscape recommends installing a freeze/rain sensor combination that would automatically suspend irrigation when the temperature reaches 39 degrees.
- **Upgrade to Smart Controllers for Central Control** - due to having 16 controllers onsite Mainscape recommends upgrading the controllers so that all 16 can be accessed remotely to be shut down, notify us when there is an electrical issue and make programming changes as needed. Additionally, some controllers can be fitted with small weather stations that will monitor the current weather conditions and adjust zone run times based on irrigation need while others communicate with local weather satellites and make similar adjustments. Controllers like these report between 40% and 60% reduction in water consumption.
- **Flow Management** - this is another step in proper irrigation management that is available with smart controllers. There are 14 meters on property, and they can be fitted flow sensors that connect to the smart controllers. We then "learn flow" which means the controller will run each zone approximately 3 minutes to determine the gallons per minute for that zone and records that information. Once all zones have been "learned", the controller then can send out alarms letting you whether there was a broken head, a man line leak or a valve that did not open based on the expected flow. This will immediately allow for the repair to be made the following day instead of waiting for it to be found on the next irrigation inspection. This technology will allow for fewer irrigation inspections as we now have 24-7 monitoring. The inspection schedule could go to bi-monthly or even quarterly.
- **Drip Conversion** - the current configuration of the landscape in meadow Point II has significant opportunity to reduce water use and waste by retro fitting landscape areas with drip irrigation. Drip irrigation is more efficient than overhead irrigation reducing the wasting of water and watering areas that unnecessary.
- **Filtration** - filtration is something to be considered as part of Meadow Point II's long range plan.
- **Flush Points** - flush points are something to be considered as part of Meadow Point II's long range plan.
- **Zone Mapping** - Mainscape feels strongly that the irrigation system is a community asset, and it is important to know where things are located. Controllers and meters are usually easy to find but irrigation control valves, shut of valves and other assets are not so easily located.



Mainscape recommend GIS mapping of all zone locations as well as controllers, meters and all other assets desired by Meadow Pointe II. This can include light poles, electrical connections etc... anything you would like to have documented. The map then becomes a living document that can be updated should things change. This becomes very important when there are valve issues in the field and wire tracking is needed. A map basically eliminates the need for wire tracking to locate valves.

THREATS:

- **Reclaimed Water Availability-** during certain times of the year the reclaimed water system can be somewhat unreliable. During these times there will be stress to the landscape and we will work with the county and communicate with Meadow Pointe II the status of available water. Mainscape has established a good working relationship with Pascoe County and stay in close contact during dry season when reclaimed water is less available.
- **Pressure-** mentioned prior, high pressure is the leading contributing factor to water waste as it usually goes unaddressed. High pressure not only wastes water, but it can reduce the life of the main line and fittings as well as the seals of the sprays and rotors. Pressure regulation is highly recommended.
- **Valves-** due to the age of some of the areas, we wanted to highlight the fact that you may experience more frequent valve failures as the community continues to age and the usage of treated water.
- **Battery Operated Controllers-** as referenced previously, the battery controllers can pose a reliability issue and Mainscape would recommend eliminating them as quickly as possible.

PRIORITY ACTION SCHEDULE

For the most efficient way to support the most effective irrigation system(s) on your property(ies) the following is our professional recommendation:

1. Addressing the 15 un-responsive valves
2. Re-nozzling the 79 incorrect nozzles
3. Eliminating battery operated controllers
4. Pressure regulation
5. Rain/Freeze Sensors
6. Mapping
7. Convert to Smart controllers with Central Control and flow management.
8. Filtration
9. Flush Points

Please note most all projects can be done in phases over a period of time.





MAINSCAPE

DATE

10/30/2020

PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS
Meadow Point 2	Meadow Point 2	Name: Phone: Alt: Email:	MAINSCAPE, INC. 6604 Simmons Loop Riverview, FL. 33578
COMMUNITY NAME	WORK ORDER #	PROPOSED BY	BRANCH CONTACT
Meadow Point 2		Elias Avila	Phone: (813) 326-4823
PROPOSAL FOR			
Initial Irrigation Improvements			

SPECIFICS, DESCRIPTION, & INSTRUCTIONS					
This Proposal includes Troubleshooting 15 zones throughout Meadow Point 2 that do not respond during our initial irrigation inspection. This will be for tracking all zones and if any further time is needed another proposal will be submitted prior to proceeding.					
Notes: This is a NTE (Not to Exceed proposal)					TOTAL: \$ 2,000.00

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Purchaser's Signature

Contractor's Signature

Elias Avila Irrigation Operations Manager

10/30/2020

Name Title Date

Name Title Date

DATE
3/8/2021



MAINSCAPE

PROPOSAL

SERVICE ADDRESS	BILLING ADDRESS	CONTACT INFORMATION	BRANCH ADDRESS
Meadow Pointe II County Line Rd	Meadow Pointe II	Name: Sheila Diaz Phone: 813-991-5016 Alt: Email: sheila.diaz@mpicdd.org	MAINSCAPE, INC. 6604 Simmons Loop Riverview, FL. 33578
COMMUNITY NAME	WORK ORDER #	PROPOSED BY	BRANCH CONTACT
Meadow Pointe II		Zane Stonemn, CIC, CLIA	Phone: (813) 326-4823
PROPOSAL FOR			
Irrigation Enhancements			

SPECIFICS, DESCRIPTION, & INSTRUCTIONS				
Proposal is for the irrigation enhancements discussed at the meeting related to the findings from the initial irrigation inspection. There are multiple proposals included and are separated per item. Proposal includes but is not limited to the following:				
Renozzling 79 incorrect nozzles				
79- Rainbird fixed arc nozzles			591.71	
Filtration				
14- 100 mesh Vu-Flow Filters to be intalled at each meter				
14- Jumbo valve boxes			7,717.50	
Pressure Regulation				
128- Pressure regulators installed at each valve location			14,128.64	
Rain/Freeze Sensors*				
16- Rain/Freeze sensors installed to elimtate the need for manual shut down during cold weather events			Wired Sensor- 105 ea.	
*Each controller will need to be assesed to see which type of sensor will be required based on location of landscaping that could possible interfere with rain catchment.			Wireless Sensor- 185 ea.	
Zone Mapping				
128 hrs- track, locate and mark all irrigation valves in Meadow Point II*				
1-GIS mapping of irrigation meters, controllers and zone valves				
1-Laminated field manual with all meter, controller and valve locations				
1-Lameninated wall map with all meter, controller and valve locations				
1-Thum drive with all located points			14,500.00	
*Proposal for tracking hours is a not to exceed amount. Industry standard allows for 1 hour of tracking per zone. Should all valves be located under the time allotted, Meadow Point II would only be billed for the amount of time needed. Should more hours be required, an additional proposal would be submitted but this would not be something that was done last minute. The community would be kept updated as to the progress and appropriate conversations would be had so there were no surprises.				
Convert Existing Controllers to Smart Controllers				
*Mainscape recommends that a location be selected as a test sight between Mainscape and Meadow Point II. Once a controller location is determined, we should run a WI-FI test to see if it is viable. Mainscape can provide proposal for that site and monitor it to show the results prior to moving forward with all controllers.			TBD	
Notes:				
			TOTAL:	TBD

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

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Purchaser's Signature

Contractor's Signature

Zane Stoneman	Regional Irrigation Manager	3/8/2021
Name	Title	Date

Name	Title	Date