



Meadow Pointe II CDD

April 21, 2021

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Agenda

**Meadow Pointe II
Community Development District**

April 21, 2021

AGENDA PACKAGE

Communications Media Technology Via Zoom

Meeting ID #: 857-2529-2373

Meeting URL: <https://us02web.zoom.us/j/85725292373>

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

April 14, 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 will be held **Wednesday, April 21, 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 advance agenda for the meeting:

- 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. Consent Agenda**
 - A. Minutes of the March 3, 2021 Meeting and Workshop, and March 17, 2021 Meeting
 - B. Financial Report as of March 31, 2021
 - C. Deed Restrictions
 - D. Pre-Approved Architectural Review Items
- 7. Non-Staff Reports**
 - A. Residents Council
 - B. Government Liaison
- 8. Reports**
 - A. Architectural Review Discussion Items
 - B. District Manager
 - C. District Engineer
 - D. District Counsel
 - E. Operations Manager

A motion and second must be made prior to any discussion. Each Supervisor will have two minutes to make their remarks and a second two-minute round will commence for rebuttal prior to a vote on the motion. If there is no second, the motion will die and there will be no further discussion.

Meadow Point II CDD

April 14, 2021

Page Two

9. Action Items for Board Approval/Disapproval/Discussion

- A. Acceptance of the Fiscal Year 2020 Audit
- B. Discussion Regarding Engineer Search
- C. Discussion of Proposed Fiscal Year 2022 Budget
- D. 30840 Wooley Court Settlement Agreement
- E. Coronavirus Update and Impact on Operations
- F. Proposal Documents for Pool Construction
- G. Process for Updated Color Scheme Book for Community

10. Audience Comments on Open Items (Comments will be limited to three minutes.)

11. Supervisors' Remarks

12. Adjournment

Any supporting documentation for agenda items not included in the Agenda Package will be distributed at the meeting. I look forward to seeing you and in the meantime, if you have any questions, please contact me.

Sincerely,

Robert Nanni

Robert Nanni
District Manager

Sixth Order of Business

6A

**MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, March 3, 2021 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary
Chris Dillinger	Assistant Secretary

Also present were:

Sheila Diaz	Operations Manager
Brad Foran	District Engineer
Christine Masters	ARC/DRC
Alan Baldwin	Inframark
Thomas Giella	Complete IT
Members of the Public	

Following is a summary of the discussions and actions taken at the March 3, 2021 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

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

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

The following items were added to the Agenda:

- *Discussion of Opening Clubhouse Facilities* under *Approval/Disapproval/Discussion.*
- *Discussion of Law Enforcement Issues* in the Workshop.

FIFTH ORDER OF BUSINESS**Audience Comments on Agenda Items
Only (Comments will be limited to three
minutes.)**

Audience members commented on the following items:

- Opening clubhouse facilities, particularly, the pool area.
- Law enforcement issues, such as speeding in the school zones, and racing on County Line Road.

SIXTH ORDER OF BUSINESS**Non-Staff Reports****A. Law Enforcement**

- Ms. Sanchez commented on speeding issues. She recommends residents contact the Board of County Commissioners to request funding for additional protection.
- Off-duty officers were hired by the CDD to patrol speeding enforcement. They are on duty at least three times per week.
- Mr. Picarelli suggested a quarterly Shade Meeting, as authorized by the District's Attorney, to meet with the Deputy to discuss law enforcement issues. Ms. Sanchez does not believe a Shade Meeting may be held in this regard. Mr. Picarelli will check with Mr. Cohen.

B. Residents Council

- The Easter Egg Extravaganza will be held on March 28, 2021. Volunteers are needed.

C. Government Liaison

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

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Deed Restrictions/DRVC**

Ms. Childers stated each Board member received a copy of the Consent Agenda, comprised of Deed Restrictions/DRVC, and requested any additions, corrections or deletions.

There being none,

On MOTION by Mr. Picarelli, seconded by Mr. Dillinger, with all in favor, the Consent Agenda, comprised of Deed Restrictions/DRVC, was approved.

EIGHTH ORDER OF BUSINESS**Reports****A. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2021-25	Wrencrest	30610 Tremont	Paint Home	Approved
2021-26	Wrencrest	30650 Tremont	Paint Home	Approved
2021-27	Morningside	29841 Morningmist	Paint Home	Approved
2021-28	Wrencrest	30437 Tremont	New Roof	Approved
2021-29	Wrencrest	1929 Grenville	New Windows	Approved
2021-30	Wrencrest	1934 Grenville	New Roof	Approved
2021-31	Manor Isle	1500 Highwood	New Pool Cage	Approved

- Under 2021-31, there are no requirements regarding pool enclosures.

On MOTION by Mr. Picarelli, seconded by Mr. Dillinger, with all in favor, the Architectural Review Report was approved as presented.

- Mr. Picarelli does not believe the items from this report need to be presented at the CDD meeting, as most items involve already-approved items. Only items with issues need to be presented. Residents should not have to wait until the next meeting to have their work done. Mr. Dillinger and Ms. Darner concurred.
 - Ms. Sanchez disagrees and indicated there is a process involved and should be followed.
 - Ms. Childers will check with Mr. Cohen to determine whether these items are necessary.
- B. District Counsel**
- The process to possibly change by-laws regarding resident tree lawns was discussed. Legally, residents cannot be held responsible for maintenance of the tree lawns, as the land is owned by the CDD. However, CDD fees may increase if the CDD is forced to perform the maintenance.

C. District Engineer

- Mr. Foran reported the road in question was flattened. They are awaiting the signage.
- Mr. Foran was directed to proceed with the work involved in placing a mid-walk crosswalk, as approved at the last meeting.
- Triangular flashing lights must be paid for by the CDD. Mr. Cohen is in the process of determining whether the CDD is permitted to do this. He is studying previous agreements in this regard.
- The County will address permitting of the emergency gate at their April meeting.
- Sidewalks have been marked, and gutters in need of repairs have been identified. This will be discussed further during the workshop.
- Payment Requisitions are being sent to the Inframark accounting department, which are coordinated with US Bank. Ms. Sanchez recommended that all requisitions either be signed by the Chair, and if the Vice Chair signs, it should be at the request of the Chair and stated on the Requisition.
- The Board is concerned many of the newly-planted trees are leaning and may need to be re-staked. Mr. Foran indicated the CDD may do this work. Ms. Childers asked Mr. Foran to check with Buccaneer to see if they will do the re-staking, but if not, determine whether the warranty will be voided if the CDD does re-stake it and something happens to the tree.
- Ms. Childers will have Ms. Diaz forward an email to the Board from Kevin regarding the survey.

The record shall reflect Mr. Foran exited the meeting.

D. Operations Manager

Ms. Diaz presented her report for discussion, a copy of which was included in the agenda package.

- Ms. Diaz addressed gate maintenance, and obtaining a preventive maintenance contract. She received a service contract. Witt Fence is not interested in a service contract, as their office is far away from the District.
- Some items should still be under warranty with Witt.

- Ms. Sanchez asked Ms. Diaz to ensure any maintenance does not void the warranty.
- Ms. Diaz was asked to contact Witt and have them determine in writing what can be done to prevent rusting and other issues.
- The warranty is good until August.
- Ms. Diaz will email the proposal for the preventive maintenance to the Board. She will request two more proposals.
- Ms. Diaz discussed insurance issues associated with the lightning strike. Everything has been submitted. She is waiting to hear back. Bottle brushes have been ordered. Ms. Sanchez indicated any work should go through the electrician.

NINTH ORDER OF BUSINESS**Approval/Disapproval/Discussion****A. Relocation of Barbecue**

- Residents will be requesting to use it soon.
- The area on the side would work well, according to Mr. Picarelli. People will have to go around the pool to get to the barbecue if it is placed there. A small patio may be needed.

Mr. Picarelli MOVED to approve having the barbecue grill, cage and warning signage to be relocated along with a cage and warning signage that the grill is hot, at the area to the side by the walkway which leads to the tennis courts in the grassy area, and authorize Ms. Diaz to purchase patio blocks to place the grill, and Ms. Darner seconded the motion.

- The grill would be located far off the walkway, and benches will be placed.
- There being no further discussion,

On VOICE vote, with all in favor, the prior motion was approved.

B. Parking Enforcement Signs

Mr. Picarelli MOVED to approve the invoice for the parking enforcement signs in the amount of \$900, and Mr. Dillinger seconded the motion.

- 179 • Ms. Sanchez commented the signs look good, and they should only be replaced
- 180 when they are fading. It is not necessary to spend \$900.
- 181 • Ms. Darner concurred with Ms. Sanchez.
- 182 • Mr. Picarelli believes the Operations Manager should have this type of work done
- 183 under her authority without having to approach the Board, as her authorized
- 184 spending limit is \$3,500.
- 185 • Mr. Dillinger is in favor of replacing the signs.
- 186 • Ms. Childers indicated the tape drew her attention to the sign. She suggested the
- 187 Board consider something more eye-catching.

188 On VOICE vote with Mr. Picarelli and Mr. Dillinger voting aye, and

189 Ms. Childers, Ms. Darner and Ms. Sanchez voting nay, the prior

190 motion failed.

191

- 192
- 193 • Ms. Diaz was directed to determine whether there is anything to be placed on the
- 194 sign which would draw attention to it.
- 195 **C. Discussion of Robert's Rules**
- 196 • This item was tabled to the next meeting.
- 197 • The books were delivered for the Board to read.
- 198 **D. Discussion of Opening Clubhouse Facilities**
- 199 • Ms. Darner suggested lifting restrictions with limitations to give residents more
- 200 access to the pool, tennis court and basketball court.
- 201 • There will be capacity issues.
- 202 • It was suggested that residents may bring their own lounge chairs to avoid staff
- 203 having to clean constantly.
- 204 • Mr. Picarelli commented there should still be reservations and time frames.
- 205 • Restrooms at the pool will need to be sanitized. Facilities would have to shut down
- 206 to allow for this cleaning.
- 207 • Ms. Sanchez commented this is not a good time to relax restrictions.
- 208 • Mr. Dillinger suggested some restrictions may be relaxed and tweaks made. He
- 209 suggested pods.

- 210 • Work is being done at the playground, and it will not be open until approximately
- 211 the end of March.
- 212 • Ms. Diaz is concerned with the possibility of losing staff if restrictions are relaxed.
- 213 She indicated that all staff will be doing on weekends is cleaning.
- 214 • Mr. Dillinger suggested chaise lounges with social distancing.
- 215 • It was suggested that restrooms may be kept closed while the pool is being used.
- 216 • Ms. Darner suggested use of waivers to alleviate any liability on the CDD if
- 217 someone becomes ill with COVID-19.
- 218 • The splash pad needs to be closed off.
- 219 • Mr. Dillinger suggested hiring a pool monitor.
- 220 • The Board concurred there will be no outside guests at this time.

221
222 Ms. Childers MOVED to open pool without reservations, allow 26
223 people at a time, and close the facilities for one hour to clean, place
224 a small amount of lounge chairs, allow guests to bring their own
225 chairs, open tennis and basketball courts with no reservations, with
226 splash pad and playground to remain closed until construction is
227 complete, and Ms. Darner seconded the motion.

- 228
- 229 • Mr. Dillinger would like to have the gym opened without reservations. Anyone
- 230 wanting to use the gym still needs to call to find out if there is space available.

231
232 On VOICE vote with Ms. Childers, Mr. Picarelli, Ms. Darner and
233 Mr. Dillinger voting aye, and Ms. Sanchez voting nay, the prior
234 motion was approved.

- 235
- 236 • This will be effective Monday, March 8, 2021.

237 EIGHTH ORDER OF BUSINESS

238 Reports (Continued)

239 A. Architectural Review (Continued)

- 240 • Ms. Sanchez read the ARC Policy into the record. She suggested this may be a
- 241 Consent Agenda Item.
- 242 • Ms. Childers will confirm this with Mr. Cohen.

TENTH ORDER OF BUSINESS

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

Audience members commented on the following items:

- COVID-19 restrictions.
- Pool use.
- Meetings with the Sheriff.
- Speeding.
- Alligators near the soccer field.

ELEVENTH ORDER OF BUSINESS

Supervisor Comments

Hearing no comments from Supervisors, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

There being no further business, the meeting was adjourned at 8:52 p.m., and the Board proceeded to a workshop.

Jamie Childers
Chairperson

**MINUTES OF WORKSHOP
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, March 3, 2021, immediately following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary
Chris Dillinger	Assistant Secretary
Sheila Diaz	Operations Manager
Alan Baldwin	Accounting Manager, Inframark
Thomas Giella	Complete IT

The following items were discussed during the March 3, 2021 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the workshop to order.

SECOND ORDER OF BUSINESS

Items for Discussion

A. Discussion of Proposed Fiscal Year 2022 Budget

Mr. Baldwin led the discussion.

- The Board has influence over the budget numbers.
- Administrative expenses were explained.
- Postage and Freight, Printing and Office Supplies, and Printing and Binding are Inframark expenses, not clubhouse expenses.

- The Budget Narrative provides an explanation of the items.
- Mr. Picarelli discussed the shortfall between Lettingwell and the CDD regarding the amount owed. They have a deficit of over \$53,000 still owed to the CDD for the project. The HOA may want to pay this back in one lump sum, which was approved by Mr. Cohen. The amount is currently divided over five years.
- Cost of sidewalk repairs in Morningside and Lettingwell was addressed. This should be included in the working budget. Mr. Picarelli will send the background information to Mr. Baldwin.

The record shall reflect Mr. Baldwin exited the workshop.

- Village Reserves were addressed. Mr. Foran will be directed to evaluate all completed improvements over the next 20 years. He should also provide an assessment of sidewalk repairs over the next 20 years.
- Cameras were discussed.

B. Discussion of Law Enforcement Issues

- Ms. Sanchez has been working on law enforcement with Ms. Diaz, and she has suspended the service as of the 15th, as there are visibility and performance issues.
- Only one officer was signing in, and there are bookkeeping issues.
- It appears the officers are keeping their own hours.
- A large amount of tickets were issued.
- Ms. Sanchez approached Meadow Pointe I for feedback on how they handle this.
- Another option would be to work with Mr. Steve Gaskin of FHP. There are administrative costs for each hour worked.
- There are speeding issues on County Line Road.
- Ms. Sanchez suggested using FHP for 30 days to determine whether or not this is a good idea.
- This will be discussed further at the next meeting.

C. Sidewalks

- The trees lifted the sidewalks and aprons in many communities, and the affected sidewalks have been marked for repairs.
- The work to be done includes drainage areas and gutters which are pooling water.
- Each community has funds in their budgets for gutter repairs.

- Jamie Childers
Chairperson

**MINUTES OF MEETING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, March 17, 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.

Present and constituting a quorum were:

Jamie Childers	
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary
Chris Dillinger	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Andrew Cohen	District Counsel (via Zoom)
Sheila Diaz	Operations Manager
Christine Masters	ARC/DRC
Kelly	Residents Council
Thomas Giella	Complete IT
Members of the Public	

Following is a summary of the discussions and actions taken at the March 17, 2021 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

The following items were added to the agenda:

- *Yard Sale, Budget Items and Discussion of Robert's Rules under Action Items for Board Approval/Disapproval/Discussion.*

FIFTH ORDER OF BUSINESS

**Audience Comments on Agenda Items
Only (Comments will be limited to three
minutes.)**

Audience members commented on the following items:

- Speeding and accidents on the roads.
- Residents Council.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes of the February 3, 2021 Meeting and Workshop, and February 17, 2021 Meeting**
- B. **Financial Report as of February 28, 2021**
- C. **Deed Restrictions**

Ms. Childers stated each Board member received a copy of the Consent Agenda with the items as listed above and requested any additions, corrections or deletions.

- Minor corrections were made to the Minutes of the February 3, 2021 Meeting, February 3, 2021 Workshop and February 17, 2021 Meeting, all of which will be reflected in the amended minutes.

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Consent Agenda, comprised of the Minutes of the February 3, 2021 Meeting and Workshop, February 17, 2021 Meeting, Financial Report as of February 28, 2021 and Deed Restrictions, was approved as amended.
--

Ms. Sanchez discussed a Deed Restriction matter.

- Ms. Jackie Murray would like to be a volunteer for the DRVC. Nominations were opened.

Ms. Sanchez MOVED to nominate Ms. Jackie Murray as a Deed Restrictions Violation Committee Member, and Mr. Picarelli seconded the nomination.

There being no further nominations,

On VOICE vote, with all in favor, Ms. Jackie Murray was appointed to serve as a volunteer on the Deed Restrictions Violation Committee.

Ms. Childers discussed a situation in which a resident requested an appeal regarding his fence.

- There has been discussion with the CDD's District Counsel regarding the 30017 fence and the decision to allow it.
- Mr. Picarelli is concerned with setting a precedent with other easements. There may be more problems in the future.
- Ms. Sanchez indicated the Deed Restrictions do not allow a fence to be installed on an easement.
- Ms. Childers viewed the property. It appears the pond would not be able to be maintained due to its location. Mr. Cohen indicated the fence may be removed at any time, if necessary, and replacement of the fence would be at the property owner's expense.
- The resident wants to install a double gate at the front and back of his home.
- Mr. Cohen also indicated the CDD may prepare a legal document which follows the home and not the property owner. The CDD may enter the property at any time, if necessary.
- These types of matters would be approved or disapproved on a case by case basis.
- There was no expiration date on the original request.
- Mr. Dillinger believe this is a special circumstance and the CDD should work with the owner.
- Ms. Darner agrees to proceed since the owner already obtained approval.
- Mr. Cohen commented a License Agreement would be prepared giving the CDD permission to enter the property at any time.

- Ms. Sanchez is concerned with making exceptions to the Deed Restrictions, and if they are subject to change. Mr. Cohen read the Deed Restriction into the record. It would be allowed as long as it does not interfere with maintenance of the easement.
- Mr. Cohen confirmed the homeowner would bear the legal expenses involved with preparing the agreement.
- Mr. Picarelli indicated a new owner may not be amenable to this agreement.
- Ms. Childers commented she does not believe the Board can legally deny this since he has prior approval. She is concerned the resident is able to sue the District. Mr. Cohen indicated the fence has not yet been installed.
- Ms. Masters commented the ARC has no jurisdiction over Deed Restrictions.
- Ms. Sanchez reminded the Board the assets of the CDD must be defended.

Mr. Dillinger MOVED to allow the resident at the 30017 address to install the fence in accordance with the 2014 approval, with the legal documentation to go with the property and not the resident, and with the current resident bearing the expense for the legal documents to be prepared in this regard, and Ms. Childers seconded the motion.

- Ms. Sanchez offered an amendment to the motion.

Ms. Sanchez MOVED to amend the motion to include the fact that the fence is being installed over a CDD easement, and Mr. Dillinger seconded the amended motion.

On VOICE vote, with Ms. Childers, Ms. Darner and Mr. Dillinger voting aye, and Mr. Picarelli and Ms. Sanchez voting nay, the resident at the 30017 address shall be permitted to install a fence over the CDD easement adjacent to his property, with the legal documentation to go with the property and not the resident, and with the current resident bearing the expense for the legal documents to be prepared in this regard.

- Ms. Childers will contact Mr. Cohen once the resident has accepted the requirements.

- Mr. Cohen indicated any resident who wants to install a fence on a CDD easement will have to submit a request for Board approval.

EIGHTH ORDER OF BUSINESS

Reports

D. District Counsel

- Mr. Cohen updated the Board regarding the utilities in the Longleaf area. Work is ongoing.

The record shall reflect Mr. Cohen exited the meeting.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Law Enforcement

- The Board is currently investigating law enforcement options. Off-duty officers have been paid to patrol the area.
- The Board discussed hiring Pasco County, but the Board was in agreement not to do this. Deputies are unable to issue any tickets for violations, as they do not have the radar. The cost for the deputy is close to \$100,000 per year.
- The Florida Highway Patrol is being considered.
- Ms. Sanchez commented County Line Road is not CDD property. It is owned and maintained by the County. She advised residents should approach the Board of County Commissioners to provide funding in this regard.

B. Residents Council

- The Easter Egg Extravaganza will take place on Sunday, March 28, 2021 at the Meadow Pointe II Clubhouse starting at 1:00 p.m.

C. Government Liaison

Mr. Picarelli relayed information from Mr. Lynn.

- A representative from Sheriff Nocco's office cancelled a meeting with Mr. Lynn, and suggested he meet with a sergeant.
- Mr. Lynn suggested the CDD's Community Liaison, Mr. Dillinger, contact the three other Meadow Pointe communities, and Mr. Lynn contact Meadow Pointe IV, to convince Sheriff Nocco to meet with them, to request four deputies for the communities. The CDD is requesting certain coverage on certain times of day with certain capabilities. Mr. Dillinger will contact Mr. Lynn, contact representatives of the other three Boards, and report back to the CDD Board.

EIGHTH ORDER OF BUSINESS

Reports (Continued)

A. Architectural Review

On MOTION by Mr. Picarelli, seconded by Ms. Darner, with all in favor, the Architectural Review Log was approved as presented.

- Ms. Masters presented a request from the attorney representing the owner of 30840 Wooley Court. He owes \$8,943.30, which includes fines and attorney fees. The homeowner has offered to pay \$1,165.90, which covers the attorney, and an additional \$3,000 to be paid in \$200 increments over the next 15 months.

Mr. Picarelli MOVED to accept the offer from the attorney for the resident at 30840 Wooley Court, paying \$1,165.90 up front, and an additional \$3,000 to be paid in \$200 increments over the next 15 months, and Ms. Childers seconded the motion.

- Ms. Sanchez commented this has been an ongoing problem with this vacant property. The assessed fines are within the CDD's authority, as all appropriate processes have been followed. The home has been neglected.
- All Deed Restrictions have been corrected as of four weeks ago.
- Mr. Picarelli indicated more legal fees will be spent if this request is denied.
- Ms. Childers is concerned whether anyone would purchase this house if a lien is held on it.
- The neighbor has to make repairs on her property as a result of the issues with this home.

On VOICE vote with Mr. Dillinger voting aye, and Ms. Childers, Mr. Picarelli, Ms. Sanchez and Ms. Darner voting nay, the prior motion failed.

B. District Manager

- The Fiscal Year 2022 Budget will be presented in April.

C. District Engineer

Mr. Foran was not present. Mr. Picarelli presented a report.

- Mr. Foran did not contact Ms. Diaz or Mr. Picarelli to view the sidewalks. He also did not follow up regarding the Zoom meeting for the emergency gate permit in Wrencrest. Ms. Childers will contact Mr. Foran next week.

Mr. Picarelli discussed trees.

- Replacing a tree is cheaper than relocating it. The CDD is responsible for the trees.
- Ms. Sanchez indicated the tree project is complete.
- Mr. Dillinger believes the Board should work with homeowners in this regard.
- Ms. Darner is concerned that moving the trees may void the warranty, and that the CDD will be responsible for replacing the tree if it dies.
- Ms. Childers discussed the property in Iverson at Vincent Court. The resident purchased his own tree. It has not been planted yet. Maintenance of any trees would be the CDD's responsibility. There was a previous resolution the Board made not to allow residents to plant any trees on the tree lawn. The resident shall be notified his request to plant a tree on the tree lawn has been denied, and Ms. Diaz should quote the Board's resolution in this regard.
- The tree issue will be addressed at the next meeting.

E. Operations Manager

Ms. Diaz presented her report for discussion, a copy of which was included in the agenda package.

- The splash pad is complete. Staff is awaiting the fencing.
- The playground is complete.
- The possibility of mailing the newsletter to residents was discussed. The cost is \$1,519.37 per month. The amount breaks down to \$9.50 per resident for the year. Ms. Sanchez commented this is a good communication tool. Mr. Dillinger is concerned with the expense. Ms. Sanchez asked for residents' opinions.

Mr. Picarelli MOVED to start mailing the newsletter to residents on a monthly basis in the amount of \$1,519.37 per month for the year, and Ms. Sanchez seconded the motion.

There being no further discussion,

On VOICE vote, with Ms. Childers, Mr. Picarelli, Ms. Sanchez and Mr. Dillinger voting aye, and Ms. Darner voting nay, the prior motion was approved.

- Ms. Childers received an email from a concerned Longleaf resident, that the blue hydrant markers have not been replaced. Ms. Diaz forwarded the email to Mr. Foran to determine whether Ajax would do the repair. Mr. Foran indicated it is not part of the contract, so Ajax will not do the work. Staff may do the work.
- A vehicle crashed into a tree in Iverson. Staff made repairs to the tree, and it is now standing. Ms. Childers would like to leave the tree standing, and if it falls again or dies, it will be removed and sod will be placed.

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval/Discussion

- A. Coronavirus Update and Impact on Operations**
 - The fence around the splash pad will be installed on March 28, 2021.
 - The playground can be opened.
 - Ms. Sanchez is concerned no waivers are being signed for use of the basketball and tennis courts. Mr. Picarelli suggested posting of signage stating *Use of this Facility is at your own Risk*, at the tennis and basketball courts.
 - Masks need to be worn at the playground. Food should not be allowed. The playground would be shut down twice per day for cleaning. The times were discussed. Ms. Childers suggested opening from 10:00 a.m. to noon, closing from noon to 1:00 p.m., opening from 1:00 p.m. to 3:00 p.m., closing from 3:00 p.m. to 4:00 p.m., and opening from 4:00 p.m. to 7:00 p.m. The clubhouse is open until 8:00 p.m. Mr. Dillinger suggested opening earlier. Staff is available early in the morning to clean the playground.
 - Capacity at the splash park will be determined after the inspection.
- B. Yard Sale**
 - Many nearby communities are having yard sales.
 - The CDD would only pay for the advertising.
 - Mr. Picarelli would like to select a date in April.

- Ms. Diaz expressed concern with having a yard sale too soon, and Ms. Sanchez was in agreement.
- Mr. Dillinger is in favor as long as the CDD is not liable.
- Ms. Darner is in favor.
- The post should state, *It is at your own Risk*.
- The CDD would allow the gates to be open for the yard sale.
- Banners are put up.

Mr. Picarelli MOVED to conduct a yard sale in the community on Saturday, April 24, 2021, and Ms. Darner seconded the motion.

- Ms. Sanchez is concerned and is against the yard sale.
- Mr. Dillinger is not in favor of putting up banners to advertise the yard sale.
- Ms. Childers commented many people are out of work and may need to sell items.
- Mr. Picarelli would like to advertise it on the Facebook page.

There being no further discussion,

On VOICE vote with Ms. Childers, Mr. Picarelli, Ms. Darner and Mr. Dillinger voting aye, and Ms. Sanchez voting nay, the prior motion was approved as discussed.

C. Budget Items

- Mr. Picarelli discussed Lettingwell. The project's overall cost was \$176,216.51, including engineering and legal costs. The remaining total they owe the CDD is \$53,591.51. The HOA President is aware of this amount, and he will discuss at the next HOA meeting whether to pay it off in one lump sum. If they choose not to, the CDD Board will have to determine an assessment.
- It does not appear Lettingwell is putting enough money aside to cover their expenses.
- Deer Run and Morningside sidewalks were taken over by the CDD. Mr. Cohen indicated that if someone tripped on one of these sidewalks, they would sue the CDD as opposed to the County. Deer Run still owes the CDD \$1,022.97, and Morningside owes \$516.88. Deer Run has a budget for the year in the amount of

\$4,734 in Reserves, and Morningside has \$5,083 in their Reserves. Mr. Picarelli recommends having the amounts withdrawn from Reserves.

D. Discussion of Robert's Rules

- The CDD loosely follows the rules. There are two go-rounds for Board discussion. Ms. Childers would like the Board to police the Board in the same manner as residents. The Board can have the opportunity to table an item to the next meeting, if more discussion is required. Discussion among the Board ensued.
- Mr. Picarelli suggests having three rounds of discussion, the first being three minutes and the next two rounds being two minutes.
- Ms. Sanchez commented she does not believe this is in the best interests of the Board. She does not believe a policy is necessary.
- Ms. Darner agrees with Mr. Picarelli. The meetings are lengthy.
- Mr. Dillinger believes more structure is needed with Board discussions. Meetings need to be more efficient.
- Additions and corrections may be made to the agenda before meetings.
- Some items may need to be delayed to the following meeting.

Mr. Picarelli MOVED to have structure in future CDD Board meetings, in which there are three rounds of discussion for each agenda item, giving each Board member three minutes to speak during the first round, and two minutes during the second and third rounds, and Mr. Dillinger seconded the motion.

- There is going to be a timer set for all Board members to view.

There being no further discussion,

On VOICE vote, with Ms. Childers, Mr. Picarelli, Ms. Darner and Mr. Dillinger voting aye, and Ms. Sanchez voting nay, the prior motion was approved.

TENTH ORDER OF BUSINESS

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

Audience members commented on the following items:

- Good-standing relationships with residents.

- Law enforcement.
- Responsibility to keep people safe.
- Yard sale.
- Proper mask wear.
- Tree replacement request.

ELEVENTH ORDER OF BUSINESS

Supervisors' Remarks

- Ms. Childers commented on planting trees on the tree lawns. There are liability issues. If a resident plants a tree and moves, and the new residents decide not to maintain it, it would be the CDD's responsibility to maintain it, and increasing costs may have to be passed on to residents.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Sanchez, seconded by Ms. Darner, with all in favor, the meeting was adjourned at 9:30 p.m.

Robert Nanni
Secretary

Jamie Childers
Chairperson

6B.

MEADOW POINTE II
Community Development District

Financial Report

March 31, 2021

Prepared by



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MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

March 31, 2021

Balance Sheet
March 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
ASSETS									
Cash - Checking Account	\$ 2,486,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	5,802	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(42,674)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Interest/Dividend Receivables	79	-	-	-	-	-	-	-	-
Due From Other Funds	-	81,068	269,473	88,138	329,578	68,450	258,709	-	375,723
Investments:									
Money Market Account	4,212,321	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	130	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,729,258	\$ 81,068	\$ 269,473	\$ 88,138	\$ 329,578	\$ 68,450	\$ 258,709	\$ -	\$ 375,723
LIABILITIES									
Accounts Payable	\$ 6,230	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	31,845	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	2,989,655	-	-	-	-	-	-	6,379	-
TOTAL LIABILITIES	3,050,205	175	-	-	-	-	-	6,379	-

Balance Sheet
March 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
FUND BALANCES									
Nonspendable:									
Prepaid Items	130	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	420,763	12,171	5,867	1,862	6,648	2,250	5,760	-	16,093
Reserves - Ponds	269,053	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	163,923	55,450	160,645	32,531	161,930	-	150,788
Reserves - Sidewalks	-	-	19,742	2,934	3,293	1,206	4,194	-	19,479
Unassigned:	2,959,157	68,722	79,941	27,892	158,992	32,463	86,825	(6,379)	189,363
TOTAL FUND BALANCES	\$ 3,679,053	\$ 80,893	\$ 269,473	\$ 88,138	\$ 329,578	\$ 68,450	\$ 258,709	\$ (6,379)	\$ 375,723
TOTAL LIABILITIES & FUND BALANCES	\$ 6,729,258	\$ 81,068	\$ 269,473	\$ 88,138	\$ 329,578	\$ 68,450	\$ 258,709	\$ -	\$ 375,723

Balance Sheet
March 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,486,779
Assessments Receivable	-	-	-	-	-	-	-	-	-	5,802
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(42,674)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Interest/Dividend Receivables	-	-	-	-	-	-	-	-	-	79
Due From Other Funds	191,865	257,021	241,255	274,780	533,746	4,689	5,013	16,526	-	2,996,034
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	4,212,321
Construction Fund	-	-	-	-	-	-	-	-	3,872,386	3,872,386
Prepayment Account	-	-	-	-	-	-	-	2,522	-	2,522
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	565,003	-	565,003
Prepaid Items	-	-	-	-	-	-	-	-	-	130
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 191,865	\$ 257,021	\$ 241,255	\$ 274,780	\$ 533,746	\$ 4,689	\$ 5,013	\$ 735,656	\$ 3,872,386	\$ 14,316,808
LIABILITIES										
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,405
Accrued Expenses	-	-	-	-	-	-	-	-	-	31,845
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	-	2,996,034
TOTAL LIABILITIES	-	-	-	-	-	-	-	-	-	3,056,759

Balance Sheet
March 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
FUND BALANCES										
Nonspendable:										
Prepaid Items	-	-	-	-	-	-	-	-	-	130
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	735,656	-	735,656
Capital Projects	-	-	-	-	-	-	-	-	3,872,386	3,872,386
Assigned to:										
Operating Reserves	5,408	4,782	7,248	6,954	16,615	-	-	-	-	512,421
Reserves - Ponds	-	-	-	-	-	-	-	-	-	269,053
Reserves - Roadways	82,267	123,507	84,160	147,026	233,016	-	-	-	-	1,395,243
Reserves - Sidewalks	2,744	12,700	18,544	1,936	4,330	-	-	-	-	91,102
Unassigned:	101,446	116,032	131,303	118,864	279,785	4,689	5,013	-	-	4,354,108
TOTAL FUND BALANCES	\$ 191,865	\$ 257,021	\$ 241,255	\$ 274,780	\$ 533,746	\$ 4,689	\$ 5,013	\$ 735,656	\$ 3,872,386	\$ 11,260,049
TOTAL LIABILITIES & FUND BALANCES	\$ 191,865	\$ 257,021	\$ 241,255	\$ 274,780	\$ 533,746	\$ 4,689	\$ 5,013	\$ 735,656	\$ 3,872,386	\$ 14,316,808

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 6,000	\$ 3,000	\$ 465	\$ (2,535)	7.75%	\$ 500	\$ 1	\$ (499)
Garbage/Solid Waste Revenue	151,330	145,609	144,845	(764)	95.71%	3,371	1,752	(1,619)
Interest - Tax Collector	-	-	10	10	0.00%	-	-	-
Special Assmnts- Tax Collector	1,581,016	1,502,447	1,513,260	10,813	95.71%	19,844	18,300	(1,544)
Special Assmnts- Discounts	(69,294)	(65,927)	(65,083)	844	93.92%	(842)	(224)	618
Other Miscellaneous Revenues	8,266	4,133	18,461	14,328	223.34%	689	6,078	5,389
Gate Bar Code/Remotes	5,000	2,500	3,343	843	66.86%	417	670	253
Access Cards	3,000	1,500	315	(1,185)	10.50%	250	118	(132)
TOTAL REVENUES	1,685,318	1,593,262	1,615,616	22,354	95.86%	24,229	26,695	2,466
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	12,000	12,200	(200)	50.83%	2,000	2,000	-
FICA Taxes	1,836	918	933	(15)	50.82%	153	153	-
ProfServ-Engineering	25,000	12,500	-	12,500	0.00%	2,083	-	2,083
ProfServ-Legal Services	45,000	22,500	17,689	4,811	39.31%	3,750	4,608	(858)
ProfServ-Mgmt Consulting Serv	72,135	36,068	36,068	-	50.00%	6,011	6,011	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	-	-	-
ProfServ-Special Assessment	8,116	-	8,116	(8,116)	100.00%	-	-	-
ProfServ-Trustee Fees	4,050	4,050	4,041	9	99.78%	-	-	-
ProfServ-Web Site Maintenance	2,500	1,250	2,425	(1,175)	97.00%	208	873	(665)
Auditing Services	4,400	4,400	4,400	-	100.00%	4,400	4,400	-
Postage and Freight	1,500	750	165	585	11.00%	125	22	103
Insurance - General Liability	39,118	39,118	34,556	4,562	88.34%	-	-	-
Printing and Binding	1,200	600	157	443	13.08%	100	21	79
Legal Advertising	850	425	304	121	35.76%	71	-	71
Miscellaneous Services	1,200	600	442	158	36.83%	100	19	81
Misc-Assessmnt Collection Cost	31,620	30,049	30,248	(199)	95.66%	393	4	389
Misc-Supervisor Expenses	800	400	96	304	12.00%	67	67	-
Office Supplies	180	90	-	90	0.00%	15	-	15
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	263,830	166,043	152,015	14,028	57.62%	19,476	18,178	1,298

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	55,000	27,500	23,760	3,740	43.20%	4,583	(2,640)	7,223
Contracts-Security Alarms	540	270	215	55	39.81%	45	43	2
R&M-General	12,000	6,000	2,283	3,717	19.03%	1,000	1,309	(309)
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	2,500	1,250	485	765	19.40%	208	485	(277)
Total Field	70,290	35,270	26,743	8,527	38.05%	5,836	(803)	6,639
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	5,040	5,040	-	50.00%	840	840	-
Contracts-Landscape	137,055	68,528	64,684	3,844	47.20%	11,421	9,374	2,047
Contracts-Irrigation	13,608	6,804	1,134	5,670	8.33%	1,134	-	1,134
Contracts-Perennials	10,000	5,000	-	5,000	0.00%	833	-	833
R&M-Irrigation	6,000	3,000	2,971	29	49.52%	500	261	239
R&M-Landscape Renovations	16,000	8,000	4,069	3,931	25.43%	1,333	-	1,333
R&M-Mulch	15,580	15,580	-	15,580	0.00%	-	-	-
R&M-Trees and Trimming	4,000	2,000	700	1,300	17.50%	333	-	333
Total Landscape Services	212,323	113,952	78,598	35,354	37.02%	16,394	10,475	5,919
<u>Utilities</u>								
Contracts-Solid Waste Services	135,583	67,791	69,002	(1,211)	50.89%	11,299	-	11,299
Utility - General	7,500	3,750	4,037	(287)	53.83%	625	771	(146)
Electricity - Streetlighting	210,000	105,000	101,449	3,551	48.31%	17,500	17,174	326
Utility - Reclaimed Water	13,000	6,500	3,277	3,223	25.21%	1,083	478	605
Misc-Property Taxes	-	-	13,040	(13,040)	0.00%	-	2,717	(2,717)
Misc-Assessmnt Collection Cost	3,027	2,914	2,749	165	90.82%	28	-	28
Total Utilities	369,110	185,955	193,554	(7,599)	52.44%	30,535	21,140	9,395

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Lakes and Ponds</u>								
Contracts-Lakes	61,000	30,500	30,406	94	49.85%	5,083	5,068	15
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
R&M-Ponds	45,000	22,500	291	22,209	0.65%	3,750	-	3,750
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
Total Lakes and Ponds	112,000	54,000	30,697	23,303	27.41%	9,833	5,068	4,765
<u>Parks and Recreation - General</u>								
ProfServ-Info Technology	12,000	6,000	11,740	(5,740)	97.83%	1,000	1,434	(434)
Contracts-Pools	18,804	9,402	9,402	-	50.00%	1,567	1,567	-
Communication - Telephone & WiFi	8,700	4,350	4,381	(31)	50.36%	725	1,126	(401)
Utility - General	1,500	750	658	92	43.87%	125	94	31
Utility - Water & Sewer	4,500	2,250	2,521	(271)	56.02%	375	379	(4)
Electricity - Rec Center	15,500	7,750	5,435	2,315	35.06%	1,292	963	329
Lease - Copier	4,400	2,200	2,467	(267)	56.07%	367	365	2
R&M-Clubhouse	13,000	6,500	3,615	2,885	27.81%	1,083	2,005	(922)
R&M-Court Maintenance	5,000	2,500	-	2,500	0.00%	417	-	417
R&M-Pools	3,500	1,750	1,486	264	42.46%	292	19	273
R&M-Fitness Equipment	4,500	2,250	960	1,290	21.33%	375	160	215
R&M-Playground	4,200	2,100	1,595	505	37.98%	350	-	350
Misc-Clubhouse Activities	2,500	1,250	-	1,250	0.00%	208	-	208
Misc-Contingency	2,000	1,000	11,397	(10,397)	569.85%	167	826	(659)
Office Supplies	2,500	1,250	419	831	16.76%	208	66	142
Op Supplies - General	30,000	15,000	17,230	(2,230)	57.43%	2,500	5,154	(2,654)
Op Supplies - Fuel, Oil	5,000	2,500	1,280	1,220	25.60%	417	602	(185)
Cleaning Supplies	4,000	2,000	2,464	(464)	61.60%	333	601	(268)
Reserve - Renewal&Replacement	21,340	-	-	-	0.00%	-	-	-
Total Parks and Recreation - General	162,944	70,802	77,050	(6,248)	47.29%	11,801	15,361	(3,560)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Personnel</u>								
Payroll-Maintenance	414,830	207,415	139,615	67,800	33.66%	34,569	24,407	10,162
Payroll-Benefits	3,600	1,800	1,229	571	34.14%	300	189	111
FICA Taxes	31,734	15,867	10,777	5,090	33.96%	2,645	1,909	736
Workers' Compensation	34,657	17,328	6,063	11,265	17.49%	2,888	3,689	(801)
Unemployment Compensation	2,000	1,000	796	204	39.80%	167	-	167
ProfServ-Human Resources	900	450	450	-	50.00%	75	-	75
Op Supplies - Uniforms	6,000	3,000	2,231	769	37.18%	500	610	(110)
Subscriptions and Memberships	1,100	1,100	870	230	79.09%	-	-	-
Total Personnel	494,821	247,960	162,031	85,929	32.75%	41,144	30,804	10,340
TOTAL EXPENDITURES	1,685,318	873,982	720,688	153,294	42.76%	135,019	100,223	34,796
Excess (deficiency) of revenues Over (under) expenditures	-	719,280	894,928	175,648	0.00%	(110,790)	(73,528)	37,262
Net change in fund balance	\$ -	\$ 719,280	\$ 894,928	\$ 175,648	0.00%	\$ (110,790)	\$ (73,528)	\$ 37,262
FUND BALANCE, BEGINNING (OCT 1, 2020)	2,784,125	2,784,125	2,784,125					
FUND BALANCE, ENDING	\$ 2,784,125	\$ 3,503,405	\$ 3,679,053					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,500	\$ 750	\$ 223	\$ (527)	14.87%	\$ 125	\$ 20	\$ (105)
Special Assmnts- Tax Collector	41,856	41,856	40,062	(1,794)	95.71%	-	484	484
Special Assmnts- Discounts	(1,674)	(1,674)	(1,573)	101	93.97%	-	(5)	(5)
Settlements	5,000	2,500	1,850	(650)	37.00%	417	1,375	958
TOTAL REVENUES	46,682	43,432	40,562	(2,870)	86.89%	542	1,874	1,332
EXPENDITURES								
Administration								
Payroll-Salaries	29,484	14,742	14,475	267	49.09%	2,457	2,370	87
FICA Taxes	2,256	1,128	912	216	40.43%	188	140	48
ProfServ-Legal Services	8,500	4,250	2,299	1,951	27.05%	708	576	132
ProfServ-Mgmt Consulting Serv	2,163	1,082	1,114	(32)	51.50%	180	186	(6)
Postage and Freight	2,000	1,000	929	71	46.45%	167	392	(225)
Misc-Assessmnt Collection Cost	679	679	760	(81)	111.93%	-	-	-
Office Supplies	1,600	800	514	286	32.13%	133	179	(46)
Total Administration	46,682	23,681	21,003	2,678	44.99%	3,833	3,843	(10)
TOTAL EXPENDITURES	46,682	23,681	21,003	2,678	44.99%	3,833	3,843	(10)
Excess (deficiency) of revenues Over (under) expenditures	-	19,751	19,559	(192)	0.00%	(3,291)	(1,969)	1,322
Net change in fund balance	\$ -	\$ 19,751	\$ 19,559	\$ (192)	0.00%	\$ (3,291)	\$ (1,969)	\$ 1,322
FUND BALANCE, BEGINNING (OCT 1, 2020)	61,334	61,334	61,334					
FUND BALANCE, ENDING	\$ 61,334	\$ 81,085	\$ 80,893					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 3,000	\$ 1,500	\$ 547	\$ (953)	18.23%	\$ 250	\$ 65	\$ (185)
Special Assmnts- Tax Collector	21,107	19,949	20,202	253	95.71%	484	244	(240)
Special Assmnts- Discounts	(844)	(773)	(793)	(20)	93.96%	(20)	(3)	17
TOTAL REVENUES	23,263	20,676	19,956	(720)	85.78%	714	306	(408)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	314	(64)	62.80%	42	-	42
FICA Taxes	38	19	24	(5)	63.16%	3	-	3
Communication - Telephone & WiFi	1,300	650	685	(35)	52.69%	108	124	(16)
R&M-Gate	3,000	1,500	-	1,500	0.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	422	381	383	(2)	90.76%	10	-	10
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	4,000	-	-	-	0.00%	-	-	-
Total Field	23,262	3,802	1,406	2,396	6.04%	580	124	456
TOTAL EXPENDITURES	23,262	3,802	1,406	2,396	6.04%	580	124	456
Excess (deficiency) of revenues								
Over (under) expenditures	1	16,874	18,550	1,676	0.00%	134	182	48
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1	\$ 16,874	\$ 18,550	\$ 1,676	0.00%	\$ 134	\$ 182	\$ 48
FUND BALANCE, BEGINNING (OCT 1, 2020)	250,923	250,923	250,923					
FUND BALANCE, ENDING	\$ 250,924	\$ 267,797	\$ 269,473					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 500	\$ 146	\$ (354)	14.60%	\$ 83	\$ 21	\$ (62)
Special Assmnts- Tax Collector	6,819	3,410	6,527	3,117	95.72%	568	79	(489)
Special Assmnts- Discounts	(273)	(234)	(256)	(22)	93.77%	(11)	(1)	10
TOTAL REVENUES	7,546	3,676	6,417	2,741	85.04%	640	99	(541)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	367	(117)	73.40%	42	-	42
FICA Taxes	38	19	28	(9)	73.68%	3	-	3
Communication - Telephone & WiFi	1,550	775	685	90	44.19%	129	124	5
R&M-Gate	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessmnt Collection Cost	136	120	124	(4)	91.18%	5	-	5
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
Total Field	7,546	3,164	1,204	1,960	15.96%	513	124	389
TOTAL EXPENDITURES	7,546	3,164	1,204	1,960	15.96%	513	124	389
Excess (deficiency) of revenues Over (under) expenditures	-	512	5,213	4,701	0.00%	127	(25)	(152)
Net change in fund balance	\$ -	\$ 512	\$ 5,213	\$ 4,701	0.00%	\$ 127	\$ (25)	\$ (152)
FUND BALANCE, BEGINNING (OCT 1, 2020)	82,925	82,925	82,925					
FUND BALANCE, ENDING	\$ 82,925	\$ 83,437	\$ 88,138					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 4,000	\$ 2,000	\$ 714	\$ (1,286)	17.85%	\$ 333	\$ 79	\$ (254)
Special Assmnts- Tax Collector	19,245	18,019	18,420	401	95.71%	876	223	(653)
Special Assmnts- Discounts	(770)	(698)	(723)	(25)	93.90%	(23)	(2)	21
TOTAL REVENUES	22,475	19,321	18,411	(910)	81.92%	1,186	300	(886)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	408	(158)	81.60%	42	-	42
FICA Taxes	38	19	31	(12)	81.58%	3	-	3
Communication - Telephone & WiFi	1,550	775	685	90	44.19%	129	124	5
R&M-Gate	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	385	348	350	(2)	90.91%	29	-	29
Reserve - Roadways	16,000	-	-	-	0.00%	-	-	-
Total Field	22,475	3,394	1,474	1,920	6.56%	537	124	413
TOTAL EXPENDITURES	22,475	3,394	1,474	1,920	6.56%	537	124	413
Excess (deficiency) of revenues Over (under) expenditures	-	15,927	16,937	1,010	0.00%	649	176	(473)
Net change in fund balance	\$ -	\$ 15,927	\$ 16,937	\$ 1,010	0.00%	\$ 649	\$ 176	\$ (473)
FUND BALANCE, BEGINNING (OCT 1, 2020)	312,641	312,641	312,641					
FUND BALANCE, ENDING	\$ 312,641	\$ 328,568	\$ 329,578					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 250	\$ 88	\$ (162)	17.60%	\$ 42	\$ 16	\$ (26)
Special Assmnts- Tax Collector	8,428	7,553	8,067	514	95.72%	290	98	(192)
Special Assmnts- Discounts	(337)	(314)	(317)	(3)	94.07%	(11)	(1)	10
TOTAL REVENUES	8,591	7,489	7,838	349	91.24%	321	113	(208)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	395	(145)	79.00%	42	-	42
FICA Taxes	38	19	30	(11)	78.95%	3	-	3
Communication - Telephone & WiFi	1,550	775	646	129	41.68%	129	90	39
R&M-Gate	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	169	148	153	(5)	90.53%	25	-	25
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	8,591	5,526	1,224	4,302	14.25%	533	90	443
TOTAL EXPENDITURES	8,591	5,526	1,224	4,302	14.25%	533	90	443
Excess (deficiency) of revenues Over (under) expenditures	-	1,963	6,614	4,651	0.00%	(212)	23	235
Net change in fund balance	\$ -	\$ 1,963	\$ 6,614	\$ 4,651	0.00%	\$ (212)	\$ 23	\$ 235
FUND BALANCE, BEGINNING (OCT 1, 2020)	61,836	61,836	61,836					
FUND BALANCE, ENDING	\$ 61,836	\$ 63,799	\$ 68,450					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 1,000	\$ 426	\$ (574)	21.30%	\$ 167	\$ 62	\$ (105)
Special Assmnts- Tax Collector	21,027	18,107	20,126	2,019	95.72%	1,075	243	(832)
Special Assmnts- Discounts	(841)	(759)	(790)	(31)	93.94%	(27)	(3)	24
TOTAL REVENUES	22,186	18,348	19,762	1,414	89.07%	1,215	302	(913)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	466	(216)	93.20%	42	-	42
FICA Taxes	38	19	36	(17)	94.74%	3	-	3
Communication - Telephone & WiFi	1,550	775	685	90	44.19%	129	124	5
R&M-Gate	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	421	421	382	39	90.74%	-	-	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,186	19,142	1,569	17,573	7.07%	508	124	384
TOTAL EXPENDITURES	22,186	19,142	1,569	17,573	7.07%	508	124	384
Excess (deficiency) of revenues Over (under) expenditures	-	(794)	18,193	18,987	0.00%	707	178	(529)
Net change in fund balance	\$ -	\$ (794)	\$ 18,193	\$ 18,987	0.00%	\$ 707	\$ 178	\$ (529)
FUND BALANCE, BEGINNING (OCT 1, 2020)	240,516	240,516	240,516					
FUND BALANCE, ENDING	\$ 240,516	\$ 239,722	\$ 258,709					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	17,628	16,140	16,873	733	95.72%	372	204	(168)
Special Assmnts- Discounts	(705)	(682)	(662)	20	93.90%	(9)	(2)	7
TOTAL REVENUES	16,923	15,458	16,211	753	95.79%	363	202	(161)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	368	(118)	73.60%	42	-	42
FICA Taxes	38	19	28	(9)	73.68%	3	-	3
Communication - Telephone & WiFi	1,550	775	646	129	41.68%	129	90	39
R&M-Gate	2,000	1,000	372	628	18.60%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	353	324	320	4	90.65%	8	-	8
Reserve - Roadways	7,880	7,880	-	7,880	0.00%	-	-	-
Reserve - Sidewalks	2,600	2,600	-	2,600	0.00%	-	-	-
Total Field	16,923	13,850	1,734	12,116	10.25%	516	90	426
TOTAL EXPENDITURES	16,923	13,850	1,734	12,116	10.25%	516	90	426
Excess (deficiency) of revenues Over (under) expenditures	-	1,608	14,477	12,869	0.00%	(153)	112	265
Net change in fund balance	\$ -	\$ 1,608	\$ 14,477	\$ 12,869	0.00%	\$ (153)	\$ 112	\$ 265
FUND BALANCE, BEGINNING (OCT 1, 2020)	(20,856)	(20,854)	(20,856)					
FUND BALANCE, ENDING	\$ (20,856)	\$ (19,246)	\$ (6,379)					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 1,000	\$ 577	\$ (423)	28.85%	\$ 167	\$ 90	\$ (77)
Special Assmnts- Tax Collector	37,330	33,489	35,730	2,241	95.71%	964	432	(532)
Special Assmnts- Discounts	(1,493)	(1,405)	(1,402)	3	93.90%	(39)	(5)	34
TOTAL REVENUES	37,837	33,084	34,905	1,821	92.25%	1,092	517	(575)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	447	(197)	89.40%	42	-	42
FICA Taxes	38	19	34	(15)	89.47%	3	-	3
Communication - Telephone & WiFi	1,550	775	920	(145)	59.35%	129	159	(30)
R&M-Gate	3,000	1,500	266	1,234	8.87%	250	21	229
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	747	747	678	69	90.76%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	15,000	15,000	-	15,000	0.00%	-	-	-
Total Field	37,837	34,293	2,345	31,948	6.20%	591	180	411
TOTAL EXPENDITURES	37,837	34,293	2,345	31,948	6.20%	591	180	411
Excess (deficiency) of revenues Over (under) expenditures	-	(1,209)	32,560	33,769	0.00%	501	337	(164)
Net change in fund balance	\$ -	\$ (1,209)	\$ 32,560	\$ 33,769	0.00%	\$ 501	\$ 337	\$ (164)
FUND BALANCE, BEGINNING (OCT 1, 2020)	343,163	343,163	343,163					
FUND BALANCE, ENDING	\$ 343,163	\$ 341,954	\$ 375,723					

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REVENUES								
Interest - Investments	\$ 2,500	\$ 1,250	\$ 364	\$ (886)	14.56%	\$ 208	\$ 46	\$ (162)
Special Assmnts- Tax Collector	18,713	18,137	17,911	(226)	95.71%	481	217	(264)
Special Assmnts- Discounts	(749)	(689)	(703)	(14)	93.86%	(21)	(2)	19
TOTAL REVENUES	20,464	18,698	17,572	(1,126)	85.87%	668	261	(407)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	419	(169)	83.80%	42	-	42
FICA Taxes	38	19	32	(13)	84.21%	3	-	3
Communication - Telephone & WiFi	1,550	775	685	90	44.19%	129	124	5
R&M-Gate	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	374	355	340	15	90.91%	11	-	11
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	4,000	4,000	-	4,000	0.00%	-	-	-
Total Field	20,464	17,401	1,476	15,925	7.21%	519	124	395
TOTAL EXPENDITURES	20,464	17,401	1,476	15,925	7.21%	519	124	395
Excess (deficiency) of revenues Over (under) expenditures	-	1,297	16,096	14,799	0.00%	149	137	(12)
Net change in fund balance	\$ -	\$ 1,297	\$ 16,096	\$ 14,799	0.00%	\$ 149	\$ 137	\$ (12)
FUND BALANCE, BEGINNING (OCT 1, 2020)	175,769	175,769	175,769					
FUND BALANCE, ENDING	\$ 175,769	\$ 177,066	\$ 191,865					

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REVENUES								
Interest - Investments	\$ 2,500	\$ 1,250	\$ 563	\$ (687)	22.52%	\$ 208	\$ 62	\$ (146)
Special Assmnts- Tax Collector	17,947	17,055	17,178	123	95.72%	426	208	(218)
Special Assmnts- Discounts	(718)	(649)	(674)	(25)	93.87%	(17)	(2)	15
TOTAL REVENUES	19,729	17,656	17,067	(589)	86.51%	617	268	(349)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	494	(244)	98.80%	42	-	42
FICA Taxes	38	19	38	(19)	100.00%	3	-	3
Communication - Telephone & WiFi	1,550	775	959	(184)	61.87%	129	90	39
R&M-Gate	2,000	1,000	322	678	16.10%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	359	336	326	10	90.81%	8	-	8
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	19,729	16,662	2,139	14,523	10.84%	516	90	426
TOTAL EXPENDITURES	19,729	16,662	2,139	14,523	10.84%	516	90	426
Excess (deficiency) of revenues Over (under) expenditures	-	994	14,928	13,934	0.00%	101	178	77
Net change in fund balance	\$ -	\$ 994	\$ 14,928	\$ 13,934	0.00%	\$ 101	\$ 178	\$ 77
FUND BALANCE, BEGINNING (OCT 1, 2020)	242,093	242,093	242,093					
FUND BALANCE, ENDING	\$ 242,093	\$ 243,087	\$ 257,021					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,500	\$ 1,250	\$ 467	\$ (783)	18.68%	\$ 208	\$ 58	\$ (150)
Special Assmnts- Tax Collector	19,511	18,743	18,675	(68)	95.72%	450	226	(224)
Special Assmnts- Discounts	(780)	(709)	(733)	(24)	93.97%	(18)	(3)	15
TOTAL REVENUES	21,231	19,284	18,409	(875)	86.71%	640	281	(359)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	480	(230)	96.00%	42	-	42
FICA Taxes	38	19	37	(18)	97.37%	3	-	3
Communication - Telephone & WiFi	1,300	650	646	4	49.69%	108	90	18
R&M-Gate	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	390	354	354	-	90.77%	9	-	9
Misc-Contingency	-	-	43	(43)	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	-	-	-
Total Field	21,230	18,275	1,560	16,715	7.35%	496	90	406
TOTAL EXPENDITURES	21,230	18,275	1,560	16,715	7.35%	496	90	406
Excess (deficiency) of revenues Over (under) expenditures	1	1,009	16,849	15,840	0.00%	144	191	47
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1	\$ 1,009	\$ 16,849	\$ 15,840	0.00%	\$ 144	\$ 191	\$ 47
FUND BALANCE, BEGINNING (OCT 1, 2020)	224,406	224,406	224,406					
FUND BALANCE, ENDING	\$ 224,407	\$ 225,415	\$ 241,255					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 3,000	\$ 1,500	\$ 573	\$ (927)	19.10%	\$ 250	\$ 66	\$ (184)
Special Assmnts- Tax Collector	19,245	18,149	18,420	271	95.71%	580	223	(357)
Special Assmnts- Discounts	(770)	(695)	(723)	(28)	93.90%	(21)	(2)	19
TOTAL REVENUES	21,475	18,954	18,270	(684)	85.08%	809	287	(522)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	402	(152)	80.40%	42	-	42
FICA Taxes	38	19	31	(12)	81.58%	3	-	3
Communication - Telephone & WiFi	1,550	775	714	61	46.06%	129	90	39
R&M-Gate	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	385	343	350	(7)	90.91%	10	-	10
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Total Field	21,475	18,389	1,497	16,892	6.97%	518	90	428
TOTAL EXPENDITURES	21,475	18,389	1,497	16,892	6.97%	518	90	428
Excess (deficiency) of revenues								
Over (under) expenditures	-	565	16,773	16,208	0.00%	291	197	(94)
Net change in fund balance	\$ -	\$ 565	\$ 16,773	\$ 16,208	0.00%	\$ 291	\$ 197	\$ (94)
FUND BALANCE, BEGINNING (OCT 1, 2020)	258,007	258,007	258,007					
FUND BALANCE, ENDING	\$ 258,007	\$ 258,572	\$ 274,780					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 2,500	\$ 1,026	\$ (1,474)	20.52%	\$ 417	\$ 128	\$ (289)
Special Assmnts- Tax Collector	40,522	36,045	38,785	2,740	95.71%	2,060	469	(1,591)
Special Assmnts- Discounts	(1,621)	(1,536)	(1,522)	14	93.89%	(65)	(5)	60
TOTAL REVENUES	43,901	37,009	38,289	1,280	87.22%	2,412	592	(1,820)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	250	500	(250)	100.00%	42	-	42
FICA Taxes	38	19	38	(19)	100.00%	3	-	3
Communication - Telephone & WiFi	1,550	775	646	129	41.68%	129	90	39
R&M-Gate	2,000	1,000	2,510	(1,510)	125.50%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	810	810	736	74	90.86%	99	-	99
Reserve - Roadways	22,000	22,000	-	22,000	0.00%	-	-	-
Reserve - Sidewalks	15,000	15,000	-	15,000	0.00%	-	-	-
Total Field	43,900	40,856	4,430	36,426	10.09%	607	90	517
TOTAL EXPENDITURES	43,900	40,856	4,430	36,426	10.09%	607	90	517
Excess (deficiency) of revenues								
Over (under) expenditures	1	(3,847)	33,859	37,706	0.00%	1,805	502	(1,303)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1	\$ (3,847)	\$ 33,859	\$ 37,706	0.00%	\$ 1,805	\$ 502	\$ (1,303)
FUND BALANCE, BEGINNING (OCT 1, 2020)	499,887	499,887	499,887					
FUND BALANCE, ENDING	\$ 499,888	\$ 496,040	\$ 533,746					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,612	5,612	5,372	(240)	95.72%	-	65	65
Special Assmnts- Discounts	(225)	(225)	(211)	14	93.78%	-	(1)	(1)
TOTAL REVENUES	5,387	5,387	5,161	(226)	95.80%	-	64	64
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	425	369	56	43.41%	71	34	37
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
Misc-Assessmnt Collection Cost	112	112	102	10	91.07%	-	-	-
Reserve - Sidewalks	2,425	2,425	-	2,425	0.00%	-	-	-
Total Field	5,387	3,962	471	3,491	8.74%	238	34	204
TOTAL EXPENDITURES	5,387	3,962	471	3,491	8.74%	238	34	204
Excess (deficiency) of revenues Over (under) expenditures	-	1,425	4,690	3,265	0.00%	(238)	30	268
Net change in fund balance	\$ -	\$ 1,425	\$ 4,690	\$ 3,265	0.00%	\$ (238)	\$ 30	\$ 268
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	-					
FUND BALANCE, ENDING	\$ -	\$ 1,425	\$ 4,690					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,020	6,020	5,762	(258)	95.71%	-	70	70
Special Assmnts- Discounts	(241)	(241)	(226)	15	93.78%	-	(1)	(1)
TOTAL REVENUES	5,779	5,779	5,536	(243)	95.80%	-	69	69
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	425	414	11	48.71%	71	69	2
R&M-Security Cameras	2,000	1,000	-	1,000	0.00%	167	-	167
Misc-Assessmnt Collection Cost	120	120	109	11	90.83%	-	-	-
Reserve - Sidewalks	2,809	2,809	-	2,809	0.00%	-	-	-
Total Field	5,779	4,354	523	3,831	9.05%	238	69	169
TOTAL EXPENDITURES	5,779	4,354	523	3,831	9.05%	238	69	169
Excess (deficiency) of revenues Over (under) expenditures	-	1,425	5,013	3,588	0.00%	(238)	-	238
Net change in fund balance	\$ -	\$ 1,425	\$ 5,013	\$ 3,588	0.00%	\$ (238)	\$ -	\$ 238
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	-					
FUND BALANCE, ENDING	\$ -	\$ 1,425	\$ 5,013					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ 800	\$ 400	\$ 9	\$ (391)	1.13%	\$ 67	\$ 3	\$ (64)
Special Assmnts- Tax Collector	645,130	639,467	617,482	(21,985)	95.71%	18,693	7,467	(11,226)
Special Assmnts- Discounts	(25,805)	(23,945)	(24,237)	(292)	93.92%	(2,388)	(83)	2,305
TOTAL REVENUES	620,125	615,922	593,254	(22,668)	95.67%	16,372	7,387	(8,985)
<u>EXPENDITURES</u>								
<u>Field</u>								
Misc-Assessmnt Collection Cost	12,903	12,903	11,719	1,184	90.82%	-	2	(2)
Total Field	12,903	12,903	11,719	1,184	90.82%	-	2	(2)
<u>Debt Service</u>								
Principal Debt Retirement	310,000	-	-	-	0.00%	-	-	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-	-	-
Interest Expense	295,915	147,958	147,958	-	50.00%	-	-	-
Total Debt Service	605,915	147,958	152,958	(5,000)	25.24%	-	-	-
TOTAL EXPENDITURES	618,818	160,861	164,677	(3,816)	26.61%	-	2	(2)
Excess (deficiency) of revenues Over (under) expenditures	1,307	455,061	428,577	(26,484)	0.00%	16,372	7,385	(8,987)
<u>OTHER FINANCING SOURCES (USES)</u>								
Operating Transfers-Out	-	-	(4)	(4)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	1,307	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,307	-	(4)	(4)	-0.31%	-	(1)	(1)
Net change in fund balance	\$ 1,307	\$ 455,061	\$ 428,573	\$ (26,488)	0.00%	\$ 16,372	\$ 7,384	\$ (8,988)
FUND BALANCE, BEGINNING (OCT 1, 2020)	307,083	307,083	307,083					
FUND BALANCE, ENDING	\$ 308,390	\$ 762,144	\$ 735,656					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 123	\$ 123	0.00%	\$ -	\$ 15	\$ 15
TOTAL REVENUES	-	-	123	123	0.00%	-	15	15
<u>EXPENDITURES</u>								
<u>Construction In Progress</u>								
Construction in Progress	-	-	1,418,266	(1,418,266)	0.00%	-	-	-
Total Construction In Progress	-	-	1,418,266	(1,418,266)	0.00%	-	-	-
TOTAL EXPENDITURES	-	-	1,418,266	(1,418,266)	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	(1,418,143)	(1,418,143)	0.00%	-	15	15
<u>OTHER FINANCING SOURCES (USES)</u>								
Interfund Transfer - In	-	-	4	4	0.00%	-	1	1
TOTAL FINANCING SOURCES (USES)	-	-	4	4	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (1,418,139)	\$ (1,418,139)	0.00%	\$ -	\$ 16	\$ 16
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	5,290,525					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 3,872,386					

MEADOW POINTE II
Community Development District

Supporting Schedules

March 31, 2021

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2021

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed Fund Assessments
					O&M Assessments	Trash Assessments	
Assessments levied in FY 2021				\$ 2,678,485	\$ 1,581,016	\$ 151,330	\$ 41,856
Allocation %				100.0%	59.0%	5.6%	1.6%
11/06/20	\$ 25,052	\$ 1,342	\$ 511	\$ 26,906	\$ 15,882	\$ 1,520	\$ 420
11/16/20	127,320	5,413	2,598	135,332	79,882	7,646	2,115
11/25/20	175,306	7,454	3,578	186,337	109,988	10,528	2,912
12/10/20	480,839	20,444	9,813	511,096	301,682	28,876	7,987
12/10/20	1,372,137	58,339	28,003	1,458,479	860,889	82,402	22,791
12/18/20	105,410	4,367	2,151	111,928	66,067	6,324	1,749
12/30/20	41,614	1,434	849	43,898	25,911	2,480	686
01/11/21	26,561	835	542	27,938	16,491	1,578	437
02/09/21	29,522	654	602	30,779	18,168	1,739	481
03/09/21	30,650	346	7	31,003	18,300	1,752	484
TOTAL	\$ 2,414,413	\$ 100,629	\$ 48,655	\$ 2,563,697	\$ 1,513,260	\$ 144,845	\$ 40,062
% COLLECTED				95.71%	95.71%	95.71%	95.71%
TOTAL OUTSTANDING				\$ 114,788	\$ 67,756	\$ 6,485	\$ 1,794

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2021

ALLOCATION BY FUND							
Date Received	003 Charlesworth Fund Assessments	004 Colehaven Fund Assessments	005 Covina Key Fund Assessments	006 Glenham Fund Assessments	007 Iverson Fund Assessments	008 Lettingwell Fund Assessments	009 Longleaf Fund Assessments
Assessments levied in FY 2021	\$ 21,107	\$ 6,819	\$ 19,245	\$ 8,428	\$ 21,027	\$ 17,628	\$ 37,330
Allocation %	0.8%	0.3%	0.7%	0.3%	0.8%	0.7%	1.4%
11/06/20	\$ 212	\$ 68	\$ 193	\$ 85	\$ 211	\$ 177	\$ 375
11/16/20	1,066	345	972	426	1,062	891	1,886
11/25/20	1,468	474	1,339	586	1,463	1,226	2,597
12/10/20	4,028	1,301	3,672	1,608	4,012	3,364	7,123
12/10/20	11,493	3,713	10,479	4,589	11,450	9,599	20,327
12/18/20	882	285	804	352	879	737	1,560
12/30/20	346	112	315	138	345	289	612
01/11/21	220	71	201	88	219	184	389
02/09/21	243	78	221	97	242	203	429
03/09/21	244	79	223	98	243	204	432
TOTAL	\$ 20,202	\$ 6,527	\$ 18,420	\$ 8,067	\$ 20,126	\$ 16,873	\$ 35,730
% COLLECTED	95.71%	95.71%	95.71%	95.71%	95.71%	95.71%	95.71%
TOTAL OUTSTANDING	\$ 905	\$ 292	\$ 825	\$ 361	\$ 901	\$ 755	\$ 1,600

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2021

ALLOCATION BY FUND								
Date Received	010 Manor Isle Fund Assessments	011 Sedgwick Fund Assessments	012 Tullamore Fund Assessments	013 Vermillion Fund Assessments	014 Wrencrest Fund Assessments	015 Deer Run Fund Assessments	016 Morning Fund Assessments	2018 DS Fund Assessment
Assessments levied in FY 2021	\$ 18,713	\$ 17,947	\$ 19,511	\$ 19,245	\$ 40,522	\$ 5,612	\$ 6,020	\$ 645,130
Allocation %	0.7%	0.7%	0.7%	0.7%	1.5%	0.2%	0.2%	24.1%
11/06/20	\$ 188	\$ 180	\$ 196	\$ 193	\$ 407	\$ 56	\$ 60	\$ 6,480
11/16/20	945	907	986	972	2,047	284	304	32,596
11/25/20	1,302	1,249	1,357	1,339	2,819	390	419	44,881
12/10/20	3,571	3,425	3,723	3,672	7,732	1,071	1,149	123,101
12/10/20	10,190	9,772	10,624	10,479	22,065	3,056	3,278	351,284
12/18/20	782	750	815	804	1,693	235	252	26,959
12/30/20	307	294	320	315	664	92	99	10,573
01/11/21	195	187	204	201	423	59	63	6,729
02/09/21	215	206	224	221	466	64	69	7,413
03/09/21	217	208	226	223	469	65	70	7,467
TOTAL	\$ 17,911	\$ 17,178	\$ 18,675	\$ 18,420	\$ 38,785	\$ 5,372	\$ 5,762	\$ 617,482
% COLLECTED	95.71%	95.71%	95.71%	95.71%	95.71%	95.71%	95.71%	95.71%
TOTAL OUTSTANDING	\$ 802	\$ 769	\$ 836	\$ 825	\$ 1,737	\$ 241	\$ 258	\$ 27,647

**Cash and Investment Balances
March 31, 2021**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$6,690
Operating Checking Account	Bank United	Checking Account	n/a	n/a	\$2,480,089
				Subtotal	\$2,486,779
Money Market	BankUnited	Money Market	n/a	0.30%	\$4,212,321
				Subtotal	\$4,212,321
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	0.02%	\$565,003
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,522
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	0.02%	\$151,605
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$3,872,386
				Subtotal	\$4,591,516
				Total	\$11,290,616

Aqua Pool & Spa Renovators
March 31, 2021

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

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

Settlements
March 31, 2021

DEED RESTRICTION REINFORCEMENT FUND 002
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<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>check #</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
01/25/21	\$ 475.00	117102	University Realty Fine Payment	University Realty Fine Payment
03/16/21	\$ 375.00	1629	Alexandra Williamson	DRVC Fine Payment
03/16/21	\$ 1,000.00	124661	Progress Residential	DRVC Fine Payment
Total Settlements	\$ 1,850.00			

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity Through March 31, 2021

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,363
Debt Service Reserve Fund Transfer		\$ 4,039
Total Source of Funds:		\$ 67,401
Use of Funds:		
Disbursements:	To Vendors	\$ 3,492,823
Net Available Amount to Spend in Project Fund Account at March 31, 2021		\$ 3,872,386

MEADOW POINTE II
Community Development District

Approval of Invoices

March 31, 2021

Invoice Summary

Posting Date	Invoice #	Vendor	Description	Amount
11/4/2020	25321	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 4,152.70
11/4/2020	25322	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 668.10
12/3/2020	25415	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 3,078.10
12/3/2020	24513	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 248.90
1/7/2021	90	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 2,187.70
1/7/2021	89	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 720.50
02/04/21	165	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 3,662.68
02/04/21	164	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 157.20
03/04/21	350	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 4,435.58
03/04/21	349	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 576.40
03/08/21	74364	Bryant Miller Olive	Suncoast Daycare Matter	\$ 172.50
				<u>\$ 20,060.36</u>

**INVOICE**

Invoice # 350
Date: 03/04/2021
Due On: 04/04/2021

Persson, Cohen & Mooney, P.A.

6853 Energy Court
Lakewood Ranch, FL 34240

Meadow Pointe II Community Development District
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,435.58) - (\$0.00) = \$4,435.58

MEADOWPTE**CDD Matters****Services**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RAK	02/01/2021	Receipt of finalized correspondence re: Longleaf/Frontier from legal assistant. Receipt of additional correspondence with more streets where relocation of the lines is required.	0.30	\$262.00	\$78.60
Service	LD	02/01/2021	Receipt & review of subpoena & spoliation letter; legal research re: Ch. 119 & 281 re: security system & evaluation of case law re: video footage from security camera; work on response re: same	1.60	\$262.00	\$419.20
Service	AC	02/01/2021	Review and reply to e-mail from Supervisor Dillinger re: shade meeting. Continued e-mail exchange re: Frontier letter and Lettingwell payments.	0.50	\$262.00	\$131.00
Service	AC	02/02/2021	Review video requested by records subpoena and exchange e-mails with Sheila Diaz. Forward Frontier demand to Board and management. Review Dismissal	0.75	\$262.00	\$196.50

			of Daycare litigation and forward to Board and management.			
Service	LD	02/02/2021	Review of video & continue evaluation of applicable case law; brief discussion with AC re: same (no charge)	0.20	\$0.00	\$0.00
Service	RAK	02/03/2021	Preparation of revisions of Frontier correspondence to include additional streets, and finalization of same with instructions to paralegal.	0.30	\$262.00	\$78.60
Service	AC	02/03/2021	Final review and preparation for CDD meeting/shade meeting. Attend shade meeting in person.	2.25	\$262.00	\$589.50
Service	AC	02/04/2021	Tele-conv. with Chairman re: Wrencrest litigation.	0.25	\$262.00	\$65.50
Service	AC	02/05/2021	Tele-conv. with District Engineer re: Wrencrest gate issues.	0.25	\$262.00	\$65.50
Service	LD	02/08/2021	Prepare summary e-mail re: applicable statutes and case law; draft Objection and Motion for Protective Order all related to camera footage.	1.80	\$262.00	\$471.60
Service	AC	02/09/2021	Review and revise Response/Objection to records subpoena and provide comments to associate counsel. Forward filed Response to client and Inframark management and counsel.	0.50	\$262.00	\$131.00
Service	LD	02/09/2021	Calls to J. Arnold, Esq., at Morgan & Morgan & VM (Fla. Bar listing) to meet good faith requirement; finalize Motion for Protective Order & exhibits thereto; efile same; call from J. Arnold, Esq., re: Motion, requirement for hearing & form of Order	0.40	\$262.00	\$104.80
Service	AC	02/10/2021	Review agenda package for 2/17 CDD meeting. Review e-mail exchange related to Frontier relocation of utilities in Longleaf.	0.75	\$262.00	\$196.50
Service	LD	02/11/2021	Receipt of & respond to email from opposing counsel re: hearing on Motion for Protective Order & timing for production if Court grants the Motion	0.20	\$262.00	\$52.40
Service	AC	02/12/2021	Confer with associate counsel and review and reply to e-mail from Sheila Diaz re: law enforcement review of CDD camera footage.	0.25	\$262.00	\$65.50
Service	LD	02/12/2021	Review existing policies (will use in development of policy for CCTV)	0.30	\$262.00	\$78.60
Service	AC	02/16/2021	Exchange e-mails with District Engineer re:	0.25	\$262.00	\$65.50

Wrencrest gate issues.

Service	LD	02/17/2021	Emails with Court & Counsel re: hearing on Motion for Protective Order; calendar same.	0.10	\$262.00	\$26.20
Service	AC	02/18/2021	Review contract with Lighthouse Engineering. Review and reply to e-mail from Supervisor Picarelli re: ownership of engineering documents.	0.50	\$262.00	\$131.00
Service	AC	02/19/2021	Tele-conv. with Chair re: pending items from CDD meeting. Initial review of Right of Way Maintenance Agreement re: CDD ability to place flashing signs at crosswalks.	0.75	\$262.00	\$196.50
Service	AC	02/23/2021	Confer with associate counsel re: camera footage review by law enforcement and send note to Sheila Diaz with forwarded e-mail from associate counsel.	0.25	\$262.00	\$65.50
Service	LD	02/23/2021	Legal research re: CDD's right to implement a policy re: disclosure of exempt records to law enforcement; prepare email memo summarizing same.	3.20	\$262.00	\$838.40
Service	AC	02/24/2021	Review agenda package for 3/3 CDD meeting. Continued review of maintenance agreement re: right of ways and e-mail Chair regarding crosswalk lighted signage.	0.75	\$262.00	\$196.50
Service	AC	02/25/2021	Exchange e-mails with District Manager and Sheila Diaz re: e-mail address for Resident Council.	0.25	\$262.00	\$65.50
Service	LD	02/26/2021	Review and revise propose Order on Motion for Protective Order.	0.40	\$262.00	\$104.80

Services Subtotal \$4,414.70

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	02/03/2021	certified mail: Utility Easements: Three (3) letters sent via certified mail	1.00	\$20.88	\$20.88

Expenses Subtotal \$20.88

Subtotal \$4,435.58

Total \$4,435.58

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
350	04/04/2021	\$4,435.58	\$0.00	\$4,435.58
Outstanding Balance				\$4,435.58
Total Amount Outstanding				\$4,435.58

Please make all amounts payable to: Persson, Cohen & Mooney, P.A.

Please pay within 31 days.

**INVOICE**

Invoice # 349
Date: 03/04/2021
Due On: 04/04/2021

Persson, Cohen & Mooney, P.A.

6853 Energy Court
Lakewood Ranch, FL 34240

Meadow Pointe II Community Development District
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$576.40) - (\$0.00) = \$576.40

MEADOWPT.HOA *DRC***Covenant matters**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	02/02/2021	HAMO/HADAD: Review e-mail from attorney Befeler re: resolution of violations; e-mail to Masters re: same	0.10	\$262.00	\$26.20
Service	AC	02/03/2021	Exchange multiple e-mails re: potential short sale and potential compromise of fines owed on resident property.	0.25	\$262.00	\$65.50
Service	KF	02/03/2021	HAMO/HADAD: Review e-mails from Masters re: status of violations	0.10	\$262.00	\$26.20
Service	AC	02/04/2021	Continued e-mail exchange with Christine Masters and Supervisor Picarelli re: short sale and potential compromise of fines.	0.25	\$262.00	\$65.50
Service	KF	02/08/2021	HAMO/HADAD: Draft payoff letter; e-mail to attorney Befeler transmitting same	0.25	\$262.00	\$65.50
Service	KF	02/16/2021	CATALINO: Draft updated payoff letter	0.25	\$262.00	\$65.50
Service	KF	02/16/2021	Update Status Report for covenant violations; e-mail to Board transmitting same	0.25	\$262.00	\$65.50
Service	KF	02/18/2021	HAMO/HADAD: Review payment proposal;	0.20	\$262.00	\$52.40

e-mail to Masters re: same						
Service	KF	02/26/2021	Review and respond to e-mail from Masters re: potential Board authorization of fence in easement area	0.30	\$262.00	\$78.60
Service	AC	02/26/2021	Confer with associate counsel re: potential approval of fence across CDD easement.	0.25	\$262.00	\$65.50
						Subtotal
						\$576.40
						Total
						\$576.40

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
349	04/04/2021	\$576.40	\$0.00	\$576.40
				Outstanding Balance
				\$576.40
				Total Amount Outstanding
				\$576.40

Please make all amounts payable to: Persson, Cohen & Mooney, P.A.

Please pay within 31 days.



Meadow Pointe II Community Development District
 Andy Cohen, District Counsel
 6853 Energy Court
 Lakewood Ranch, FL 34240

Invoice Date: March 8, 2021
 Invoice No. 74364
 Client No. 26757.003

For professional services rendered and expenses incurred
 regarding Suncoast Daycare, Inc. v. Meadow Pointe II
 Community Development District et al.

Statement of Legal Services

		Hours	
01/25/2021	NCN Review correspondence from A. Cohen; prepare correspondence to A. Cohen	0.20	
01/25/2021	JAK Review docket regarding potential for dismissal for lack of prosecution	0.40	
02/02/2021	NEA Review clerk's docket	0.20	
02/02/2021	NCN Prepare correspondence to A. Cohen	0.10	
02/02/2021	JAK Review order of dismissal	0.10	
02/02/2021	JAK Prepare email to client regarding notice of dismissal	0.20	
Current Services		1.20	\$172.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Nancy E. Akins	0.20	\$85.00	\$17.00
Nikki C. Day	0.30	\$180.00	\$54.00
Jamie A. Kilpatrick	0.70	\$145.00	\$101.50

Payments

11/05/2020	Payment	Check 72430 Invoice 73356	54.00
			<u>54.00</u>

Total Current Work	<u>\$172.50</u>
Previous Balance Due	\$0.00
Balance Due	<u>\$172.50</u>

Meadow Pointe II Community Development
District

Invoice Date:
Invoice No.
Client No.

March 08, 2021
74364
26757.003

Agenda Page #76

Please Reference Client Number On Checks And Wire Transfers

Mail Checks to:
1545 Raymond Diehl Road, Suite 300
Tallahassee, FL 32308
850-222-8611 FEIN 59-1315801

Send wire transfers to Capital City Bank, ABA #063100688
for credit to Bryant Miller Olive, Account #2132834901
Thank you for your business

NINTH ORDER OF BUSINESS

Tab 13

9A

Financial Statements

September 30, 2020

Meadow Pointe II Community Development District

Meadow Pointe II Community Development District
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow Pointe II Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Meadow Pointe II Community Development District* (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated March 24, 2021, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
March 24, 2021

Meadow Pointe II Community Development District Management's Discussion and Analysis

Our discussion and analysis of *Meadow Pointe II Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2020 by \$19,616,707, an increase in net position of \$492,987 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported a fund balance of \$11,114,379, a decrease of \$365,766 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Meadow Pointe II Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, transportation, and public safety related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Meadow Pointe II Community Development District
Management's Discussion and Analysis

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$19,616,707 at September 30, 2020. The following analysis focuses on the net position of the District's governmental activities.

	2020	2019
Assets, excluding capital assets	\$ 11,207,336	\$ 11,576,893
Capital Assets, net of depreciation	16,632,222	16,077,437
Total assets	27,839,558	27,654,330
Liabilities, excluding long-term liabilities	216,255	223,064
Long-term Liabilities	8,006,596	8,307,546
Total liabilities	8,222,851	8,530,610
Net Position:		
Net investment in capital assets	13,916,151	14,047,886
Restricted for debt service	183,786	177,636
Unrestricted	5,516,770	4,898,198
Total net position	\$ 19,616,707	\$ 19,123,720

Meadow Pointe II Community Development District
Management's Discussion and Analysis

The following is a summary of the District's governmental activities for the fiscal years ended September 30:

	2020	2019
Revenues:		
Program revenues	\$ 2,640,832	\$ 2,729,897
General revenues	235,808	105,644
Total revenues	2,876,640	2,835,541
Expenses:		
General government	292,886	861,366
Physical environment	999,342	1,087,114
Culture and recreation	529,378	624,878
Transportation	203,336	204,569
Public safety	54,520	45,672
Interest on long-term debt	304,191	130,366
Total expenses	2,383,653	2,953,965
Change in net position	492,987	(118,424)
Net position, beginning	19,123,720	19,394,565
Net position, ending	<u><u>\$ 19,616,707</u></u>	<u><u>\$ 19,276,141</u></u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$2,371,239. The majority of these costs are comprised of physical environment expense.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near - term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$11,114,379. Of this total, \$30,457 is non-spendable, \$5,597,609 is restricted, \$2,267,819 is assigned and the remainder of \$3,218,494 is unassigned.

The general fund balance increase of \$618,572 in the current year was used to fund the operating and replacement reserves.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2020 general fund budget. The legal level of budgetary control is at the fund level.

Meadow Pointe II Community Development District
Management's Discussion and Analysis

Capital Asset and Debt Administration

Capital Assets - At September 30, 2020, the District had \$16,632,222 invested in assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt - At September 30, 2020, the District has \$8,120,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Meadow Pointe II Community Development District's* Finance Department at 210 North University Drive, Suite 702, Coral Springs, Florida, 33071.

FINANCIAL STATEMENTS

Meadow Pointe II Community Development District

Statement of Net Position

September 30, 2020

	Governmental Activities
Assets:	
Cash and cash equivalents	\$ 319,312
Investments	5,226,264
Receivable from other governments	11,140
Miscellaneous receivables	79
Prepaid costs	507
Deposits	29,950
Restricted Assets:	
Temporarily restricted cash	22,475
Temporarily restricted investments	5,597,609
Capital Assets:	
Capital assets, not being depreciated	13,270,356
Capital assets, net of depreciation	3,361,866
Total assets	27,839,558
Liabilities:	
Accounts payable and accrued expenses	70,482
Member deposits	22,475
Accrued Interest Payable	123,298
Noncurrent Liabilities:	
Due within one year	310,000
Due in more than one year	7,696,596
Total liabilities	8,222,851
Net Position:	
Net investment in capital assets	13,916,151
Restricted for debt service	183,786
Unrestricted	5,516,770
Total net position	\$ 19,616,707

Meadow Pointe II Community Development District

Statement of Activities

Year Ended September 30, 2020

Functions/Programs	Program Revenue				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and	Capital Grants and	Governmental Activities
			Contributions	Contributions	
Governmental Activities:					
General government	\$ 292,886	\$ 273,792	\$ -	\$ -	\$ (19,094)
Physical environment	999,342	975,544	-	-	(23,798)
Culture and recreation	529,378	516,771	-	-	(12,607)
Transportation	203,336	198,494	-	-	(4,842)
Public safety	54,520	53,222	-	-	(1,298)
Interest on long-term debt	304,191	623,009	-	-	318,818
Total governmental activities	\$ 2,383,653	\$ 2,640,832	\$ -	\$ -	257,179
General Revenues:					
Investment and miscellaneous					235,808
Total general revenues					235,808
Change in net position					492,987
Net position, beginning					19,123,720
Net position, ending					\$ 19,616,707

Meadow Pointe II Community Development District

Balance Sheet - Governmental Funds

September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash and cash equivalents	\$ 319,312	\$ -	\$ -	\$ 319,312
Restricted cash	22,475	-	-	22,475
Investments	5,226,264	307,084	5,290,525	10,823,873
Receivable from other governments	11,140	-	-	11,140
Miscellaneous receivables	79	-	-	79
Prepaid costs	507	-	-	507
Deposits	29,950	-	-	29,950
Total assets	\$ 5,609,727	\$ 307,084	\$ 5,290,525	\$ 11,207,336
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	70,482	\$ -	\$ -	\$ 70,482
Member deposits	22,475	-	-	22,475
Total liabilities	92,957	-	-	92,957
Fund Balances:				
Nonspendable	30,457	-	-	30,457
Restricted for:				
Debt service	-	307,084	-	307,084
Capital projects	-	-	5,290,525	5,290,525
Assigned for:				
Operating reserves	512,421	-	-	512,421
Roadways	1,395,243	-	-	1,395,243
Ponds	269,053	-	-	269,053
Sidewalks	91,102	-	-	91,102
Unassigned	3,218,494	-	-	3,218,494
Total fund balances	5,516,770	307,084	5,290,525	11,114,379
Total liabilities and fund balances	\$ 5,609,727	\$ 307,084	\$ 5,290,525	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

16,632,222

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(123,298)
Bonds and note payable	(8,006,596)

(8,129,894)

Net Position of Governmental Activities**\$ 19,616,707**

Meadow Pointe II Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances
Governmental Funds
Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 2,017,823	\$ 620,677	\$ -	\$ 2,638,500
Special assessments - prepayments	-	2,332	-	2,332
Investment and miscellaneous income	193,683	1,685	40,440	235,808
Total revenues	2,211,506	624,694	40,440	2,876,640
Expenditures:				
Current:				
General government	280,472	12,414	-	292,886
Physical environment	525,228	-	-	525,228
Culture and recreation	529,378	-	-	529,378
Transportation	203,336	-	-	203,336
Public safety	54,520	-	-	54,520
Debt Service:				
Principal	-	305,000	-	305,000
Interest	-	303,159	-	303,159
Capital outlay	-	-	1,028,899	1,028,899
Total expenditures	1,592,934	620,573	1,028,899	3,242,406
Excess (Deficit) of Revenues Over Expenditures	618,572	4,121	(988,459)	(365,766)
Other Financing Sources (Uses):				
Transfers in	-	-	989	989
Transfers out	-	(989)	-	(989)
Total other financing sources (uses)	-	(989)	989	-
Net change in fund balances	618,572	3,132	(987,470)	(365,766)
Fund balances, beginning of year	4,898,198	303,952	6,277,995	11,480,145
Fund balances, end of year	\$ 5,516,770	\$ 307,084	\$ 5,290,525	\$ 11,114,379

Meadow Pointe II Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
 Governmental Funds to the Statement of Activities**
 Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10)	\$	(365,766)
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.

Capital outlay	1,028,899	
Depreciation expense	<u>(474,114)</u>	554,785

Repayments of bond principal are expenditures in governmental funds while repayments reduce liabilities in the statement of net position. Also, governmental funds report the effect premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Bond Principal	305,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	3,018
Amortization of bond discount	<u>(4,050)</u>

Change in Net Position of Governmental Activities (page 8)	\$	<u>492,987</u>
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Meadow Pointe II Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 2,012,500	\$ 2,012,500	\$ 2,017,823	\$ 5,323
Investment and miscellaneous income	49,100	49,100	193,683	144,583
Total revenues	<u>2,061,600</u>	<u>2,061,600</u>	<u>2,211,506</u>	<u>149,906</u>
Expenditures:				
Current:				
General government	306,164	306,164	280,472	25,692
Physical environment	833,491	833,491	525,228	308,263
Culture and recreation	629,895	629,895	529,378	100,517
Roads and streets	210,000	210,000	203,336	6,664
Public safety	92,050	92,050	54,520	37,530
Total expenditures	<u>2,071,600</u>	<u>2,071,600</u>	<u>1,592,934</u>	<u>478,666</u>
Excess (deficit) of revenues over expenditures	<u>(10,000)</u>	<u>(10,000)</u>	<u>618,572</u>	<u>628,572</u>
Net change in fund balance	<u>\$ (10,000)</u>	<u>\$ (10,000)</u>	<u>618,572</u>	<u>\$ 628,572</u>
Fund balance, beginning			<u>4,898,198</u>	
Fund balance, ending			<u>\$ 5,516,770</u>	

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Meadow Pointe II Community Development District*, (the "District") was established on October 7, 1994 by Pasco County Ordinance 94-13 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190 Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the Board), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following governmental funds, which are considered to be major funds:

General Fund - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Restricted Assets - These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	10 - 20
Infrastructure	10 - 30
Equipment	3 - 20
Vehicles	10 - 15

Long Term Obligations - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

Net Position Flow Assumption - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted- net position and unrestricted- net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above and additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2020, the District implemented Government Accounting Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Cash balances of \$22,475 are held as deposits for fitness facility member access cards. This cash is considered restricted as it is refundable to the members.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury;

Investments made by the District at September 30, 2020 are summarized below. In accordance with GASB 31, investments are reported at fair value.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
US Bank Commercial Paper	\$ 5,597,609	A1	NA
Money Market Funds	5,006,076	NA	NA
Certificates of Deposit	220,188	NA	6 months
	<u>\$ 10,823,873</u>		

Credit Risk:

The District's limits credit risk by restricting authorized investments to those described which are either backed by the full faith and credit of the United States Government or maintain the highest credit quality ratings of Moody's or S&P.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk:

In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

There is no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not specifically address interest rate risk; however, their practice is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District invests to provide sufficient liquidity to pay obligations as they come due.

Meadow Pointe II Community Development District
Notes to Financial Statements
 September 30, 2020

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land and land improvements	\$ 11,197,145	\$ -	\$ -	\$ 11,197,145
Construction in progress	1,044,312	1,028,899	-	2,073,211
Total capital assets not being depreciated	12,241,457	1,028,899	-	13,270,356
Capital Assets Being Depreciated:				
Building and improvements	6,691,759	-	-	6,691,759
Infrastructure	9,719,984	-	-	9,719,984
Machinery and equipment	340,524	-	-	340,524
Vehicles	93,007	-	-	93,007
Total capital assets being depreciated	16,845,274	-	-	16,845,274
Less Accumulated Depreciation for:				
Building and improvements	(5,949,612)	(140,779)	-	(6,090,391)
Infrastructure	(6,795,795)	(308,642)	-	(7,104,437)
Machinery and equipment	(244,076)	(16,602)	-	(260,678)
Vehicles	(19,811)	(8,091)	-	(27,902)
Total accumulated depreciation	(13,009,294)	(474,114)	-	(13,483,408)
Total capital assets being depreciated, net	3,835,980	(474,114)	-	3,361,866
Governmental activities capital assets, net	\$ 16,077,437	\$ 554,785	\$ -	\$ 16,632,222

Depreciation was charged to physical environment expense.

NOTE 5 ASSIGNED FUNDS

The District has assigned \$2,267,819 of the general fund balance for use as follows; \$1,395,243 for future repair and replacement of roadways, \$269,053 for pond repair, \$91,102 for sidewalk repair and \$512,421 has been budgeted as a general operating reserve, representing approximately three months of operations expense.

NOTE 6 LONG-TERM LIABILITIES

Series 2018 Special Assessment Revenue Bonds - Public Offering

On October 1, 2018, the District issued \$8,425,000 of Special Assessment Revenue Bonds Series 2018 consisting of \$3,465,000 Serial Series 2018 due from May 1, 2020 to May 1, 2029 with interest rates ranging from 2.375% to 3.500%; \$1,750,000 Term Bonds Series 2018 due on May 1, 2033 with a fixed interest rate of 3.875% and \$3,210,000 Term Bonds Series 2018 due on May 1, 2039 a fixed interest rate of 4.125%. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2018 Bonds is due annually commencing May 1, 2020 through May 1, 2039.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity and extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement was met at September 30, 2020.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal and interest on the Series 2018 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2018 assessments levied and collected on the District lands benefited by the 2018 Project.

As of September 30, 2020, total principal and interest remaining on the Series 2018 Bonds totaled \$11,628,420. For the year ended September 30, 2020, \$608,159 principal and interest was paid. Special assessment revenue pledged was \$610,595.

Long-term debt activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Revenue Bond Series 2018	\$ 8,425,000	\$ -	\$ (305,000)	\$ 8,120,000	\$ 310,000
Original Issue Discount	(117,454)	-	4,050	(113,404)	-
Governmental activity long-term liabilities	<u>\$ 8,307,546</u>	<u>\$ -</u>	<u>\$ (300,950)</u>	<u>\$ 8,006,596</u>	<u>\$ 310,000</u>

Meadow Pointe II Community Development District
Notes to Financial Statements
 September 30, 2020

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2021	\$ 310,000	\$ 295,915
2022	320,000	288,165
2023	330,000	279,765
2024	340,000	270,690
2025	350,000	260,915
2026 - 2030	1,920,000	1,130,995
2031 - 2035	2,320,000	747,469
2036 - 2039	2,230,000	234,506
	<u>\$ 8,120,000</u>	<u>\$ 3,508,420</u>

NOTE 7 LITIGATION

The District is engaged in a liability claim related to a death that took place in December 2013, at the clubhouse owned by the District. The ultimate outcome of the litigation and insurance coverage cannot be determined at this time.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Meadow Pointe II Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Meadow Pointe II Community Development District* (the "District") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 24, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
March 24, 2021

MANAGEMENT LETTER

Board of Supervisors
Meadow Pointe II Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Meadow Pointe II Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 24, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, rules of the Auditor General. Disclosures in those reports, which are dated March 24, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "McDiarmid Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
March 24, 2021



**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Meadow Pointe II Community Development District

We have examined Meadow Pointe II Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

McDermitt Davis

Orlando, Florida
March 24, 2021

Tab 14

9B.

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES**

Pasco County, Florida

FEBRUARY 5, 2021

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REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

The Meadow Pointe II Community Development District (the “**District**”), located in Pasco County, Florida, announces that it is soliciting professional engineering services to be performed on a continuing basis for the District’s **earthwork, stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, preserve areas, and other public improvements** authorized by Chapter 190, *Florida Statutes*. The engineering firm or individual selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

The selection manual (“**Selection Manual**”), including the scope of work, instructions to applicants, evaluation criteria and other documents, will be available for public inspection.

Any firm or individual (“**Applicant**”) desiring to provide professional engineering services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” along with pertinent supporting data.

The District will review all Applicants consistent with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement, along with all other requested attachments, by **11:00 a.m. on March 8, 2021** (“**Submittal Deadline**”), to the attention of Bob Nanni, District Manager, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544.

Furthermore, all Applicants – and specifically the individual(s) who would be responsible for providing the engineering services and interacting with the District’s representatives on a day-to-day basis – shall be available to present the Applicant’s Qualifications Statement and respond to questions at the District’s **March 17, 2021**, Board meeting to be held at **6:30 p.m.** at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543, and, upon the District Board’s request, such other meetings as the District’s Board may designate (contact the District Manager for time/location, and any adjustments to the date).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and Selection Manual, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant, and so forth.

Any protest regarding the terms of this Notice, or the Selection Manual on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the Submittal Deadline. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest any matters relating to the Selection Manual. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Five Hundred Dollars (\$500.00). Furthermore, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request. Additional

information and requirements regarding protests are set forth in the Selection Manual and the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this Request for Qualifications shall be directed in writing by e-mail only to Bob Nanni at Bob.Nanni@inframark.com.

Bob Nanni
District Manager
Run Date: February 5, 2021

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES
Pasco County, Florida

Instructions to Applicants

SECTION 1. DUE DATE. Any interested applicant ("Applicant") must submit its Qualification Statement (defined herein) no later than **11:00 a.m. (EST) on March 8, 2021** ("Submittal Deadline"), at the Offices of the District Manager, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544. Attention: Bob Nanni.

SECTION 2. SCOPE OF WORK. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing, operating and maintaining public infrastructure improvements. Related thereto, the District is soliciting qualification statements for professional engineering services for the District's **earthwork, stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, preserve areas, and other public improvements** authorized by Chapter 190, *Florida Statutes*. This work shall also include all related permit applications, as well as, any renewals and modifications to the District's permits. In addition, the District's engineer will be required to attend meetings of the District's Board of Supervisors when requested. This work ("Project") shall be performed on an as-needed, continuing basis as requests are received.

SECTION 3. CONTENTS OF QUALIFICATION STATEMENTS. Each Applicant shall submit a qualification statement ("Qualification Statement") using U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," and shall additionally provide all of the following information as part of such Qualification Statement regardless of whether the information is called for by Form 330 or not:

- a) A listing of the position / title and corporate responsibilities of key management or supervisory personnel. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- b) A listing of the engineer point of contact and any other personnel (or subcontractors) proposed for the Project. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- c) Information relating to the Applicant's past experience and performance for projects similar to the Project. **Please specifically describe any prior or current experience with community development districts established under Chapter 190, Florida Statutes.**
- d) At least three (3) references from projects of similar scope to the Project. Include information relating to the work conducted for each reference as well as a name, address and phone number of a contact person. The Applicant acknowledges and agrees by submitting a Qualification Statement that the District may contact such references;
- e) A brief narrative description of the Applicant's approach to providing the services as described herein;
- f) Information relating to whether the Applicant is a certified minority business enterprise;

- g) Information relating to the Applicant's willingness and ability to meet time and budget requirements;
- h) Information relating to the geographic location of the Applicant's headquarters and local offices;
- i) Information relating to the recent, current and projected workloads of the Applicant;
- j) Information relating to the volume of work previously awarded to the Applicant by the District;
- k) Information relating to the Applicant's financial capacity;
- l) A listing of the Applicant's current state, federal, and local licenses and the statuses of the same;
- m) A current certificate of insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's errors and omissions and other insurance;
- n) Information relating to whether, over the past 10 years, Applicant has been terminated from any contract, and, if so, the reasons for such termination, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- o) Information relating to whether, over the past 10 years, Applicant has defaulted on any contract or is in arrears on any contract, or for failure to demonstrate proper licensure and business organization, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- p) Information relating to whether, over the past 10 years, Applicant has been involved in any litigation involving any contract or work and the status and/or results of such litigation, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- q) Information relating to whether, over the past 10 years, Applicant has been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.) and the status and/or results of such action, and, if no such conditions exist, Applicant shall affirmatively disclose the same; and
- r) Completion of any other forms contained within this Selection Manual.

Applicants shall not submit as part of any Qualification Statement a proposal for the compensation to be paid under the agreement.

SECTION 4. INSURANCE. As noted above, each Applicant should include as part of its Qualification Statement a current Certificate of Insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's ability to provide errors and omissions and other insurance. As part of any contract negotiations and final contract with the Applicant, the District may require that the Applicant provide such coverage in connection with the Project and identify the District, and the District's officers, supervisors, agents, staff, and representatives as additional insureds, and, in the event an Applicant is unable to provide such insurance, the District reserves the right to cease negotiations with that Applicant and enter into negotiations with the next highest qualified Applicant. The District further reserves the right to revise the insurance and indemnification requirements, among other contract provisions, in connection with any contract negotiations.

SECTION 5. FINANCIAL CAPACITY. In evaluating the Qualification Statements, the District may consider the financial capacity of each Applicant, and accordingly each Applicant should submit relevant information regarding financial capacity, as stated above. In the event the Applicant enters into contract negotiations with the District, the District may in its sole discretion require that the Applicant provide sufficient proof of financial capacity, including, if requested, audited financial statements from the last three years.

SECTION 6. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Selection Manual are to be directed in writing via e-mail only to Bob Nanni, District Manager, at Bob.Nanni@inframark.com. The deadline for submitting such questions shall be **12:00 p.m. (EST) on February 26, 2021**. Additionally, the District reserves the right in its sole discretion to make changes to the Selection Manual up until the deadline for submitting the Qualification Statements. Interpretations or clarifications considered necessary in response to any questions, and any changes to the Selection Manual up until the time of Qualification Statement opening, will be issued by Addenda, to all parties recorded as having received the Selection Manual. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Applicants. No inquiries will be accepted from subcontractors; the Applicant shall be responsible for all queries. In submitting a Qualification Statement, each Applicant shall submit an acknowledgment of receipt of all Addenda and represents that it has read and understands the Selection Manual and that the Qualification Statement is made in accordance therewith.

SECTION 7. SUBMISSION OF QUALIFICATION STATEMENT. Each Applicant shall submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement forms, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an envelope, marked with the project title and name and address of the Applicant and accompanied by the required documents. If the Qualification Statement is sent through the mail or other delivery system, the sealed envelope shall be enclosed in an envelope with a notation "QUALIFICATION STATEMENT FOR MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT ENCLOSED – ENGINEERING SERVICES" on the face of it.

SECTION 8. MODIFICATION AND WITHDRAWAL. Qualification Statements may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Qualification Statements are to be submitted at any time prior to the time and date the Qualification Statements are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No Qualification Statement may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 9. PUBLIC PRESENTATIONS. In connection with evaluating Qualification Statements submitted to the District, the District's Board of Supervisors ("Board") may elect to require public presentations by no fewer than three (3) Applicants (unless fewer submit) regarding an Applicant's Qualification Statement, approach to the Project, ability to furnish required services for the Project, and any relevant questions for the Applicant. The individual(s) who would be responsible for providing the engineering services and interacting with the District's representatives on a day-to-day basis shall be available at such presentations. The presentations are initially scheduled to occur at the District's **March 17, 2021, 6:30 p.m.** meeting, to be held at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543, as well as at such other meeting or meetings as the District's Board may designate (contact the District Manager for time/location, and any adjustments to the date).

SECTION 10. EVALUATION OF QUALIFICATION STATEMENTS; NEGOTIATION PROCESS; CONTRACT AWARD. The Board shall review and rank the Applicants based on the information provided

in the Qualification Statement, any interviews with references, any information from public presentations, and any other information generally within the knowledge of the Board or the District's staff, and using the requirements set forth in the CCNA and in this Selection Manual. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

The highest ranked Applicant will be requested to provide a proposal for compensation to be paid under the agreement and shall enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. In connection with any public presentations, the Board may elect to make an initial ranking of Applicants, select only the top three (or all) Applicants to make public presentations, and then further adjust the rankings based on the presentations, or may adjust the process involving public presentations in its sole discretion. Within fourteen (14) days of the conclusion of any successful contract negotiations, the District and successful Applicant shall enter into an agreement in a form substantially similar to that set forth in the Selection Manual (subject to the terms of this Selection Manual).

SECTION 11. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all Qualification Statements and waive any informalities or irregularities in Qualification Statements where in the best interests of the District, and as determined by the District's Board in its sole discretion.

SECTION 12. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Selection Manual, the only mandatory requirements of this Selection Manual for Applicants are that each Applicant must (a) be authorized to do business in Florida, and (b) hold all required State and Federal licenses in good standing. All other requirements set forth in the Selection Manual shall be deemed "permissive," in that an Applicant's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Applicant's Qualification Statement, but instead in the Board's discretion may result in the disqualification of a Qualification Statement or alternatively may be taken into account in the evaluation and scoring of the Qualification Statement.

SECTION 13. PROTESTS. Any protest relating to the Selection Manual, including but not limited to protests relating to the Qualification Statement notice, the instructions, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Selection Manual, or any other issues or items relating to the Selection Manual, must be filed in writing, within seventy-two (72) hours after the Submittal Deadline. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Selection Manual.

Any person who files a notice of protest of any kind shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Five Hundred Dollars (\$500.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No Applicant shall be entitled to recover any costs of Qualification Statement preparation or other participation in the selection process, regardless of the outcome of any protest.

SECTION 14. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

SECTION 15. PUBLIC RECORDS. The District is a governmental entity, and, accordingly, the Qualification Statements will become public record. That said, Florida law does recognize certain exceptions from the public records laws. In the event that the Applicant believes that any particular portion of the Qualification Statement is exempt from disclosure, the Applicant shall mark the exempt pages as "CONFIDENTIAL – EXEMPT FROM DISCLOSURE." In the event that the District receives a public records request relating to such records, the District will notify the Applicant. In the event that the District reasonably and in good faith believes that the Applicant's information is not confidential or exempt under Florida law, the District may provide the information in response to the request and will not be responsible for any liability, claims, damages or losses arising from such disclosure. In the event that a claim of any kind is filed challenging the confidentiality of the Applicant's information, the District may require the Applicant to indemnify, defend, and hold harmless the District and its staff and representatives from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

SECTION 16. E-VERIFY REQUIREMENT. In accordance with Section 448.095, Florida Statutes, if selected, Applicant shall, prior to entering into a contract with the District, utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Applicant throughout the term of the contract with the District; and (b) all persons, including subcontractors, retained or hired by the Applicant, regardless of compensation, to perform work on the services provided pursuant to the contract with the District or any work assignment thereunder.

SECTION 17. SUBMISSION OF ONLY ONE PROPOSAL. Applicants may be disqualified and their Qualification Statements rejected if the District has reason to believe that collusion may exist among Applicants, the Applicant has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 18. FAMILIARITY WITH THE LAW. By submitting a Qualification Statement, the Applicant is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Applicant will in no way relieve it from responsibility to perform the work covered by the Applicant in compliance with all such laws, ordinances and regulations.

SECTION 19. PUBLIC ENTITY CRIMES. Pursuant to Section 287.133(3)(a), *Florida Statutes*:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Applicant represents that in submitting a Qualification Statement, the Applicant has not been placed on the convicted vendor list within the last 36 months and, in the event that the Applicant is placed on the convicted vendor list, the Applicant shall immediately notify the District whereupon the Applicant may be disqualified.

SECTION 20. TABLE OF DEADLINES. For the convenience of the Applicants, the table provided below lists the relevant dates and times for the relevant aforementioned deadlines and events:

Event	Time
Availability of Selection Manual	9:00a.m. (EST) on February 5, 2021
Deadline for Submission of Questions Regarding Selection Manual	12:00p.m. (EST) on February 26, 2021
Deadline for Submission of Qualification Statement and Other Required Materials	11:00a.m. (EST) on March 8, 2021
Deadline for Selection Manual Protests	Seventy-two (72) hours after the Submittal Deadline, with a more formal and detailed protest due seven (7) calendar days after the initial notice of protest was filed.
Qualification Presentation at Meeting of District's Board of Supervisors	6:30p.m. (EST) on March 17, 2021

It is anticipated that the District's Board of Supervisors will make a final ranking regarding this Request for Qualifications at the District's March 17, 2021, Board of Supervisors meeting.

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES Pasco County, Florida

Evaluation Criteria

1) Ability and Adequacy of Professional Personnel (Weight: 20 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Engineer's Past Performance and Experience (Weight: 25 Points)

Experience on projects similar to the Project, and past performance regarding such projects; character, integrity, and reputation of respondent; etc.

3) Project Approach (Weight: 15 Points)

Consider the firm's initial strategy for addressing the Project.

4) Geographic Location (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

5) Ability to Meet Time and Budget Requirements (Weight: 10 Points)

Consider the consultant's ability to meet time and budget requirements including staffing levels and past performance on previous projects; etc.

6) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

7) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

8) Volume of Work Previously Awarded to Engineer by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

9) Financial Capacity (Weight: 10 Points)

Consider the firm's financial capacity and insurance levels.

APPLICANT'S TOTAL SCORE (100 Points Possible)

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES
Pasco County, Florida**

Architect-Engineer Qualifications, Standard Form 330
(OMB No. 9000-0157, Expires 12/31/2020)

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

5. NAME OF FIRM

6. TELEPHONE NUMBER

7. FAX NUMBER

8. E-MAIL ADDRESS

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☐ *(Attached)*

AUTHORIZED FOR LOCAL REPRODUCTION

STANDARD FORM 330 (REV. 8/2016)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
15. FIRM NAME AND LOCATION (City and State)			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER		
21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">PROFESSIONAL SERVICES</td> <td style="width: 50%; padding: 2px;">CONSTRUCTION <i>(if applicable)</i></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>				

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1		6	
2		7	
3		8	
4		9	
5		10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

33. NAME AND TITLE

AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("**Applicant**"), and am authorized to make this Affidavit of Acknowledgments on behalf of Applicant.

2. I assisted with the preparation of, and have reviewed, the Applicant's Qualification Statement ("**Qualification Statement**") provided in response to the Meadow Pointe II Community Development District Request for Qualifications for Professional Engineering Services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Applicant to constitute good cause for rejection of the Qualification Statement.

3. I do hereby certify that the Applicant has submitted only a single Qualification Statement and has not, either directly or indirectly, participated in collusion relating to the submission of the Qualification Statement.

4. The Applicant agrees through submission of the Qualification Statement to honor its Qualification Statement for one hundred and twenty (120) days from the opening of the Qualification Statements, and if awarded the contract on the basis of this Qualification Statement and further negotiations with the District, to enter into and execute the contract in a form substantially similar to that included in the Selection Manual.

5. The Applicant acknowledges the receipt of the complete Selection Manual as provided by the District and as described in the Selection Manual's Table of Contents, and, to the extent that Addendums have been issued, the receipt of the following Addendum Nos.:
 _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the Submittal Deadline, the Applicant acknowledges that (i) the Applicant has read, understood, and accepted the Selection Manual; (ii) the Applicant has had an opportunity to consult with legal counsel regarding the Selection Manual; (iii) the Applicant has agreed to the terms of the Selection Manual; and (iv) the Applicant has waived any right to challenge any matter relating to the Selection Manual, including but not limited to any protest relating to the Qualification Statement notice, instructions, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Selection Manual, or any other issues or items relating to the Selection Manual.

7. The Applicant authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe II Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Qualification Statement, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Applicant.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 2021.

Applicant: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

Acknowledged before me by means of __ physical presence or __ online notarization this _____ day of _____, 2021, by _____ of _____, who is () personally known to me or () have produced _____ as identification.

 Notary Public

Print Name: _____

My Commission Expires: _____

**SWORN STATEMENT UNDER SECTION 287.133,
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC
OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

This sworn statement is submitted to Meadow Pointe II Community Development District.

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Applicant"), and am authorized to make this Sworn Statement on behalf of Applicant.
2. Applicant's business address is _____.
3. Applicant's Federal Employer Identification Number (FEIN) is _____.
(If the Applicant has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
4. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means "a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation."
5. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means "a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere."
6. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

A predecessor or successor of a person convicted of a public entity crime; or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means "any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term 'person' includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity."
8. Based on information and belief, the statement which I have marked below is true in relation to the Applicant submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

(Signatures on Following Page)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133, *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2021.

Applicant: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

Acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2021, by _____, _____ of _____, who is () personally known to me or () have produced _____ as identification.

 Notary Public

Print Name: _____

My Commission Expires: _____

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES
Pasco County, Florida**

Form of Contract

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the “**Agreement**”) is made and entered into effective the _____ day of _____, 2021, by and between:

Meadow Pointe II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, with a mailing address of c/o Inframark Infrastructure Management Services, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544 (the “**District**”); and

_____, a _____, with a mailing address of _____ (the “**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

ARTICLE 2. SCOPE OF SERVICES.

A. The Engineer will provide general engineering services, including:

1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
 3. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects.
 4. Any other items requested by the Board of Supervisors.
- B.** Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 2. Processing of contractor's pay estimates.
 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 4. Final inspection and requested certificates for construction including the final certificate of construction.
 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 6. Any other activity related to construction as authorized by the Board.
- C.** With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service

contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit A**, attached hereto and incorporated by this reference. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

- A.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

- B. The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District's sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. ACCOUNTING RECORDS. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

ARTICLE 11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 12. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 13. INSURANCE.

- A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:

1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 2. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
 3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
 4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B.** All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law.
- C.** The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida
- D.** If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ARTICLE 14. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 15. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine

any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 17. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the highest standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 18. INDEMNIFICATION. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the District and the District's officers, supervisors, agents, staff, and representatives (together, the "**Indemnitees**"), from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement, including without limitation the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the sum of Two Million Dollars and No Cents (\$2,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 19. EMPLOYMENT VERIFICATION. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

ARTICLE 20. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 21. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Hillsborough County, Florida.

ARTICLE 22. NOTICE. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Engineer: [TO BE INSERTED]

B. If to District: Meadow Pointe II Community
Development District
c/o Inframark Infrastructure Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, Florida 33544
Attn: Bob Nanni

With a copy to: Persson, Cohen & Mooney, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34240
Attn: Andy Cohen

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day’s written notice to the parties and addressees set forth herein.

ARTICLE 23. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records,

including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Sandra Demarco ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, SANDRA DEMARCO AT (954) 603-0033, EXT. 40532 SANDRA.DEMARCO@INFRAMARK.COM, 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.

ARTICLE 24. E-VERIFY REQUIREMENT. Engineer and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Engineer agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, *Florida Statutes*, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Engineer has knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement or any Work Assignment thereunder, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Engineer and order Engineer to immediately terminate the contract with the subcontractor. Engineer shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Engineer's failure to comply with the E-Verify requirements referenced herein.

ARTICLE 25. NO THIRD-PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 27. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

ARTICLE 28. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 29. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 30. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 31. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND PURSUANT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, THE REQUIREMENTS OF WHICH ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

ARTICLE 32. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 33. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 34. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees and costs at all judicial levels.

ARTICLE 35. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 36. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

Chairperson,
Board of Supervisors

[ENGINEER]

Witness

By: _____
Its: _____

EXHIBIT A: Schedule of Rates

Exhibit A
Schedule of Rates

Tab 15

9C.

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-Annuals	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

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

MEADOW POINTE II

Community Development District

Charlesworth 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

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

MEADOW POINTE II
Community Development District

Covina Key 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

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 FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU FEB-2021	MAR- SEPT-2021	PROJECTED FY 2021	BUDGET 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

MEADOW POINTE II
Community Development District

Wrencrest 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

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

MEADOW POINTE II

Community Development District

All Funds

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	\$831.11	\$829.23	-0.23%
VILLA	\$831.11	\$829.23	-0.23%
TH	\$474.92	\$473.85	-0.23%
MF	\$277.04	\$276.41	-0.23%
COMM	\$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

Please note: There was no quorum on April 5, 2021. All cases re-scheduled to April 19th. Residents were mailed notice of re-scheduled hearing via U.S. first class mail and certified mail with return receipt.

DRVC Meeting 04-19-2021

Members gathered in the library at 7:01pm

Attendance:

DRVC Members

Carol Boles	Arlene Formanski
Jerry Formanski	Lawrence Jiminez
Jackie Murray	

Staff

Christine Masters	ARC/DRC Coordinator
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1. 2020-185	Morningside	29936 Morningmist Drive
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DR Violation

#14: Driveway needs to be cleaned and nay stains present removed

#18: Mailbox post needs to be painted using MP II colors

1 st letter:	12/07/2020	2 nd letter:	2/09/2021
Extension:	2/15/2021	Re-scheduled:	4/07/2021

Presentation completed. Discussion ensued.

Decision:

#14: Resolved

#14: Resolved

2. 2020-194	Wrencrest	30716 Nickerson Loop
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DR Violation

#10: Garbage pail may not be stored in sight of the street

#18: Mailbox post needs to be painted using MP II colors

1 st letter:	12/07/2020	2 nd letters:	2/09/2021
Extension:	2/16/2021	Rescheduled:	4/05/2021

Presentation completed. Professionally installed mailbox and post by MP II vendor. Discussion ensued.

Decision:

#10: Fined \$25 per day

#18: Resolved

Presentation completed. New sod installed. Discussion ensued.

Decision:

#14: Resolved

7. 2021-16

Iverson

1508 Baythorn Drive

DR Violation

#14: The grass needs to be edged.

1st letter: 2/4/2021 2nd letter: 3/18/2021

Presentation completed. Discussion ensued.

Decision:

#14: Resolved

			STATUS REPORT AS OF APRIL 20, 2021	
			(Active Cases)	
OWNER NAME	ADDRESS	VIOLATION	COMMENTS	SUMMARY/RECOMMENDATION
Catalino, Samuel	29435 Allegro Dr.	water softener not screened; stained driveway; unkempt landscaping; dirty mailbox with post needing to be repainted	3/26/18 - Mortgage foreclosure filed. 5/7/18 - Letter sent to property owner providing until 5/25/18 to correct the violations and pay the \$4,000 fine. 8/6/18 - Mortgage foreclosure voluntarily dismissed. 8/10/18 - Complaint filed by CDD regarding violations and fines. 6/30/19 - Motion for Final Judgment filed. 7/18/19 - Final Judgment entered. 11/15/19 - Mortgage foreclosure filed. 12/30/19 - Answer filed. 3/20/20 - Service by publication completed for Catalino. 12/3/20 - Payoff provided; property being listed for sale and violations being remedied.	On May 7, 2018, a letter was sent to the owner providing until May 25, 2018 to correct the violations and pay the fine. A Complaint was filed by the CDD on October 10, 2018. Mr. Catalino was served and did not file an Answer. On July 18, a Final Judgment was entered. It has been recorded and serves as a lien against the property. A new mortgage foreclosure was filed against the property on November 15, 2019 and an Answer has been filed on behalf of the CDD. 12/3/20 - Payoff letter provided. 2/16/21 - Updated payoff letter provided; property being marketed for short sale. 3/4/21 - New payoff letter provided.
Hamo, Elad and Hadad, Natalie	30840 Wooley Court	dirt on home; stained and weedy driveway; grass and landscaping maintenance; tarp on roof; dirty mailbox; weeds in lawn; unkempt landscaping	9/25/17 - Letter sent to property owners providing until 10/13/17 to correct three violations and pay the \$3,000 fine. 12/26/17 - Property in compliance per Masters, but fine remain unpaid. 8/16/18 - Spoke with Mr. Hamo regarding new violation cases, who stated he has an insurance claim pending for the roof and he will be taking care of the other maintenance items expeditiously. 6/11/19 - Letter sent to property owners providing until July 16, 2019 to correct all outstanding violations and pay the accrued \$7,000 fine. 7/7/20 - Letter sent to property owners providing until August 11, 2020 to correct violations and pay fines prior to filing of lawsuit. 9/14/20 - Complaint for declaratory relief, injunctive relief, and damages was filed. 2/2/21 - All violations have been corrected.	6/11/19 - Letter sent to property owners providing until 7/16/19 to correct violations and pay fines. Violations not corrected and fines remain unpaid. Memo provided to Board on January 14, 2020 seeking direction as to further legal action. Direction received in June 2020 to proceed with lawsuit. Final pre-suit letter sent to owners on July 7, 2020. A Complaint was filed on September 14, 2020 for injunctive and declaratory relief and damages. As of February 2, 2021, all violations had been corrected. A payoff letter was provided to the attorney on February 8, 2021. On February 18, 2021 a settlement offer was received for the Board's consideration, which was ultimately rejected. On April 13, 2021 a signed Settlement Agreement was received from Hamo providing for eventual payment in full of all amounts due. Note: Property taxes are unpaid for 2018, 2019 and 2020.

Tab 3

ARCHITECTURE REVIEW APPLICATIONS LOG

As of 4/21/2021

DATE REV'D	CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES
4/5/2021	2021-52	Wrencrest	1925	Blanchard Court	Resident would like to install a new roof using GAR shingles in Pewter Gray (1st choice) or Weathered Wood (2nd choice)							I will show a sample to show how Pewter Gray is similar to a color already installed in Wrencrest
4/5/2021	2021-52	Wrencrest	30643	Tremont Drive	Resident would like to enclose his lanai with charcoal screen and bronze aluminum track. The lanai is under the roof so it will not extend the width or height of the home.						YES	Meets all criteria listed in the ARC policy for approval
4/16/2021	2021-53	Iverson	1435	Wylie Court	Resident would like to paint their home using Sherwin Williams approved color scheme 16 with special consideration to paint the garage door the same color as the front door	16	Colonial Revival Green Stone SW 2826	Panda White SW 6147	Rookwood Dark Brown SW 2808	Rookwood Dark Brown SW 2808		I will show photos of 2 schemes that have the front door and garage door the same color. One is in the black family and one is in the brown family. Both have been approved by the Board
4/16/2021	2021-54	Glenham	30253	Ingalls Court	Resident would like to install a new roof using GAF shingles in the color Shakewood							Shakewood has been approved for installation in Glenham

Tab 4

Sheila Diaz
Operations Manager/Maintenance Report
April 21, 2021



- Mainscapes landscape service reports / attached
- Pond Maintenance Reports / attached
- Contacted Buccaneer Tree to inspect/treat magnolia trees affected by the scales.
Waiting for update/resolve
- Lightning Experts installed bottle brushes on Digital Announcement Board as well as by the Splash Pad
- Proposal to replace magnolia trees from Mainscapes / attached
- Signed a proposal for a one time service agreement with Witt Fence for all village gates.
Scheduled on/before May 5th. / attached
- Received insurance check for lightning strike damages (\$8,675.52) incurred from lightning strike on 2/7/2021.
- Bay Area Fence Factory completed the installation of the splash pad fence.
- Wrencrest crosswalk - documents/emails / attached
- Maintenance has laid pavers and moved the BBQ area next to the entrance gate for the playground and tennis courts and will be installing sail shades to the area when they arrive.
- Maintenance staff has inspected all the newly planted Magnolias and has documented which ones have Magnolia Scale and their locations.
- Maintenance staff is re-painting the trip hazards on the sidewalks in the villages where needed.
- Maintenance staff continues to make repairs and paint the interior and exterior walls of Lettingwell, and Sedgwick.
- As the rainy season approaches, Maintenance staff continues to clean storm drains and ponds throughout the district.
- Maintenance staff continues pressure washing the walls and fencing throughout the community and has cleaned the walls and fencing on Mansfield Blvd.

Tab 5



Weekly Status Update - Meadow Pointe 2: Week of April 5th, 2021

Horticulture

Weekly Mowing

Week of 4-5-2021	Week 1	County line Rd, Mansfield Blvd., Beardsley Dr. & Common Grounds	Complete
Week of 4-12-2021	Week 2	County line Rd, Mansfield Blvd., Beardsley Dr.	Scheduled
Week of 4-19-2021	Week 3	County line Rd, Mansfield Blvd., Beardsley Dr.	N/A
Week of 4-26-2021	Week 4	County line Rd, Mansfield Blvd., Beardsley Dr. & Common Grounds	N/A
			N/A

Pruning

Week 1	04/05-04/09	Mansfield Blvd.	Complete
Week 2	04/12-04/16	County Line Rd.	Scheduled
Week 3	04/19-04/23	Mansfield Blvd.	N/A
Week 4	04/26-04/30	Beardsley Dr.	N/A
Week 5	05/3-05/07	Full Detail	N/A

Bed Care

Week 1	04/05-04/09	Mansfield Blvd.	Complete
Week 2	04/12-04/16	County Line Rd.	Scheduled
Week 3	04/19-04/23	Mansfield Blvd.	N/A
Week 4	04/26-04/30	Beardsley Dr.	N/A
Week 5	05/3-05/07	Full Detail	N/A

This Week's Horticulture Highlights:

- Focused on Soft edging
- Focused on weed control.
- Pulling and noting failing plants throughout community.

The Week ahead in Horticulture:

- Continue to Control Moss on trees
- We Mainscape thrive on leaving our purpose partners with a quality finished services of your property Meadow Pointe 2!



Irrigation

Monthly Inspection

Week 1	Apr. 5th- 9th	Wrencrest, Glenham, Lettingwell, Longleaf	Completed
Week 2	Apr 12th-16th	Morningside #'s 1,2 and 3 ,Deer Run East and West	In Process
Week 3	Apr 19th - 23	Clubhouse, covina key, Charlesworth/Tullamore	In process
Week 4	Apr 26th – 30th	Sedgwick, Vermillion, Colehaven/Iverson	In process

ET/Rainfall Update

Et Last Week	Rainfall Last Week
.11"	2"

Irrigation Updates:

- Working through April irrigation inspections.

Additional Repairs:

Decoders/Solenoids

-

Mainlines

- Repaired a 2 ½" mainline break at Covina Key (no cost)

Valves

- About completed Troubleshooting non-responding valves throughout property on sign proposal. (Covina Key and Sedgwick) in schedule to be completed.

Wire/Controllers

- Nothing to report this week.

Pumps

- Nothing to report this week.

Irrigation Enhancements

- Nothing to report this week.

The Week Ahead in Irrigation...

- Working on April Inspections.

Agronomy

- On 4-8-21 & 4-9-21 Agronomy team
- Non-Native Palm Nutrient App
- Applied granular fertilizer

Tab 6

SOLITUDE

LAKE MANAGEMENT

Agenda Page #234

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CDD

Account Number: 8079

Technician: SASO Diego

Date: 4/14/21 Time: 9:00

WORK PERFORMED

METHOD USED: B (Boat) BP (Backpack Sprayer) <u>G</u> (Gator) HC (Hand Cast)		102	22	21	20
SITE ID	42 108 4 7 102 26 27 3 2 1 6 103 109 5 16 8 9 110 10 11 12 13 14 17				
Method Used	<u>G</u>				
Treated Algae	<u>X</u>				
Treated Cyanobacteria					
Treated Submersed Weeds					
Treated Grasses/Brush	<u>X</u>				
Treated Floating Weeds					
Treated Mosquitoes and/or Midges					
Lake Dye	<u>X</u>				
Alligators	<u>0</u>				
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	<u>N/A</u>				
Restriction Type					

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All (<u>1</u> 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 type="checkbox"/> Chara	<input checked="" type="checkbox"/> Lily	<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons
<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"/> Cormorant	<input checked="" type="checkbox"/> Ibbs	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input checked="" type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input checked="" type="checkbox"/> Snakes				
<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles				
<input type="checkbox"/> Other _____								

CONCERNS FOR FOLLOW-UP

<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended 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"/> Persistent invasive weeds	Lake # _____	
<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

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SOLITUDE

LAKE MANAGEMENT

Agenda Page #235

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CDD

Account Number: 8079

Technician: SAEON Dago

Date: 4/21 Time: 8:30

WORK PERFORMED

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

SITE ID	79	50	35	106	38	104	105	37	30	32	33	114	31	36	39	40	28	34	41	59	58	87	44	43
Method Used	G																							
Treated Algae	X																							
Treated Cyanobacteria																								
Treated Submersed Weeds																		X						
Treated Grasses/Brush	X																							
Treated Floating Weeds																								
Treated Mosquitoes and/or Midges																								
Lake Dye	X																							
Alligators	2																							
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				
Restriction Type																				I				

GENERAL OBSERVATIONS OF THE WATER

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

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

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

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.19
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Tab 7

**Prepared For:**Date: February 10, 2021
Quote # 21-603-150Sheila Diaz
Operations Manager
Meadow Pointe II CDD
813-991-5016
Dear Bobby,

Following is our quotation for your SITE per your request utilizing our **Passive-Point Discharge Brush System™** (PPD-1200™ & PPD-114™).

1. Two units on NEW STREET SIGN front	2 PPD	\$ 300.00
2. Five PPD-1200 around the splash pond (pad) (AFTER FENCE IS INSTALLED)	5 PPD	\$ 950.00
Total 7 PPD		\$ 1,250.00

SPECIAL NOTE: If you decide to go with this recommendation, we will need to have the invoice paid in full by either check or credit card so parts can be ordered thank you

NO-STATIC™: Call for details about our
inside environment protection.

This quote is confidential and all rights are reserved. Copyright by Lightning Experts. It shall not be reproduced, copied, lent or disposed of directly or indirectly. System design exclusively by Lightning Experts and it shall not be disclosed or altered without permission of Lightning Experts.

Quotation Accepted By: _____ Date _____

Signed By; _____ Title _____ PO # _____

Quotation By: Louis R Diaz
813-478-1658**TERMS:** Plus any applicable taxes.
Shipping is F.O.B. Tampa, FLCorporate Office
813-748-1658

Offices

Milwaukee Office

info@lightningexperts.com
www.lightningexperts.com

Tab 8

Joey Muniz <jmuniz@mainscape.com>

Tue 4/20/2021 2:45 PM

Good Afternoon Sheila,

Sorry for my late response to this matter. Attached you will find two proposals for both Magnolia and Crape Myrtles installs for tree lawns. This quote is based per tree, From the list provided there seems to be 7 trees that need to be installed.

Based on 7 trees from the listed provided rather it's a Crape or Magnolia.

The Total cost for all 7 Trees will be $\$464 \times 7 \text{ Trees} = \$3,248$ With 90 Warranty.

Total Cost for irrigating these 7 trees twice a week for 1 Month will be $\$167 \times 7 \text{ Trees} = \$1,169 \times 3 \text{ Months} = \$3,507$. Know keep in mind if we get into our rainy months June and July and we do not need to irrigate, we will not charge for this service.

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

Sincerely,

Joey Muniz

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

		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

DATE
4/19/2021



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 Crape Myrtle in tree lawn with 90 day watering establishment.					
MATERIAL AND SERVICES	SIZE	QTY	UOM	UNIT PRICE	TOTAL
Crape Myrtle	30 Gal	1	Ea	\$464.00	\$464.00
90 Watering Establishment	XL	3	Months	\$167.00	\$501.00
					\$0.00
					\$0.00
90 Day warranty included on Tree					\$0.00
Notes: Price includes labor, dump fees and delivery.				TOTAL:	\$965.00

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
4/19/2021



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 Magnolia in tree lawn with 90 day watering establishment.					
MATERIAL AND SERVICES	SIZE	QTY	UOM	UNIT PRICE	TOTAL
Magnolia Tree	30 Gal	1	Ea	\$464.00	\$464.00
90 Watering Establishment	XL	3	Months	\$167.00	\$501.00
					\$0.00
					\$0.00
90 Day warranty included on Tree					\$0.00
Notes: Price includes labor, dump fees and delivery.				TOTAL:	\$965.00

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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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

Tab 9

ESTIMATE TO INSTALL/REPAIR FENCING OR ACCESS CONTROL SYSTEMS**Witt Fence Company**

6720 US Highway 301 S

Riverview, FL 33578

P: (813)671-1995 F: (813)671-7166

info.wittfence@tampabay.rr.com

SALESMAN	DATE	ACCESS	PERMIT INFO
Stan Z.	4/12/21		
INSTALLATION DATE: TECH			
CUSTOMER NAME		Meadow Point II	
POINT OF CONTACT		Sheila Diaz	
INSTALL STREET ADDRESS		30051 County Line Rd	
CITY, STATE & ZIP		Wesley Chapel, FL 33543	
BILLING ADDRESS: IF DIFFERENT			
CITY, STATE & ZIP			
PHONE:		(813) 991-5616	
ALT. PHONE			
FAX:			
EMAIL:		sheila.diaz@mpicdd.org	
CROSS STREET:		Chy - witt@wittfence.com	
LOCATE TICKET:			

WITT FENCE CO. INC., HEREBY OFFERS FOR THE AMOUNT SHOWN, SUBJECT TO THE APPROVAL OF Witt Fence Co. Inc., management and subject to the below listed conditions, to furnish, deliver and install (where proposal covers installation) the materials listed below in accordance with the specifications set forth below and any sketches, specifications to drawings attached here to:

WITT FENCE CO. INC. looks forward to your business and the successful completion of your project.

Qty	MATERIAL DESCRIPTION	TOTAL CASH PRICE	
1	Service all Entry and Exit Gates		\$3,900.00
	Includes greasing all joints and hinges. As well as treatment of all rust issues.	ADDITIONAL CHARGES	
		TOTAL PRICE	
		DOWN PAYMENT	
		BALANCE DUE	
26	\$150.00 per Double Drive	ONE YEAR WORKMANSHIP WARRANTY	
	\$3,900.00	-TERMS OF PAYMENT:-	
		Price includes cost of material, labor and tax (if any)	
		DUE UPON COMPLETION:	

THERE COULD BE OTHER ISSUES THAT WERE NOT APPARENT DURING OUR INITIAL INSPECTION THAT MAY REQUIRE ADDITIONAL PARTS AND LABOR

CUSTOMER IS RESPONSIBLE FOR MOVING ANY LANDSCAPING IF NEEDED

CUSTOMER IS RESPONSIBLE FOR POWER & PHONE LINES BEING RUN TO INSTALLATION SITE, IF NEEDED

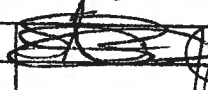
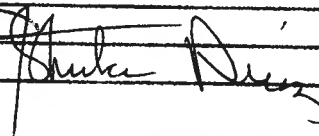
CUSTOMER IS RESPONSIBLE FOR ANY PERMITS AND/OR ARCHITECTURAL DRAWINGS, IF NEEDED

WITT FENCE CO. INC., will provide, install and warranty all products and equipment included above. WITT FENCE CO. INC., will provide a written one-year warranty for all parts included in this estimate. The preceding is an outline of the estimated cost for the completion of the project.

LEGAL ADVISORY: All sums due to WITT FENCE CO. INC., under this agreement shall be due and payable upon completion, unless other arrangements have been made. In the event WITT FENCE CO. INC., shall employ the services of an attorney, whether to collect any sum due or for any other purpose whatsoever arising out of this agreement, customer shall pay all attorney's fees and costs incurred by WITT FENCE CO. INC., whether or not suit shall be filed.

WARNING TO CUSTOMER: A penalty of 2% of the unpaid balance, not to exceed 24% per year, will be charged for each 30-day full payment lags contract payment date.

CUSTOMER ASSUMES FULL RESPONSIBILITY FOR THE LOCATION UPON WHICH SAID MATERIALS ARE TO BE INSTALLED. Customer agrees to defend, hold harmless and indemnify WITT FENCE CO. INC., from and against all claims liabilities and expenses arising out of the location of said materials, including attorney's fees, Customer shall be solely responsible for any damage to under ground wire, pipes, cables, sprinkler systems, etc.

SALESMAN		
ACCEPTED BY CUSTOMER		4/12/2021

Tab 10

Deposit Detail Report

Deposit Detail for Deposit ID: 266218172

Site ID: 7826

Batch ID: 7732147853

Customer Name: PINE TREE WATER CONTROL DISTRICT

Worktype: 41 - 41-MER-DR-21:00

Deposit Name:

Deposit Report: SUBMITTED

Processing Date: 2021-04-06

Company ID: 267090594-PINETREEWCD

Submit Date/Time: 2021-04-06 14:03

Account Name: MEADOW POINTE II COMM DEV DIS

Location ID: 7826

Transaction Detail for Transaction ID: 266218172001

Type: ELECTRONIC

Deposit Account: *****0184 - MEADOW POINTE II COMM DEV DIS

AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
		5580-1310		*****0184	310	\$8,675.52	Credit	

Electronic Credit

BankUnited 01#A017580 Deposit Number: 266218172

Processing Date: 2021-04-06 Deposit Amount: \$ 8675.52

Customer Name: PINE TREE WATER CONTROL D

Description:

Online User ID: PINETREEWCDmjones

Deposit made to: MEADOW POINTE II COM

5580-1310 9855210184 310

For Deposit Only
 Acct# 9855210184
 DEPOSITED ON 04/06/21
 2021-04-06
 0800181716
 266218172
 5580-1310

AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
0000398620		063104668		*****2714		\$8,675.52	0003	

THIS CHECK IS VOID WITHOUT A BLUE INK SIGNATURE AND BACKSIGNATURE PLUS A RUBBER STAMPED ENDORSEMENT ON THE BACK - HOLD UP ANGLE TO VIEW

PGIT COMBINED CLAIMS ACCOUNT

ADMINISTERED BY PREFERRED GOVERNMENTAL CLAIM SOLUTIONS

PO BOX 95456 LAKE MARY, FL 32709-4456

Claim Number: 378926

REGIONS BANK

VOID AFTER 150 DAYS

DATE	DESCRIPTION
3/30/2021	398620
AMOUNT	
\$8,675.52	

PAY Eight Thousand Six Hundred Seventy-Five and 52/100 Dollars*****

TO THE ORDER OF Meadow Pointe II Community Development District
 30051 County Line Road
 Wesley Chapel, FL 33543

100003986200 00631046680 00394627140

Check number 0003
 Acct# 9855210184
 DEPOSITED ON 04/06/21
 2021-04-06
 0800181716
 266218172
 5580-1310

Transaction Control Information:

Credit Items: 1

Credit Total: \$8,675.52

Txn Difference: \$0.00

Debit Items: 1

Debit Total: \$8,675.52

Deposit Detail for Deposit ID: 266218172

Site ID: 7826**Batch ID:** 7732147853**Customer Name:** PINE TREE WATER CONTROL DISTRICT**Worktype:** 41 - 41-MER-DR-21:00**Deposit Name:****Deposit Report:** SUBMITTED**Processing Date:** 2021-04-06**Company ID:** 267090594-PINETREEWCD**Submit Date/Time:** 2021-04-06 14:03**Account Name:** MEADOW POINTE II COMM DEV DIS**Location ID:** 7826

Transaction Detail for Transaction ID: 266218172001

Type: ELECTRONIC**Deposit Account:** *****0184 - MEADOW POINTE II COMM
DEV DIS

Deposit Control Information:**Deposit Total:** \$8,675.52**Checks Total:** \$8,675.52**Difference:** \$0.00**Item Count:** 2

Description	From Date	To Date	Invoice #	Invoice Amt	Amount
Property Damage				\$0.00	\$8,675.52

Claim Number: 376926

Claimant: Meadow Pointe II Community Development District

Check Number: 398620 Total Check Amt: \$8,675.52 Event Date: 2/7/2021 Department: Meadow Pointe II CDD Meadow Pointe II Co

Adjuster Name: Fred Tucker Adjuster Phone #: (321) 832-1400 Ext:4000 Event Number: EV2021360738 Control Number: 7327737

Memo: Location # 001



5565 Glenridge Connector
Suite 900
Atlanta, GA 30342

March 29, 2021

Meadow Pointe II Community Development District
210 N. University Dr., Suite 702
Coral Springs, FL 33071

Attention: Sheila Diaz

Sent via Regular U.S. Mail

RE: Member:	Preferred Municipality – Meadow Pointe II Community Development District
Location of Loss:	Clubhouse - 30051 County Line Rd Wesley Chapel FL 33543
Nature of Loss:	Lightning damage to computer equipment & phone system
Date of Loss:	February 7, 2021
Policy Number:	PK2FL1 0514301 19-14
Our File Number:	1000322472
Claim Number:	376926

Dear Ms. Diaz,

As you are aware, Engle Martin & Associates, Inc. is the designated adjusting firm assisting Preferred Governmental Insurance Trust (Preferred) with respect to this matter. We write on behalf of Preferred, subscribing to Policy Number PK2FL1 0514301 19-14 issued to the Named Member, Meadow Pointe II Community Development District.

It is reported that on February 7, 2021, lightning damaged electronics located at 30051 County Line Rd., Wesley Chapel, FL 33543. As you are aware the undersigned completed a review of your claimed damages and prepared a statement of loss that was provided to your offices for review. We have received your request for payment based upon the statement of loss we prepared and was previously provided to your office.

Preferred writes to confirm their agreement in the payment of the above referenced claim. After application of your deductible of \$2,500.00, the net ACV payment is **\$8,675.52**. **As this amount represents the final payment on this file, we will proceed with closing our claim file at this time.** Please review the attached and contact us immediately with any questions.



1000322472
Page 2

We appreciate your patience and cooperation throughout this matter.

Sincerely,

ENGLE MARTIN & ASSOCIATES

A handwritten signature in black ink, appearing to be 'Mike Stanton', written over a horizontal line.

Mike Stanton
General Adjuster
St. Louis, Missouri Office
Mike.stanton@englemartin.com
M: 636.234.3677

ENGLE MARTIN & ASSOCIATES

A handwritten signature in black ink, appearing to be 'Mike Fink', written over a horizontal line.

Mike Fink
Executive General Adjuster
Atlanta, Georgia Office
mfink@englemartin.com
M: 404.808.6226

Enclosures:

1. Statement of Loss
2. Payment Check

cc: Mr. Fred Tucker, Vice President of Property & Liability Claims
PGCS Claim Services on behalf of Preferred

Public Risk Insurance Advisors
220 South Ridgewood Avenue, Suite 210,
Daytona Beach, FL, 32114

STATEMENT OF LOSS

Insured: Meadow Pointe II Community Development District
 Loss Location: Clubhouse - 30051 County Line Rd Wesley Chapel FL
 Date of Loss: February 7, 2021
 EMA File Number: 1000322472
 Policy Number: PK2FL1 0514301 19-14
 Claim Number: 376926

	Value	Loss	Claim
Building			
Per member invoices	\$ 11,175.52		
 Building Repairs	 \$ 11,175.52		
<u>Less:</u>			
Deductible	\$ (2,500.00)		
Subtotal	<u>\$ 8,675.52</u>	\$11,175.52	\$8,675.52
Value, Loss, and Claim		<u>\$11,175.52</u>	<u>\$8,675.52</u>
		Recommended Payment:	\$8,675.52

Prepared by: Mike Stanton
 Date Prepared: March 24, 2021

Meadow Pointe II CDD
30051 County Line Road
Wesley Chapel, FL 33543

Lightning strike
 February 2/07/2021

Date of Invoice	Vendor	Invoice/ customer #	Affidavit signed	Description of work	QTY	Rate	Amount
2/11/2021	Acts360	12648	Yes	Ubiquiti UniFi Switch - 24 Port Managed Serial Number(s) : 802AA85ED2AD-7j0cC8	1	\$ 435.00	\$ 435.00
2/11/2021	Alliance CTS	178	Yes	TIGERSEC Super HD 1080P H.265+ 16- Channel Hybrid 5 in 1 DVR Security Recorder with 2 TB Hard Drive (Certified)	1	\$ 325.00	\$ 325.00
2/19/2021	Alliance CTS	179	Yes	16CH DVR with 2 TB Hard Drive	2	\$ 470.00	\$ 940.00
				Dome Cameras	2	\$ 65.00	\$ 130.00
				Bullet Cameras	13	\$ 95.00	\$ 1,235.00
				Onsite DX, set up and install	15	\$ 100.00	\$ 1,500.00
2/22/2021	Complete IT	6436	No	Tech Labor - Cameras ACS	1	\$ 165.00	\$ 165.00
2/10/2021	Lighting Experts	2734	No	Street sign PPD-114	1	\$ 300.00	\$ 300.00
				splash pond (pad)	1	\$ 950.00	\$ 950.00
2/17/2021	Metro Gates, Inc.	1137	Yes	Replaced board/chip and 4 tracker boards - travel	1	\$ 50.00	\$ 50.00
				Replaced board/chip and 4 tracker boards - labor	3	\$ 120.00	\$ 360.00
				Power Supply - new type	1	\$ 95.00	\$ 95.00
				1835 BOARD/CHIPSET	1	\$ 2,400.00	\$ 2,400.00
				Tracker boards	4	\$ 475.00	\$ 1,900.00

Date of Invoice	Vendor	Invoice/ customer #	Affidavit signed	Description of work	QTY	Rate	Amount
2/16/2021	StewartSigns	2135836	Yes	MW-RSP-320-5CC Meanwell Power Supply RPS-320-5 Conformal Coated U.L. Listed	4	\$ 92.63	\$ 370.52
				Shipping	1	\$ 20.00	\$ 20.00
				Total for all invoices			\$ 11,175.52

Acts 360
P.O. Box 4794
Plant City, FL 33563
(813) 657-0849



Date	Invoice
02/11/2021	12648

Bill To:
Meadow Pointe II Community Developement D Attn: Accounts Payable 30051 County Line Rd Wesley Chapel, FL 33543

Ship To
Meadow Pointe II Community Developement D 30051 County Line Rd Wesley Chapel, FL 33543

Terms	Due Date	PO Number	Reference
Net 30 days	03/13/2021		

Ticket Number	218979		
Ticket Summary	Sheila - Switch is down		
Company Name	Meadow Pointe II Community Developement D		
Products & Other Charges	Quantity	Price	Amount
Billable Products & Other Charges			
Ubiquiti UniFi Switch - 24 Port Managed Serial Number(s): 802AA85ED2AD-7J0cC8	1.00	\$435.00	\$435.00
Please make checks payable to Acts360. Accounts not paid by the due date will be subject to a 1.5% monthly finance charge	Invoice Subtotal:		\$435.00
	Sales Tax:		\$0.00
	Invoice Total:		\$435.00
	Payments:		\$0.00
	Credits:		\$0.00
Balance Due:		\$435.00	

Thank you for your business!

Be kind and compassionate to one another,
forgiving each other, just as in Christ God forgave you.
Ephesians 4:32

LIGHTNING AFFIDAVIT

Agenda Page #255

NAMED INSURED: Meadow Pointe II CDD

LOSS LOCATION: 30051 County Line Rd Wesley Chapel, FL 33543

1) Date of Loss: 2/7/21

2) Time of Loss: 8 A.M. P.M.

3) Were fuses blown or circuit breakers thrown? Yes No X

Amperage of fuses _____

4) List all damages caused by lightning Loss of core networking component

5) Items involved 24 Port PoE Switch

6) Manufacturer's Name Netgear

7) Age of appliance/equipment 3 years 4 months

8) Item grounded or lightning arrestor? APC Battery Backup

9) State reasons why loss appeared to be a result of lightning Loss of functionality of ports connected to other devices that suffered surge damage.

10) Litmus paper test made? no Smell acidity? no

11) Name and address of Power Company furnishing electricity _____

12) Approximate date of previous lightning losses _____

It is my firm conviction that this loss was a result of lightning and was not occasioned by low voltage, mechanical breakdown, or defect in the appliance/equipment.

Signed: [Signature] 2/25/21
Repairman or Licensed Electrician Date

Company: Acts Consulting / Acts360

Address: 2102 Bell Shoals Rd. Brandon, FL 33511

Alliance Consulting And Technology Services, Inc.

822 Citrus Wood LN

Valrico, Florida 33594

(813) 481-5606

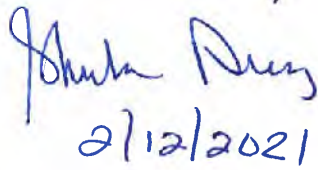
theresa.vire@alliancects.com

Estimate

Date	Invoice #
2/11/2021	178

Bill To
Meadow Pointe II CDD 30051 County Line Road Wesley Chapel, Florida 33543

Terms	Due Date
Due on receipt	2/11/2021

Description	QTY	Rate	Amount
TIGERSECU Super HD 1080P H.265+ 16-Channel Hybrid 5-in-1 DVR Security Recorder with 2TB Hard Drive (Certified)	1	325.00	325.00
		Subtotal	\$325.00
		Sales Tax (8.5%)	\$0.00
		Total	\$325.00
		www.alliancects.com	

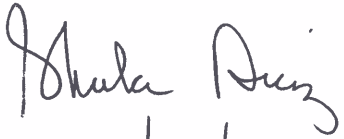
Alliance Consulting And Technology Services, Inc.
 822 Citrus Wood LN
 Valrico, Florida 33594
 (813) 481-5606
 theresa.vire@alliancects.com

Estimate

Date	Invoice #
2/19/2021	179

Bill To
Meadow Pointe II CDD 30051 County Line Road Wesley Chapel, Florida 33543

Terms	Due Date
Due on receipt	2/19/2021

Description	QTY	Rate	Amount
16CH DVR with 2TB Hard drive	2	470.00	940.00
Dome Cameras	2	65.00	130.00
Bullet Cameras	13	95.00	1,235.00
Onsite DX, set up and install	15	100.00	1,500.00
 2/19/2021			
		Subtotal	\$3,805.00
		Sales Tax (8.5%)	\$0.00
		Total	\$3,805.00
		www.alliancects.com	

LIGHTNING AFFIDAVIT

Agenda Page #258

NAMED INSURED: Meadow Pointe II CDD

LOSS LOCATION: 30051 County Line Rd. Wesley Chapel FL 33543

1) Date of Loss: 2/7/2021

2) Time of Loss: 8:00 A.M. P.M.

3) Were fuses blown or circuit breakers thrown? Yes ___ No ___

Amperage of fuses _____

4) List all damages caused by lightning

(2) HYBIX 16 Channel Video Recorders,

(16) HYBIX Coax cameras (2) weatherproof dome, (14) weatherproof bullet

5) Items involved _____

6) Manufacturer's Name HYBIX

7) Age of appliance/equipment 4 Years

8) Item grounded or lightning arrestor? _____

9) State reasons why loss appeared to be a result of lightning _____

Lightning struck multiple locations on site. Camera's on the rear poles at Playground, Pool area. DVRs no

longer communicated via ethernet. Multiple coaxial connectors on both DVRs not operational. Camera Power

supply box pushed through surge to cameras leaving 16 non-operational

10) Litmus paper test made? _____ Smell acidity? _____

11) Name and address of Power Company furnishing electricity _____

12) Approximate date of previous lightning losses _____

It is my firm conviction that this loss was a result of lightning and was not occasioned by low voltage, mechanical breakdown, or defect in the appliance/equipment.

Signed: [Signature]
Repairman or Licensed Electrician

02/17/21
Date

Company: Alliance CTS

Address: 822 Citrus Wood Lane Valrico FL 33594

25344 Wesley Chapel Blvd
Lutz, FLORIDA 33559
<https://completeit.io>
8134444355



Complete I.T.
SERVICE & SOLUTIONS

Meadow Pointe 2 CDD (MP2)
30051 County Line Road
Wesley Chapel, FL 33543

Invoice # 6436
Invoice Date 02-22-21
Balance Due **\$165.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor- Cameras ACS	Ticket Work: Thomas Giella Mon 02-22-21 04:57 PM - 5:57PM Arrived onsite at 2:45pm on 2/22/21. Found that the Static IP from the ISP was in the DoorKing computer and without a port number. Edited the field with the correct 192.168.1.30 and port 1040 = 192.168.1.30:1040. DoorKing would still fail. Went to ethernet adapter to see if it was connected. It was connected to a blue/purple Netgear switch. However, when I connected my laptop to it I didn't get an IP address. Only 169. Called the I.T. guy for MP2 and told him my findings. He said the switch was good because he could see the camera boxes.	\$165.00	1.0	\$165.00

I found that if I connected my computer to the main hub wire (white) that I had internet. Plugged it back into the switch and everything came up. Tested DoorKing computer and it worked as well and started the update process.

Either a loose connection or a loose wire. Port switch is not properly secured to the wall.

Disclaimer

Subtotal	\$165.00
Tax	\$0.00
Invoice Total	\$165.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$165.00

Signed: _____

Date: _____



Invoice Ticket

Ticket Date Mon 02-22-21 05:52 PM
 Ticket # 7748
 Subject **DoorKing at Clubhouse isn't working**

Ticket Issue**Initial Issue**

Mon 02-22-21 05:52 PM
 Thomas Giella

Was told that lighting struck and they had to replace the DoorKing serial to ethernet adapter. After this was replaced nothing worked.

Ticket Comments

Date	Comment
Update Mon 02-22-21 05:57 PM Thomas Giella	<p>Arrived onsite at 2:45pm on 2/22/21. Found that the Static IP from the ISP was in the DoorKing computer and without a port number. Edited the field with the correct 192.168.1.30 and port 1040 = 192.168.1.30:1040. DoorKing would still fail. Went to ethernet adapter to see if it was connected. It was connected to a blue/purple Netgear switch. However, when I connected my laptop to it I didn't get an IP address. Only 169. Called the I.T. guy for MP2 and told him my findings. He said the switch was good because he could see the camera boxes.</p> <p>I found that if I connected my computer to the main hub wire (white) that I had internet. Plugged it back into the switch and everything came up. Tested DoorKing computer and it worked as well and started the update process.</p> <p>Either a lose connection or a lose wire. Port switch is not properly secured to the wall.</p>
Initial Issue Mon 02-22-21 05:52 PM Thomas Giella	<p>Was told that lighting struck and they had to replace the DoorKing serial to ethernet adapter. After this was replaced nothing worked.</p>

Lightning Experts LLC
4034 - 11th Ave North
St. Petersburg, FL 33713-5906
813-748-1658

Invoice

Number 2734

Date 2/16/2021

Bill To

Sheila Diaz
Meadow Pointe II CDD
30051 County Line Rd
813-991-5016

Ship To

Sheila Diaz
Meadow Pointe II CDD
30051 County Line Rd
813-991-5016

PO Number	Terms	Customer #	Ship	Via	Project
signed	net	house			site

Item #	Description	Quantity	Price Each	Amount
Steet sign	PPD-114	1	\$300.00	\$300.00
splash pond (pa	PPD-1900	1	\$950.00	\$950.00

Amount Paid \$0.00

Amount Due \$1,250.00

Total \$1,250.00

**Prepared For:**

Date: February 10, 2021

Quote # 21-603-150

Sheila Diaz
Operations Manager
Meadow Pointe II CDD
813-991-5016

Dear ~~Bobby~~,

Following is our quotation for your SITE per your request utilizing our **Passive-Point Discharge Brush System™** (PPD-1200™ & PPD-114™).

1. Two units on NEW STREET SIGN front	2 PPD	\$ 300.00
2. Five PPD-1200 around the splash pond (pad) (AFTER FENCE IS INSTALLED)	5 PPD	\$ 950.00
Total 7 PPD		\$ 1,250.00

SPECIAL NOTE: If you decide to go with this recommendation, we will need to have the invoice paid in full by either check or credit card so parts can be ordered thank you

NO-STATIC™: Call for details about our
inside environment protection.

This quote is confidential and all rights are reserved. Copyright by Lightning Experts. It shall not be reproduced, copied, lent or disposed of directly or indirectly. System design exclusively by Lightning Experts and it shall not be disclosed or altered without permission of Lightning Experts.

Quotation Accepted By: Sheila Diaz Date 2/16/2021

Signed By: Sheila Diaz Title o/m PO # _____

Quotation By: Louis R Diaz
813-478-1658

TERMS: Plus any applicable taxes.
Shipping is F.O.B. Tampa, FL

METRO GATES, INC.

2161 E. COUNTY RD. 540A #229
LAKELAND, FL 33813

Invoice

Date	Invoice #
2/17/2021	1137

Bill To
MEADOW POINTE 2 CCD SHEILA DIAZ 30051 COUNTY LINE RD. WESLEY CHAPEL, FL 33543

P.O. No.	Terms	Project
2021137	Net 30	

Quantity	Description	Rate	Amount
	2/7 MEADOW POINTE 2-OFFICE Door issue Found power supply dead. Replaced power supply. No connection/Internet protocol. Board and trackers are all bad as well. Replaced board/chip and 4 tracker boards. Tested okay. Connectivity restored.		
1	TRAVEL	50.00	50.00
3	LABOR-courtesy discounted-actual time was substantially more	120.00	360.00
1	Power supply-new type	95.00	95.00
1	1835 BOARD/CHIPSET	2,400.00	2,400.00
4	Tracker boards	475.00	1,900.00
Total			\$4,805.00

LIGHTNING AFFIDAVIT

Agenda Page #264

NAMED INSURED: Meadow Pointe II CDD

LOSS LOCATION: 30051 County Rd Wesley Chapel FL 33543

1) Date of Loss: One Notification 2/7/21

2) Time of Loss: 8 (A.M.) P.M.

3) Were fuses blown or circuit breakers thrown? Yes No X

Amperage of fuses

4) List all damages caused by lightning main CPU - 4 Tracker Boards
1 Power Supply

5) Items involved Computer Controls - Access Cords -

6) Manufacturer's Name PowerKey - Ampex - Power Supply

7) Age of appliance/equipment 1-2 yr

8) Item grounded or lightning arrestor? yes -

9) State reasons why loss appeared to be a result of lightning Expensive / multiple
failure after storm

10) Litmus paper test made? No Smell acidity? No

11) Name and address of Power Company furnishing electricity

12) Approximate date of previous lightning losses

It is my firm conviction that this loss was a result of lightning and was not occasioned by low voltage, mechanical breakdown, or defect in the appliance/equipment.

Signed: [Signature] 2/17/21
Repairman or Licensed Electrician Date

Company: Metrogas -

Address: 2161 E. County Rd 540A #229
LOVELAND FLORIDA 33813

Customer Number: 2135836
Order Date: 2/16/2021

Stewart Signs
2201 Cantu Court
Suite 215
Sarasota, FL

34232-6255

QUOTE

MEADOW POINTE II CDD
30051 COUNTY LINE RD
WESLE CHAPEL FL 33543

Line	Order Qty	Part Number/Description	Rev	Unit Price	Ext. Price
1	4.00 EA	MW-RSP-320-5CC Meanwell Power Supply RSP-320-5 Conformal Coated U.L. Listed		92.63 /1	370.52

Line Total: 370.52
Shipping Charges: 20.00
Total Tax: 25.94
Order Total \$416.46

\$390.52

Julian Diaz
2/16/2021

LIGHTNING AFFIDAVIT

Agenda Page #266

NAMED INSURED: Meadow Pointe II CDP

LOSS LOCATION: 30051 County Line Rd Wesley Chapel FL 33543

1) Date of Loss: 2/7/21

2) Time of Loss: 8 A.M. P.M.

3) Were fuses blown or circuit breakers thrown? Yes ___ No X

Amperage of fuses _____

4) List all damages caused by lightning 4x internal power supplies in sign failed
Customer diagnosed sign with Stewart Signs technician on the phone. Based
on customer feedback, it was determined that all 4 PSUs in sign failed

5) Items involved 4x Mean Well power supplies - 5v

6) Manufacturer's Name STEWART SIGNS

7) Age of appliance/equipment 1 yr

8) Item grounded or lightning arrestor? yes

9) State reasons why loss appeared to be a result of lightning Sign Failed AFTER
ELECTRICAL STORM

10) Litmus paper test made? NO Smell acidity? NO

11) Name and address of Power Company furnishing electricity _____

12) Approximate date of previous lightning losses _____

It is my firm conviction that this loss was a result of lightning and was not occasioned by low voltage, mechanical breakdown, or defect in the appliance/equipment.

Signed: [Signature] 2/22/21
Repairman or Licensed Electrician Date

Company: Stewart Signs

Address: 2201 Centu Court Ste 215 Sarasota, FL 34232

Estimate 179 from Alliance CTS

Theresa Vire <theresa.vire@alliancects.com>

Fri 2/19/2021 1:13 PM

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

 2 attachments (240 KB)

Est_179_from_Alliance_Consulting_And_Technology_Services_Inc._17760.pdf; Lightning Affidavit.pdf;

Please review the attached estimate. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,

THERESA VIRE

Email: theresa.vire@alliancects.com

Phone: 813-481-5606



Alliance Consulting and Technology Services
822 Citrus Wood Lane
Valrico, Florida 33594

Lightning Report

Mike Lavery <mikelavery@mpiicdd.org>

Tue 2/16/2021 9:45 AM

To: Sheila Diaz <sheila.diaz@mpiicdd.org>; Jen Picarelli <jen.picarelli@mpiicdd.org>

Sheila

On Sunday January 7th in the early hours of the morning we had severe thunderstorms pass through the area and as luck would have it the clubhouse was hit by lightning. As a result, we lost several cameras, the use of the computers, the phone system, the card readers, a cable box in the fitness center, and the digital announcement board out front.

- The computers and the phone system were brought back online Monday morning with the help of Bill V and later that afternoon the technician from ACTS-360 came and completely restored the phone system.
- Metro Gates is currently in the process of fixing the Door King system that controls the magnetic card readers on the doors and gates around the clubhouse.
- Stewart Signs is sending us a proposal for the cost of the four power sources that were blown on the digital announcement board.
- The cable box is being swapped out at Spectrum.

On Wednesday January 10th Luis Diaz from Lightning Busters came to discuss the lightning brushes we currently have installed on the buildings and to see whether we need any additional lightning brushes. We walked the facility and he told me the existing brushes are installed in their proper locations, but we need additional brushes for the splash pad pump area and for the new digital message board out front. He will be sending us a proposal ASAP.

Thank You,

Michael Lavery
Meadow Pointe II CDD
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.

RE: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

lrd@lightningexperts.com <lrd@lightningexperts.com>

Wed 2/10/2021 2:33 PM

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

Dear Sheila,

I want to let you know, I did the site inspection today everything seems to be in place as it was when we installed it a couple years ago, there is a couple of areas of concern one is the new sign upfront the splash pond or pad in the rear close to the playground and the lightning rod thats in the back I had asked one of your guys to remove it last time I was there I will in detail give you a proposal to fix the problem that I see. Thank you for calling us.

Louis R. Diaz
813-748-1658

www.lightningexperts.com

Our products are made in the USA

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

Sent: Tuesday, February 9, 2021 3:36 PM

To: lrd@lightningexperts.com

Subject: Re: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Ok thx

Get [Outlook for iOS](#)

From: lrd@lightningexperts.com <lrd@lightningexperts.com>

Sent: Tuesday, February 9, 2021 3:35 PM

To: Sheila Diaz

Subject: RE: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

See you about 11 or 11 30 AM

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

Sent: Tuesday, February 9, 2021 1:38 PM

To: Louis R. Diaz <lrd@LIGHTNINGEXPERTS.COM>

Subject: Re: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Good afternoon Mr Diaz

In September of 2018, you installed several lightning rods at our clubhouse. They worked like a charm. However, last year we installed metal roofs on all our building. The rods were reinstalled. This past weekend, we had a big storm pass through and lightning damaged our gates, cameras and computers. Could you come back and inspect the rods and perhaps add some new ones?

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: Louis R. Diaz <lrd@LIGHTNINGEXPERTS.COM>
Sent: Friday, September 7, 2018 11:03 AM
To: Sheila Diaz <sheila.diaz@mpiicdd.org>
Subject: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Dear Sheila,

Please see the attached file. Your final invoice, please mail your check to the address on the invoice. Thank you

With Regards,

Louis R. Diaz
Lightning Experts, LLC
Voice 813-748-1658

Made in the USA

Web www.lightningexperts.com

Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Lightning Brushes

Mike Lavery <mikelavery@mpiicdd.org>

Wed 2/10/2021 2:15 PM

To: Sheila Diaz <sheila.diaz@mpiicdd.org>; Jen Picarelli <jen.picarelli@mpiicdd.org>

I met with Luis Diaz from Lightning Busters today to discuss the lightning brushes we currently have installed on the building and to inquire whether we need any additional lightning brushes. We walked the facility and he told me the existing brushes are installed in their proper locations, but we need additional brushes for the splash pad pump area and for the new digital message board out front. He also suggested we take down the lightning rod in the playground immediately. He will be sending Sheila a proposal ASAP.

Thank You,

Michael Lavery
Meadow Pointe II CDD
813-991-5016


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Meadow Pointe II Lightning Claim 2-7-21

Stanton, Mike <mike.stanton@englemartin.com>

Wed 2/10/2021 12:47 PM

To: bob.nanni@inframark.com <bob.nanni@inframark.com>; Sheila Diaz <sheila.diaz@mpiicdd.org>

 1 attachments (25 KB)

Lightning Affidavit (1).doc;

Hello Mr. Nanni and Ms. Diaz,

I have been assigned the lightning damage claim that was reported to have occurred at the club house located at 30051 County Line Rd Wesley Chapel FL 33543

Please give me a call at your convenience to discuss the loss in more detail and review the documentation requested from Preferred. I have attached a lightning affidavit to be sent to your repair technicians to confirm the details surrounding any lightning damage detected. I look forward to speaking with you.

Mike Stanton
Performance Management Group
General Adjuster
Engle Martin & Associates

St Louis, Missouri
O: 314.649.1401 | TF: 800.818.5619
mike.stanton@englemartin.com

Mailing Address
5565 Glenridge Connector | Suite 900
Atlanta, Georgia 30342
www.englemartin.com

Connect with us:



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Fw: [Stewart Signs] Re: 2135836 MEADOW POINTE II CDD

Mike Lavery <mikelavery@mpiicdd.org>

Tue 2/9/2021 1:17 PM

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

From: Conrad George (Stewart Signs) <support@stewartsigns.zendesk.com>

Sent: Tuesday, February 9, 2021 10:56 AM

To: Mike Lavery <mikelavery@mpiicdd.org>

Subject: [Stewart Signs] Re: 2135836 MEADOW POINTE II CDD

- Please type your reply above this line -##

Your request (27678) has been updated. To add additional comments, reply to this email.



Conrad George (Stewart Signs)

Feb 9, 2021, 10:56 AM EST

Michael,

Wanted to reach out to you to let you know that you'll be receiving a quote for replacement parts for your sign. The power supplies are covered under warranty for manufacturer defects, but not for acts of God. Since this was caused by a storm, they are not covered by our warranty. If you have any questions, please reach out.

Thanks

Conrad



Conrad George (Stewart Signs)

Feb 9, 2021, 10:11 AM EST

Michael,

I have ordered the power supplies for your sign. Once they are installed, power it up and make sure it's working correctly and taking playlists. There still could be other issues with the sign, seeing that we couldn't check other parts without working power supplies. If you find there are more issues, reach out to us and we'll troubleshoot.

Thank you

Conrad

HOW TO REPLACE A POWER SUPPLY:

<https://www.stewartsigns.com/support/hardware/led#replacing-power-supply>

Melissa Jones (Stewart Signs)



Feb 9, 2021, 9:30 AM EST

Agenda Page #274

Michael,

This is your ticket. Here are the instructions again on how to open the sign.

HOW TO OPEN THE SIGN (Expand "Opening the LED Cabinet" and select the "DayStar Model" tab):

<https://www.stewartsigns.com/support/hardware/led#operation-opening>

Sincerely,

Melissa Jones

Technician | StewartSigns.com | 855.841.4624

This email is a service from Stewart Signs. Delivered by [Zendesk](#)

[80QV39-RVQ5]

RE: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Louis R. Diaz <Ird@LIGHTNINGEXPERTS.COM>

Fri 9/7/2018 9:17 PM

To: Sheila Diaz <sheila.diaz@mpicdd.org>

 1 attachments (1,023 KB)

W-9 UPDATE 7-7-18.pdf;

Dear Sheila,

Attached my updated W-9 Form September 7, 2018 per Louis R. Diaz owner

With Regards,

Louis R. Diaz
Lightning Experts, LLC
Voice 813-748-1658

Made in the USA

Web www.lightningexperts.com

-----Original Message-----

From: Sheila Diaz [<mailto:sheila.diaz@mpicdd.org>]

Sent: Friday, September 7, 2018 3:39 PM

To: Louis R. Diaz <Ird@LIGHTNINGEXPERTS.COM>

Subject: RE: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Thanks Louis,

Pls provide a copy of your W-9

Thank you,

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

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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.

-----Original Message-----

From: Louis R. Diaz [<mailto:lrd@LIGHTNINGEXPERTS.COM>]

Sent: Friday, September 07, 2018 11:04 AM

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

Subject: Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Dear Sheila,

Please see the attached file. Your final invoice, please mail your check to the address on the invoice. Thank you

With Regards,

Louis R. Diaz
Lightning Experts, LLC
Voice 813-748-1658

Made in the USA

Web www.lightningexperts.com

Invoice # 31609 Sold To: Ms. Sheila Diaz Meadow Point. II

Re: Storm

Sheila Diaz <sheila.diaz@mpiicdd.org>

Tue 2/9/2021 8:17 AM

To: John Picarelli <johnpicarelli@mpiicdd.org>; Jen Picarelli <jen.picarelli@mpiicdd.org>; Mike Laverty <mikelaverty@mpiicdd.org>

John,

Believe it or not, it is not the worst damage we have suffered. Bob Nanni wants to file an insurance claim, but I fear the deductible will be too high. Will know more, when we get the invoices from Bill Vire and Metrogates.

The bottle brush looking rods worked for years. Richard @ Metrogates thinks that when we replaced the roof, the rods were not reinstalled correctly. Will reach out to the vendor for assistance,

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: John Picarelli <johnpicarelli@mpiicdd.org>
Sent: Tuesday, February 9, 2021 6:13 AM
To: Sheila Diaz <sheila.diaz@mpiicdd.org>
Subject: Re: Storm

Sheila,

Thanks for the update. This seems to be the worst damage we have ever had. Can we do some research to see if there's any better lighting rods that we can place on the roof to stop this from happening as bad. I know it was a really bad storm because it woke me up in the middle of the night. Thanks for all your help.

John .

On Mon, Feb 8, 2021 at 1:45 PM Sheila Diaz <sheila.diaz@mpiicdd.org> wrote:
John,

Wanted to keep you in the loop regarding damage from this past Saturday night/Sunday morning's storm. Apparently the clubhouse took a direct lightning hit which knocked out the phones, computers, gates and cameras.

Sunday morning, staff was directed to call our IT guy, Bill Vire, for the computers, phones and cameras. He was able to get one of the laptops up and running until this morning when he was able to get here. Upon his arrival, he fixed the computer issues and assisted with Acts360 to get the phones up and running until Acts360. Bill (IT guy) loaned us a port switch which Acts360 will stop by to swap out since the part is under warranty.

Several cameras were damaged and will need to be replaced.

A service call was placed to Metrogates for the clubhouse card readers at the clubhouse. The power box was damaged and he will need to order a new one.

Will keep you posted,

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.

MP II/FW: Storm

Nanni, Bob <bob.nanni@inframark.com>

Mon 2/8/2021 2:26 PM

To: Karen Loraine Bryan <KBryan@bbpria.com>

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

See below.

Please open a claim and we will gather all damage info from lightning strike.

Bob

Bob Nanni | District Manager

DUE TO SUNSHINE LAWS DO NOT REPLY ALL



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544

(O) 813.991.1116 Ext 1005 | www.inframarkims.com

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

Sent: Monday, February 8, 2021 1:45 PM

To: John Picarelli <johnpicarelli@mpiicdd.org>

Cc: Nanni, Bob <bob.nanni@inframark.com>; Jamie Childers <jchilders@mpiicdd.org>

Subject: Storm

John,

Wanted to keep you in the loop regarding damage from this past Saturday night/Sunday morning's storm. Apparently the clubhouse took a direct lightning hit which knocked out the phones, computers, gates and cameras.

Sunday morning, staff was directed to call our IT guy, Bill Vire, for the computers, phones and cameras. He was able to get one of the laptops up and running until this morning when he was able to get here. Upon his arrival, he fixed the computer issues and assisted with Acts360 to get the phones up and running until Acts360. Bill (IT guy) loaned us a port switch which Acts360 will stop by to swap out since the part is under warranty.

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Will keep you posted,

Thank you,

Sheila Diaz

Operations Manager

Meadow Pointe II CDD

sheila.diaz@mpiicdd.org

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WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Fw: Ticket#218979/Meadow Pointe II/Sheila - Switch is down -- has been updated

Sheila Diaz <sheila.diaz@mpiicdd.org>

Mon 2/8/2021 11:20 AM

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

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: help@acts360.com <help@acts360.com>

Sent: Monday, February 8, 2021 11:13 AM

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

Subject: Ticket#218979/Meadow Pointe II/Sheila - Switch is down -- has been updated

--REPLY above this line to respond--

This ticket has been updated by Ryan Austin



Ryan Austin

2/8/2021 10:55 AM

Bill is setting up a temp switch at the location.

I was able to connect to a PC on site and configure the switch to get the phones working again. I asked Bill to pass along to the staff that they check all other equipment so I can bring a replacement for anything else that has gone bad.

-Ryan

Summary:

Sheila - Switch is down

Status: Waiting Client Response

Ticket # 218979

Company: Meadow Pointe II Community Development D

Contact: Sheila Diaz

[VIEW TICKET](#)

Discussion



Ryan Austin

2/8/2021 10:55 AM

Bill is setting up a temp switch at the location.

I was able to connect to a PC on site and configure the switch to get the phones working again. I asked Bill to pass along to the staff that they check all other equipment so I can bring a replacement for anything else that has gone bad.

-Ryan



Jacob Buff

2/8/2021 10:50 AM

Bill called.

Has the temporary switch in place, but the phones have no network connectivity. Transferred call to Ryan.

10.50.50 - vlan that is on the router

192.168.1.3 - Switch IP



Jacob Buff

2/8/2021 10:22 AM

They got struck by lightning this weekend. The 24 Port Netgear POE switch is dead.

3AP4765F009C0 - Serial #

**Meadow Pointe II CDD
Maintenance Staff Daily Report**



Monday, February 8, 2021

Mike- Did village, gate, and call box inspections, checked cameras, searched **Wrencrest** camera footage for **PCSO (did not find the vehicle they were searching for- emailed the sheriff)**, checked on residents concern in **Iverson** and swept up broken glass and plastic from the roadway at the gate, **called Stewart Signs about the bulletin board (could not get through so will try again in the morning)** replaced missing no parking sign in **Wrencrest (02-13 CLOSED)** **PW** the graffiti on the **CLR** sidewalk **(02-11 CLOSED)** worked on repairing the closing spring on the **Vermillion** pedestrian gate **(02-12 OPEN)** wrote WO's, updated the log made a task list and wrote report.

Sabrina- Performed custodial tasks followed the fitness center sanitation schedule, blew the pool deck and courts, raked out all the beds around the playground entrance began removing the Spanish moss from the privacy screens, then did the trash run in the afternoon and put away the vehicles at the end of the shift.

Kamal- Sanitized the fitness center before the **9:00 hour** then sanded and painted the bench in the BBall court **(01-11 CLOSED)** and began painting the bins that hold the garbage cans throughout the community **(02-10 OPEN)**

Jorge- OFF

Jose- OFF

Meadow Pointe II CDD Staff Daily Report

Agenda Page 128



Name. Samantha **Date** 2 7 21 **Shift:** 8a-430p **Petty Cash:** \$77

Facility Usage: NO ROOM USAGE DUE TO COVID.

Time	# People on BB Ct	# People in Lobby	# People in Pool	# People in FC	# People on Tennis Ct	# People in Playground	Notes

Walk Issues

- Joseph Evans arrived for FC 9a.
- Richard Metrogates arrived 1025a - left 1042a – advised he did not have good news, there is no power and we need a new box. He said he will not put the same type back as it keeps failing in storms, so he will come up with a more robust model. Thinks maybe the lightning rod in the playground is attracting the electricity from storms and the roof 'fuzzies' may not have been replaced properly by the roofers to their maximum efficiency. He said he will start work on it tomorrow. Texted Sheila to let her know.
- FWC officer 11a.
- FWC officer 1230p.
- Mike – came to look at the digital announcement board- it's getting power and is online but the announcements are not showing up on the screen.
- Enrique arrived for pool 1p. – no appt.
- Eddie Amaya and Maritza Ahumeda arrived for FC 1p.
- Steven Roderer arrived for FC 1p.
- Pasco County Sheriff – to use rest room.
- Deputy Meagher here asking for immediate access to camera at Mansfield and Wrencrest, missing at risk autistic female 17 y/o possibly left in a blue/black older car possible Mercedes - Deputy # 813 300 3600 – texted Sheila as urgent. Per Sheila, Mike on his way – advised deputy –
- Mike here and accessing camera - texted Sheila.
- Steve Appel arrived for FC 3p.
- Mr Adleson and sons arrived for basketball. 3p – undid the padlock... will lock it again after he has finished playing as door magnet lock is out from the storm.
- Mr Adelson came to say he had finished on the basketball court 410p– Chaz went to lock it back up.

Call In Issues

- Sheila.
- Bill V on my cell.
- Eddie Amaya reserved FC for Monday 11a.
- Eddie Amaya called back to also reserve for today at 1p with Martiza Ahumedo.
- Resident called to ask if the pool was open. Advised it is open by reservation only, no guests. They did not reserve.
- Steven Roderer called to reserve FC 1p today.
- Stanley Adelson called to reserve basketball court 3p-5p with his two children.
- FWC Officer Swindell called to sign out audibly at 230p as he had to go to a serious incident – signed him out in the book.
- Resident asking for Feb Wrencrest gate code. Gave info
- Chrys and Venisha Jardin reserved FC for 645p tomorrow Monday.

Work Completed

- Checked voicemail.
- Read daily staff reports.

Tab 11

Invoice

Bay Area Fence Factory, Inc.
 925 Harbor Lake Court
 Safety Harbor, FL 34695
 727-726-7554

Date	Invoice #
1/26/2021	017021

PCCLB License C-7204

Bill To

Meadow Pointe II
 30051 County Line Rd
 Wesley Chapel 33543
 Attn: Christine Masters 813-991-5016

P.O. No.

Terms

Bob M

Due upon complet...

Quantity	Description	Rate	Amount
	Supply and install 176' of 54" tall #300 Commercial Grade Long Islander White Aluminum fencing, including two 4' wide Walk Gates.(28 core drills/ 21 swivel brackets on columns) No Tear Down No Permit Needed If customer would like to pay cash or check the price= \$7,450 Sales Tax	7,680.00 7.00%	7,680.00 0.00
Thank you for your business.		Total	\$7,680.00

John Dwyer
 4/15/2021

Tab 12

FW: Meadow Point II

bforan@lighthouseenginc.com <bforan@lighthouseenginc.com>

Thu 4/8/2021 4:19 PM

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

📎 2 attachments (1 MB)

Exploded View For ECO-RRFB Pole (1).PDF; FDOT APL-ECO-RRFB DOCS.pdf;

FYI, see below.

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

From: James Johnson

Sent: Thursday, April 8, 2021 2:36 PM

To: Dale Bussey; bforan@lighthouseenginc.com

Subject: RE: Meadow Point II

Brad,

The units that we priced out on this one are K&K Systems. The shop drawings are attached. They are a FDOT approved manufacturer. The attached drawings will show both single and double sided RRFB's.

Beacon color will be Amber

Manufacturer warranty is 3 years and covers any defects from the manufacturer.

James Johnson

Project Manager



**AKCA,
LLC**

4603 Reece Road | Plant City, FL 33566

Office (813) 752-4471 | Fax (813) 752-2357

Mobile (813) 409-1395

jjohnson@akcainc.com

From: Dale Bussey <dabussey@akcainc.com>

Sent: Thursday, April 8, 2021 2:18 PM

To: bforan@lighthouseenginc.com

Cc: James Johnson <jjohnson@akcainc.com>

Subject: RE: Meadow Point II

James,
Can you give Brad an answer on the questions below?
Thanks,

Dale Bussey
Sales Manager



**AKCA,
LLC**

4603 Reece Road | Plant City, FL 33566
Office (813) 752-4471 | Fax (813) 752-2357
Mobile (813) 345-6258
dbussey@akcainc.com

From: bforan@lighthouseenginc.com <bforan@lighthouseenginc.com>
Sent: Thursday, April 8, 2021 2:08 PM
To: Dale Bussey <dbussey@akcainc.com>
Subject: RE: Meadow Point II

EXTERNAL SENDER! Do not click links or open attachments unless you recognize the sender and know the content is safe.

I got a few questions for the board last night. Can you please answer these for me?

Can we get the a shop drawing or the manufactures specs for the RRFB?
What color are the lights? White, yellow?
What kind of warrant do you provide for the installation?

Thanks,
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](tel:727-726-7856)
CELL PHONE: [727-365-3616](tel:727-365-3616)
FAX: [727-683-9848](tel:727-683-9848)
www.lighthouseenginc.com

Sent from Mail for Windows 10

From: Dale Bussey
Sent: Thursday, April 1, 2021 10:26 AM
To: bforan@lighthouseenginc.com
Subject: RE: Meadow Point II

Brad,
Attached is the quote for the double sided RRFB's.
I do think you really only need a single sided unit since there is no median in the roadway.
If you go with a single sided unit the price would drop 500.00 per unit.
There is a lead time of about 3 to 4 weeks for these.
Let me know if you have any questions.
Regards,

Dale Bussey
Sales Manager



**AKCA,
LLC**

4603 Reece Road | Plant City, FL 33566
Office (813) 752-4471 | Fax (813) 752-2357
Mobile (813) 345-6258
dbussey@akcainc.com

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

Sent: Wednesday, March 31, 2021 11:30 AM

To: Dale Bussey <dbussey@akcainc.com>

Subject: Meadow Point II

EXTERNAL SENDER! Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dale,

I left you a VM about an RRFB that the CDD (Meadow Point II) would like to have installed. I've attached the plan for the project. Is this something that your company would be willing to provide a quote?

Feel free to call me.

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

Rectangular Rapid Flash Beacon: RRFB-XL

Extra-large beacons provide greater visibility, ideal for high-speed and multi-lane pedestrian & school crossings

- Driver yielding rates of 80-90%
- Large LEDs exceed FHWA standards
- Wireless, synchronized LEDs
- Solar powered, eco-friendly
- Up to 30 days autonomy
- Easy installation, maintenance free
- Web-based monitoring/alert option

TAPCO's pedestrian-activated RRFB systems feature large, 7" x 3" LED arrays that exceed FHWA standards. They provide greater visibility, ideal for high speed and multi-lane pedestrian and school crossings. When activated, the SAE J595 certified LED arrays flash an FHWA specified, alternating 'wig-wag' pattern. Side-mounted LED arrays flash concurrently to advise pedestrians that the units are flashing.

RRFBs have produced 80% to 90% driver compliance in yielding to pedestrians at high-risk uncontrolled crossings. This is the highest yielding rate of all devices not featuring a red display, and up to 4 times greater than standard round beacons. RRFBs cost less than other devices with similar vehicular yield rates.

RRFB options include:

- Advance RRFB, wirelessly linked to Crossing RRFB
- Self-powered remote bollard-mounted pushbutton
- Passively activated systems: microwave or infrared



Applications

- High-speed and multi-lane crossings
- School crossings
- Pedestrian crossings
- Roundabout crossings

Benefits

- Larger 7"x 3" LED arrays provide increased visibility
- Significantly higher driver awareness and compliance
- High-intensity leds command attention, day and night

Features

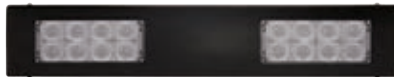
- Multiple units are wirelessly synchronized, flash in unison
- Installation onto new or existing sign poles: single bar or back-to-back available
- Stand-alone, self-powered remote pushbutton bollard available
- 3-Year warranty



Visit **Traffic and Parking** on YouTube for videos on these products and more.



Top view



Front view



Standard specifications (subject to change without notice)

Extra Large Rectangular Rapid Flash Beacon RRFB-XL

MUTCD Approval	Interim FHWA Approval Memorandum (1A-11)
Housing	Powder coated aluminum
LED modules: 7¼" x 3"	2 arrays of 8 amber LEDs, SAE J595 certified
Pedestrian LED module: 1½" x 3⅝"	Side-mounted, flash concurrent with Vehicle LEDs
Flash pattern	MUTCD specified 'wig-wag' flash pattern
Mounting hardware	Stainless steel u-bolts for 4" to 4½" O.D. pole

Solar-assisted Battery-powered System

Housing	NEMA 4X rated fiberglass or aluminum cabinet with lockable clasps
Solar panel: 55 watt	25¼"H x 25¾"W x 1½"D. Adjustable 40° to 60°. Articulating mount rotates and pivots. Conforms to IP-67
Mounting	Aluminum mounting bracket (fits 4" – 4½" O.D. pole)
Battery (one per assembly)	12V, 40AH sealed gel battery requires no periodic watering. Sealed construction eliminates corrosive acid fumes and spills.
Battery lifespan	Up to 5 years
Autonomy	Up to 30 days without sun
Control Circuit	IP-67 NEMA rated enclosure: dust proof and waterproof (up to 30 minutes in 3 feet of water)

BlinkerBeam™ Wireless Communication System

Frequency	900 MHz FHSS
Range	3 miles with optional external antennas. For system separation over 900', a site survey is recommended
Radio	Operates on 900 MHz frequency hopping spread spectrum network. Operating range from 3.6vdc to 15vdc
Connectivity	Crosswalk and optional Advance LEDs flash concurrently
BlinkerBeam™ Wireless Synchronized Activation	Individual units in one system flash in synchronized patterns (avoids light noise of system operation). Ideal for multiple assemblies flashing in the same direction.
Push-button activation*	ADA pushbutton, typical (<120 millisecond)

*Optional remote, stand-alone pushbutton available (includes self-contained, replaceable battery with typical two-year life)

Programming

Windows TAPCO configuration software
Optional web -based cellular communication for monitoring and control available
Optional time clock system available for school zone signs

Warranty

3 year standard warranty



Optional Push Button Activation

Activated with less than 2 lbs. of force. Provides two-tone audible confirmation as well as visual confirmation. Meets ADA, MUTCD and TAC requirements, and housing meets NEMA specifications. Remote mounting available. Audible navigation units are available.



Optional Pedestrian Motion Detector

Active infrared and microwave technologies work together to provide precise presence and accurate motion detection. Mountable between 8' and 16'. Impervious to light, sun rain and snow. Housing is rated NEMA-4.



Optional Wireless Bollard Activation

Pedestrians and bicyclists can passively trigger flashing BlinkerSign™ LED signs, RRFB, BlinkerBeacon™ LED Beacons, in-pavement LEDs and other ITS devices. Actuators are housed in anodized aluminum cabinets that can be secured to concrete or asphalt. Battery operated: no grid wiring required.



1-800-236-0112 • www.tapconet.com • blinkersales@tapconet.com

Rectangular Rapid-Flashing Beacon: RRFB-XL[™]

Solar Powered, with Bulldog Pushbutton

User Guide





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LEGAL USE; INSTRUCTIONS; WARNING, CAUTION AND NOTES

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All rights reserved. This notice applies to all copyrighted material included with this product, including but not limited to this manual and software embodied within the product. This User Guide is intended for the sole use of the persons to whom it was provided, and any unauthorized distribution of the manual or dispersal of its contents is strictly forbidden. This manual may not be reproduced in whole or in part by any means whatsoever without the express written permission of TAPCO.

Warning, Caution and Note Statements: Read Prior to Assembly and Installation!

Warning, Caution and Note statements are used to emphasize important and critical information in this guide. Read these statements **prior** to assembly to help ensure safety and to prevent product damage. The signal words, symbols and their meanings are shown here.

! WARNING

Indicates a potentially hazardous situation which, if not avoided, could result in death or serious injury. **Heed the safety message in this box!**

! CAUTION

Indicates a potentially hazardous situation which, if not avoided, could result in minor or moderate injury. It may also be used to alert against unsafe practices. **Heed the safety message in this box.**

NOTE: Used to notify you about information on installation, operation, programming or maintenance that is important but typically not hazard-related.

For Technical Support

- Phone 866-753-6255
- Email blinkertech@tapconet.com

In addition to the symbols and words explained here, each safety message identifies the hazard, describes what you can and should do to avoid the risk of exposure to the hazard, and tells the probable consequences of not avoiding the hazard.

Once again, although we have included many potential hazards you may encounter during the installation of this equipment, we cannot predict all of the possible hazards and this list should not be a substitute for your judgment and experience.

If you have any questions about a procedure that are not answered by this Guide, contact your Distributor or TAPCO Technical Support.

! WARNING

To reduce the risk associated with electric shock injury resulting from contact with high-voltage AC: **Turn OFF power BEFORE connecting wiring to the AC source.**

! WARNING

To reduce the risk associated with electric shock injury resulting from contact with hazardous AC voltage: **Portions of this equipment may derive power from sources that have high voltage levels. These must be serviced by qualified personnel who have previous training or certification to safely work on high voltage equipment. Consult a Qualified Electrician.**

! WARNING

Battery acid may cause skin irritation and eye injury: **To reduce the risk of burns or other acid-related injury resulting from handling lead-acid batteries: Wear gloves, goggles and an apron when handling batteries; Beware of cracked battery cases; Handle batteries with care.**

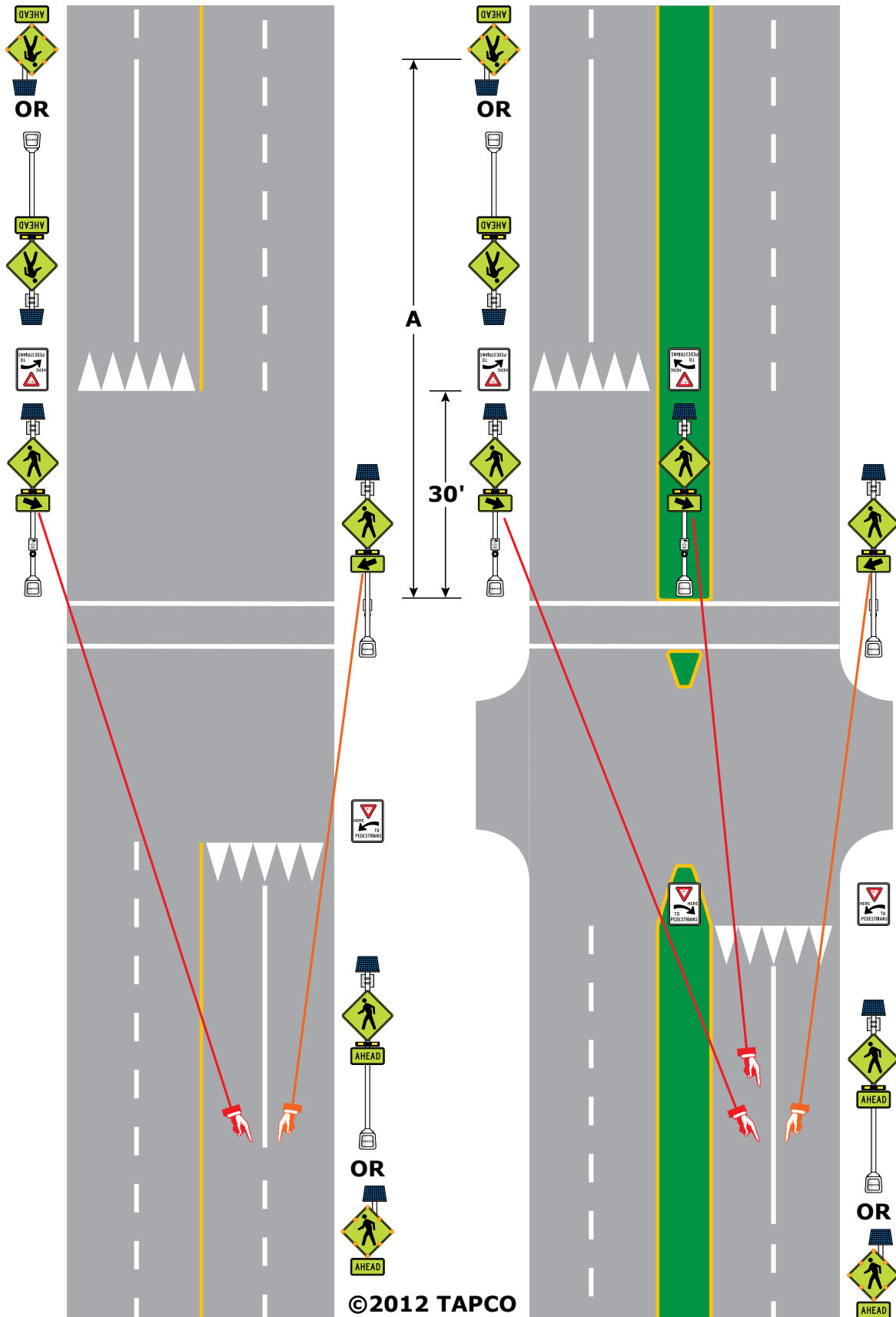
! WARNING

To reduce the risk of burns or other acid-related injury resulting from exploding batteries: **Always use the recommended charging systems with related products.**



TYPICAL 4-LANE STREET RRFB LAYOUT

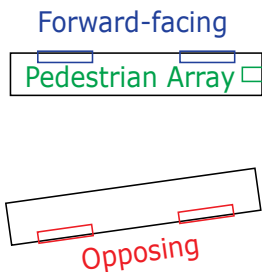
Suggested Signage and Pavement Marking (4-lane Roads)



TYPICAL 2-LANE STREET RRFB LAYOUT



Align the signage and RRFB properly to maximize driver yielding compliance. Keep this in mind when mounting the components to the poles. First, align the RRFB housing to aim the forward-facing LED arrays toward approaching traffic **nearest** to that assembly, then tighten. Second, aim the opposing LED Arrays toward approaching traffic **across** from that assembly, then tighten.



R1-6, R1-6a signs provide additional guidance to yield.

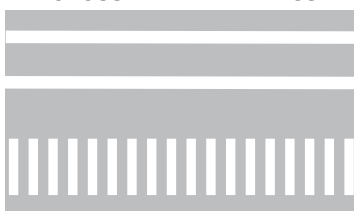


©2012 TAPCO

YIELD LINES

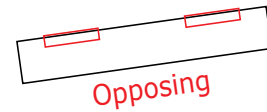
A YIELD line is a series of white isosceles triangles, pointing toward approaching vehicles, and extending across a lane or lanes. It is used at midblock crosswalk locations where it supplements R1-5 "Yield Here To Pedestrians" signs. See MUTCD Section 3B.16.

OTHER TYPICAL CROSSWALK MARKINGS



MUTCD Section 2A.20

Sign Orientation Guidance:
01 Unless otherwise provided in the manual, signs should be vertically mounted at right angles to the direction of, and facing, the traffic that they are intended to serve...
On curved alignments, the angle of placement should be determined by the direction of approaching traffic rather than by the roadway edge at the point where the sign is located.



30'

SPEED	A
30 MPH	140'
35 MPH	183'
40 MPH	234'

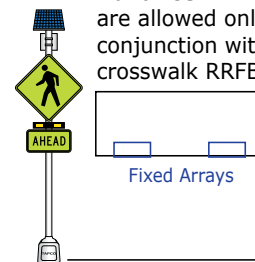
A=distance from Advance sign to crosswalk



R1-5 signs and yield lines provide additional guidance to yield.

Advance RRFB

are allowed only in conjunction with crosswalk RRFB.



OR



BlinkerSign® LED Signs

These signs can be linked wirelessly to flash once per second for the same flash duration of the RRFB.



RRFB-XL™ SOLAR PANEL & SIGN ALIGNMENT

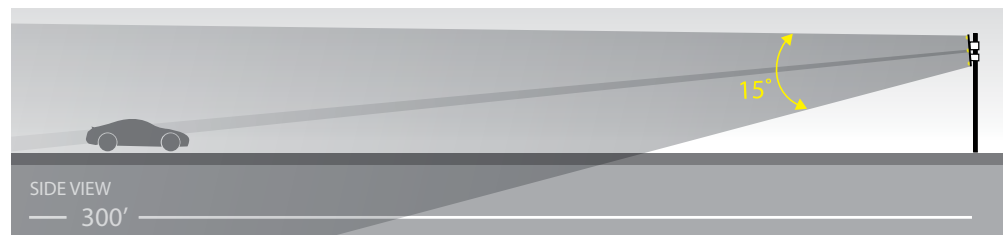
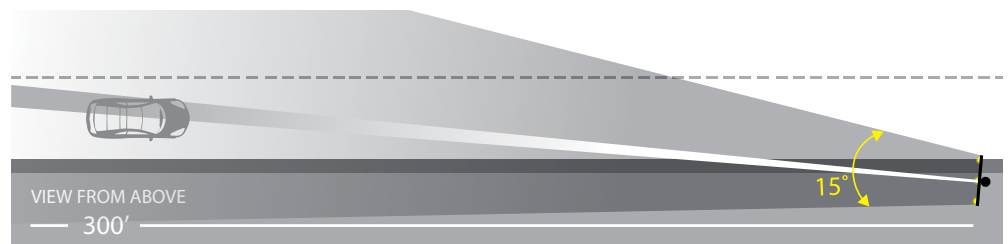
These instructions are for guidance only. Please read and fully understand them before proceeding. They are not to be construed as engineering-approved documents. You should consult a licensed professional engineer for approval of your site and erection plans. Shade from trees, buildings, poles, etc. will reduce the solar panel's effectiveness, so select a site where the solar panel can receive the maximum amount of sunlight throughout the day. The collector typically needs to face due south to receive maximum sunlight, but may be adjusted slightly if doing so increases solar collection (due to partial solar obstruction). Visit the FHWA's MUTCD web site for further guidance on sign location and orientation:

<http://mutcd.fhwa.dot.gov/pdfs/2009/part2a.PDF>

MUTCD 2A.20 ...signs should be vertically mounted at right angles to the direction of, and facing, the traffic that they are intended to serve...Signs that are placed 30 feet or more from the pavement edge should be turned toward the road. **On curved alignments, the angle of placement should be determined by the direction of traffic rather than by the roadway edge at the point where the sign is located...**On grades, sign faces may be tilted forward or back from the vertical position to improve the viewing angle.

On straight segments, orient the sign face's angle to maximize the visibility to oncoming traffic. On curved road segments (both horizontal and vertical), larger adjustments may be necessary to provide the optimal visibility of the LEDs and retroreflectivity of the sign face.

Once you've determined an appropriate location for the assemblies, prepare an appropriate foundation to which you'll mount the base(s). Allow any new concrete to cure fully before erecting the assemblies. Proceed with assembly.



PARTS LIST, REQUIRED GEAR AND RECOMMENDED TOOLS



NOTE: Please examine all parts before assembly and installation.
Contact TAPCO immediately if anything is missing or damaged.

Parts List (per assembly)

Refer to Packing List for actual components.

55-watt solar panel, cable and bracket (pole-top or side mount)
Control Cabinet, including circuitry and BlinkerBeam® Wireless Radio
12VDC battery
Extra-Large Rectangular Rapid Flash Beacon: RRFB-XL
RRFB Mounting Hardware, including U-bolt, nuts and washers
Pushbutton: Polara Bulldog

Optional:

W11-2 Pedestrian Crossing Signs or
S1-1 School Crossing Signs

Required Safety Gear

Safety Glasses and Cut-proof gloves
OSHA Approved Protective Clothing and Devices

Recommended Tools

Tape Measure
Pole Strap Wrench
Electric Hand-held Drill, preferably corded with side handle
#7 or 13/64" bit and 1/4"-20 tap
Metallic Hole Saws: arbor bits
Hole Reamer (to remove drilling burs)
Electrician's Fish tape
Hook to pull cables/wiring out of pole
Philips Head Screw Driver
Open/Box Wrenches
Socket, Deep Sockets
Ratchet/Driver and Extension
Wire Stripper/Terminal Crimper
4mm or 5/32" Allen wrench (for plaque screws)

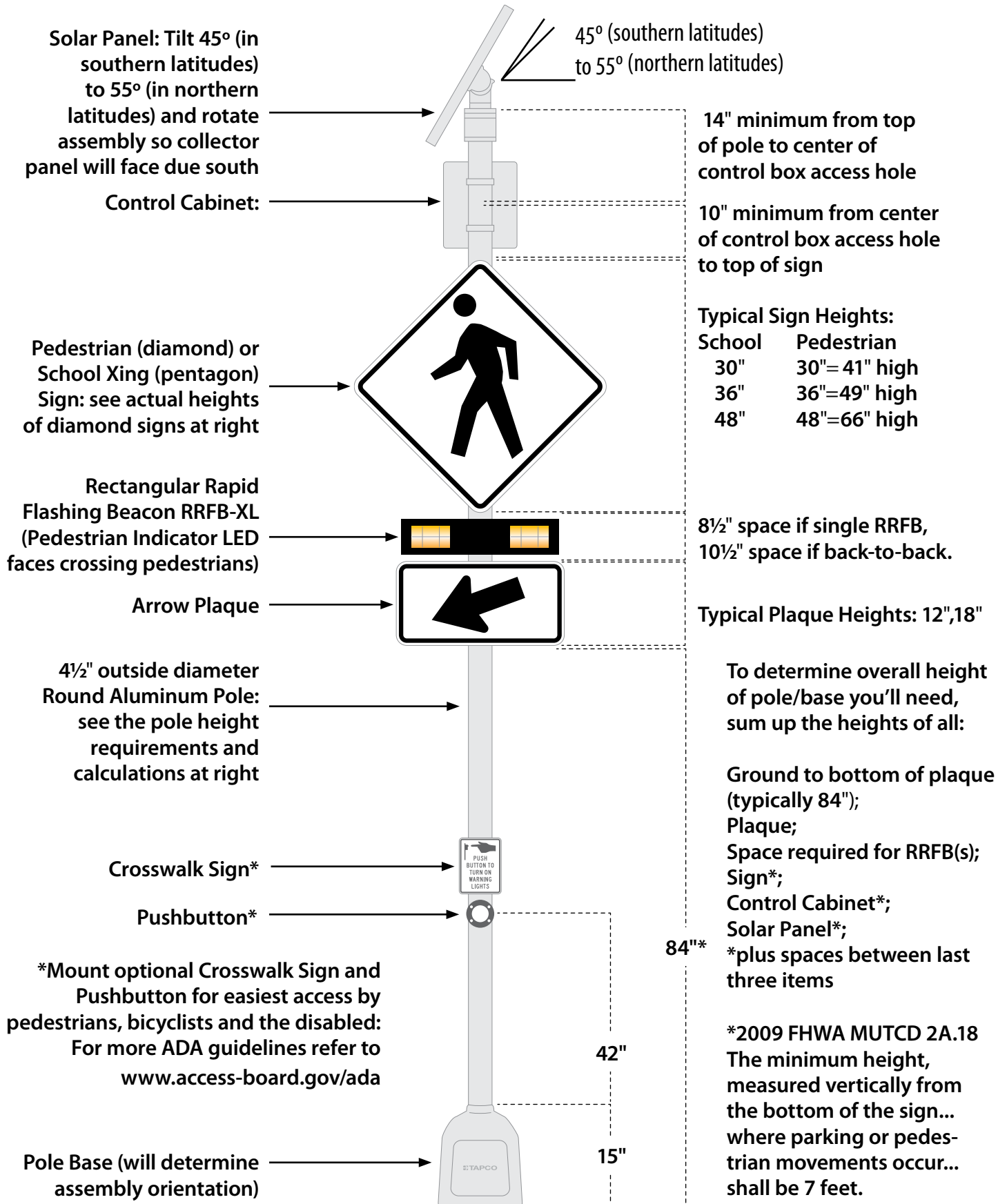


! WARNING

Use Cut-proof Gloves; Safety Glasses; and OSHA-approved Protective Clothing and Devices. Failure to do so could result in death or serious injury.



TYPICAL RRFB-XL CONFIGURATION



COMPONENT WIRING AND MOUNTING



! CAUTION

Always wear safety glasses and cut-proof gloves during all assembly processes. Failure to do so could result in serious injuries to your eyes and hands.

To determine the required height of the pole+base, add up all of heights your components as illustrated previously on the Typical RRFB Configuration page. To determine the overall height of pole+base you'll need, sum up the Heights of: Ground to bottom of plaque (typically 84"); Plaque; the space required for RRFB(s) (will depend on whether you install one or two back-to-back RRFBs); Sign; Control Cabinet; Solar Panel; plus the spaces between last three items.

1. Secure the pole tightly to its base with a strap wrench. Drilling and inserting an anti-rotation tek screw in the base's collar is recommended: it allows rotation after the assembly is erected. Determine the position you want the base's access door to face when installed, as the remainder of the component mounting positions will be based upon this orientation.

2. With tape measure and marking tool, measure and mark the mounting holes for the warning sign and plaque onto the pole per the MUTCD and your local sign regulations. **Allow 8½" clearance between the signs for a single RRFB, and 10½" for double, back-to-back RRFBs.** Refer to previous page and below for further measurement instructions.



3. Open the cover for the Control Cabinet. Use tape measure or the cable port as a template for hole placement. Measure and mark the cable hole that will allow the Control Cabinet to clear the Solar Panel and Warning sign(s).



4. If you are using a pole-top solar panel mount, no hole is necessary as the cable feeds in through the top of the pole.

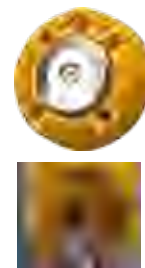
If you are using a side-of-pole solar panel mount, mark for a hole where it will be convenient to feed in the cable beneath the collector face.



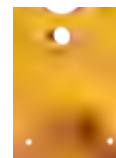
6. Drill the remaining holes required to mount the components, and to feed their wiring into the pole, based on port/stub size. Use a reaming tool to remove hole burs.



5. Remove the pushbutton cover. Use the mounting base as a template for hole placement that will provide the easiest access for pedestrians, bicyclists and the disabled. With tape measure and marking tool, measure and mark the mounting holes for the pushbutton (and plaque if used), 42" or more above ground. Drill an appropriately sized cable port hole. Ream off the burs.



6. Align the pushbutton mounting base with the drilled hole. Mark the two pushbutton mounting holes. Drill and Tap (#7 or 13/64" bit, and ¼"-20 tap required), or use your own self-tapping screws.

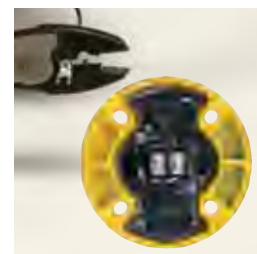


7. Feed the supplied pushbutton cable in through the pole's Control Cabinet hole and fish it back out through the pushbutton cable feed hole.



Place and secure the pushbutton mounting base onto the pole with your choice of the provided ¼"-20 bolts, or with your own self-tapping screws.

8. Strip the ends of the Blue and Brown leads and crimp a spade terminal onto each. If there are only two terminals, connect the Blue and Brown leads to the two pushbutton terminals in any order. Using the provided machine bolts, secure the pushbutton onto its frame.



Note: If you use an alternative pushbutton with three terminals, connect the Blue lead to the pushbutton's 'COM' terminal and the Brown lead to the 'NO' terminal. Do NOT use the 'NC' terminal.



RRFB LIGHT BAR WIRING AND MOUNTING



CAUTION

Always wear safety glasses and cut-proof gloves during all assembly processes. Failure to do so could result in serious injuries to your eyes and hands.

SINGLE RRFB:

Remove the 4 screws on the RRFB enclosure and remove the cover. Hold the enclosure's bracket onto pole. Using the enclosure's cable feed port as a template, mark the pole in the center of the port. For a back-to-back RRFB go to next step. For a single-sided RRFB, drill a 1½" hole in line with the Warning Sign and Plaque, so all will face toward oncoming traffic. Ream off the burs.

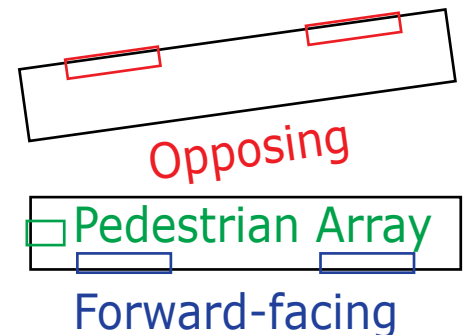


DOUBLE-SIDED BACK-TO-BACK RRFBs:

For installing double-sided, back-to-back RRFB the cable access holes drilled into the pole will need to be offset both horizontally and vertically. First, the enclosures need to be separated Vertically about ¾" to 1" so that the U-bolts will clear each other, as shown at right.

Second, while the RRFB facing oncoming traffic should line up with the warning sign and plaque, the opposing RRFB ideally should be rotated slightly to face traffic in the far lane(s), as shown at right, bottom. **If used, face Pedestrian Indicator LEDs toward crossing pedestrians. If used, orient Median-mounted Pedestrian Indicator LEDs so one faces in each direction. See page on Typical 4-Lane Street RRFB Layout.**

Using the second, opposing enclosure's cable feed port as a template, shift the enclosure up or down ¾" to 1" from the opposing enclosure so that the U-bolts will clear each other, then rotate the opposing enclosure so the LEDs will face traffic in the opposing lane, approximately ½" for a two-lane street or ¾" for a 4-lane street. Mark the pole in the center of the access port. Then drill the 1½" holes for each of the RRFB cable ports. Ream off the burs.



CABLE FEEDS AND SOLAR PANEL MOUNTING



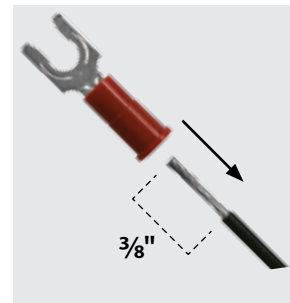
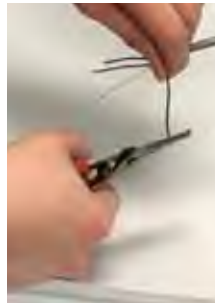
! CAUTION

Always wear safety glasses and cut-proof gloves during all assembly processes. Failure to do so could result in serious injuries to your eyes and hands.

With all the holes drilled and deburred, proceed by feeding the remaining cables into the pole through their respective holes, using a fish tape to pull them out through the control cabinet hole. Then mount each of the components using the appropriate hardware, with the exception of the solar panel. Mount the solar panel last, as this may facilitate fishing the cables into the cabinet.



Excess cable can be left in the pole. If you'd rather trim cables, make note of the connection labels. Strip several inches off of the outer sheath of any cable that you've trimmed to length. Except for the solar panel wires, which already have ring terminals attached, strip each individual wire's insulation to expose about $\frac{3}{8}$ " of bare wire. Slide a spade terminal fully over the exposed wire, then firmly crimp the terminal to the exposed wire.



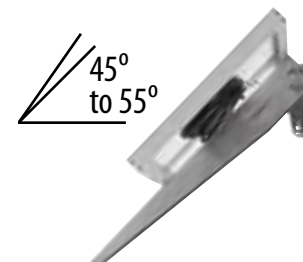
Now that all the wires have their appropriate terminals attached, proceed by feeding the cables (fished out of the pole) in through the back of the control cabinet port. Then mount the Control Cabinet to the pole using the appropriate hardware, whether by strapping (banding) or U-bolt.



Pole-top Mounted Solar Panel: Mount the assembly atop the pole, aligning so it will face due south when installed. Hand tighten the square-head bolts (at right), then use a wrench to tighten **just until snug**. **DO NOT OVERTIGHTEN!** Overtightening will crack the cast housing cylinder. Next, loosen the pivot bracket nuts (far right) and, with a square, tilt the panel so it will receive the maximum solar input from the sun, to an angle of from 45° above horizontal in southern latitudes to a steeper 55° in northern latitudes. Tighten the U-bolt nuts securely.



Pole-side Mounted Solar Panel: Band or bolt the bracket to the south side of the pole so it will receive the maximum solar input from the sun. Loosen the bolts and nuts that secure the pivoting arm to the pole bracket; then adjust the tilt of the solar panel pivoting arm to an angle of 45° above horizontal in southern latitudes, or a steeper 55° in northern latitudes. Tighten the bolts and nuts that secure the pivoting arm to the pole bracket.





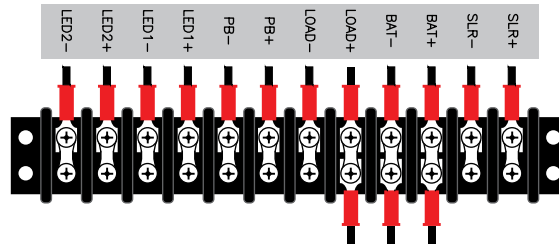
TERMINAL BLOCK WIRING CONNECTIONS



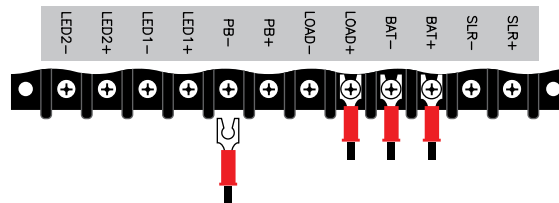
WARNING

Batteries and Solar panels produce live current, so use caution when handling any wires attached to them. Use insulated gloves during all procedures. Do not do any assembly near standing water. Attach all wires in the exact order listed. Failure to do so will void TAPCO warranty.

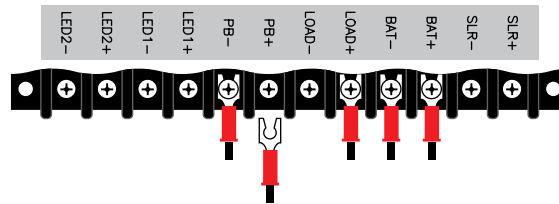
Locate the labeled Terminal Block inside the cabinet, as illustrated at right. The order of component connections may vary with your assembly.



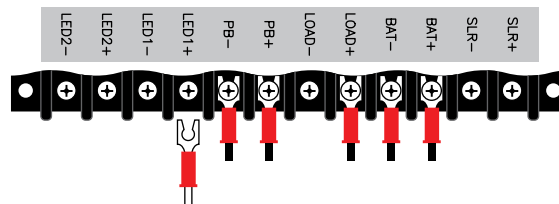
1. Attach Pushbutton Cable's Blue lead to **PB-** on the terminal block.



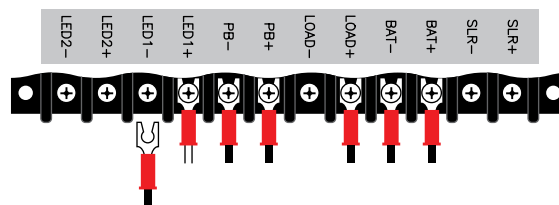
2. Attach the Pushbutton Cable's Brown lead to **PB+** on the terminal block.



3. Attach the Pushbutton Cable's Black lead (LED1+) lead to either **LED1+ OR LED2+** on Terminal Block. An RRFB LED lead will also be attached to the same terminal (see following page).



4. Attach the Pushbutton Cable's White lead (LED1-) lead to either **LED1- OR LED2-** on Terminal Block. An RRFB LED lead will also be attached to the same terminal (see following page).



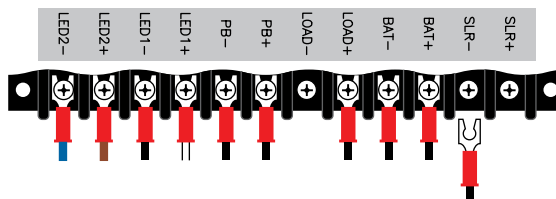
TERMINAL BLOCK WIRING CONNECTIONS



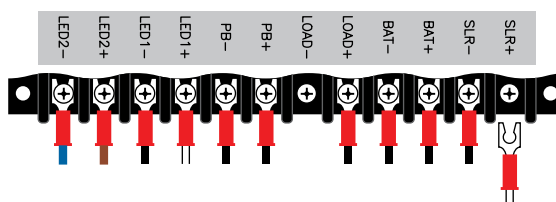
WARNING

Batteries and Solar panels produce live current, so use caution when handling any wires attached to them. Use insulated gloves during all procedures. Do not do any assembly near standing water. Attach all wires in the exact order listed. Failure to do so will void TAPCO warranty.

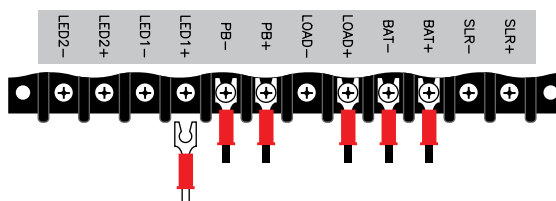
1. Attach Solar Panel Cable's Lead tagged (SLR-) to SLR- on the terminal block.



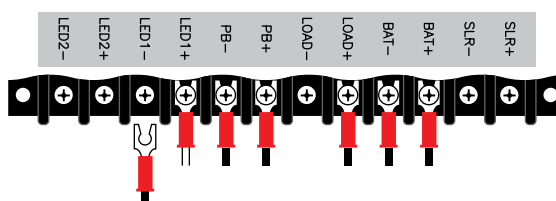
2. Attach Solar Panel Cable's Lead tagged (SLR+) to SLR+ on the terminal block.



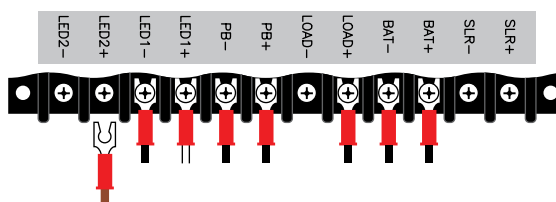
3. Attach the RRFB Cable's LED1+ wire to LED1+ on Terminal Block.



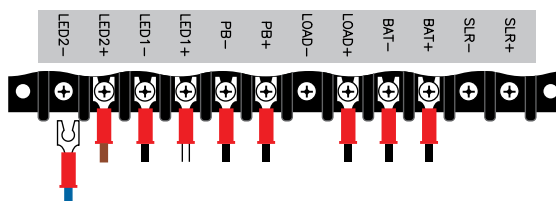
4. Attach the RRFB Cable's LED1- wire to LED1- on Terminal Block.



5. Attach the RRFB Cable's LED2+ wire to LED2+ on Terminal Block.



6. Attach the RRFB Cable's LED2- wire to LED2- on the Terminal Block.





ERECTING AND ATTACHING THE BATTERY



WARNING

Batteries normally produce explosive gases which can cause personal injury or death. Therefore, do not allow flames, sparks or lit tobacco to come near the battery. When charging or working near a battery, always cover your face, protect your eyes and provide ventilation.

Batteries contain sulfuric acid which burns skin, eyes and clothing.

Disconnect the battery and solar panel before removing or replacing any electrical components.



WARNING

Battery acid may cause skin irritation and eye injury: To reduce the risk of burns or other acid-related injury resulting from handling lead-acid batteries: Wear gloves, goggles and an apron when handling batteries; Beware of cracked battery cases; Handle batteries with care.

Erect the RRFB-XL assembly and anchor into place. From a secure position such as a bucket truck, open the Control Cabinet and proceed with the battery installation. Keep the two solar panel leads and connectors accessible as they will be connected in the following step.

1. Center battery on the bottom of control cabinet with the Negative terminal to the left and the Positive terminal to the right.
2. Secure the Velcro® strap around battery. Feed through the clip, fold back on itself, then tighten Velcro strap until snug.



4. Attach the ring terminal of the white wire tagged 'Positive +' to (+) terminal on battery.
3. Attach the ring terminal of the black wire tagged 'Negative -' to (-) terminal on battery. Close cabinet and test system.



CONTROLLER CHARGING STATUS; BATTERY STATE OF CHARGE



Note: To analyze this section, all devices and circuitry must be properly connected.

'CHARGING STATUS' LED

Normal Charging Status

With adequate sunlight shining on the solar panel, the LED marked "CHARGING STATUS" (shown here, left) indicates the Controller charging status and any error indications.

When charging during the day, the Charging Status LED is on with an off 'heartbeat' flicker once every 5 seconds. The Charging Status LED is off at night, with an on 'heartbeat' flicker once every 5 seconds. These LED patterns indicate normal operating conditions.

Charging Status Warnings

The Charging Status LED (above, left) indicates charging status and any existing solar input error conditions. The Status LED flashes red whenever an error condition or conditions exist. For further explanation of warnings, refer to 'Protections' section.

Charging Status LED	Charging Indication LED Characteristics	Operating State
None	Off, with ON heartbeat ¹	Night
Green	On Solid, with OFF heartbeat ²	Charging
Red	Flashing	Error
Red	On Solid, with OFF heartbeat ²	Critical Error

¹ Status LED heartbeat indication flickers ON briefly, once every 5 seconds
² Status LED heartbeat indication flickers OFF briefly, once every 5 seconds

Battery Voltage State Of Charge

The Controller's three LEDs (top, right) indicate the battery's voltage state. If the Red SOC LED is lit, the battery charge is too low for the Solar Controller to function. In this event, disconnect the battery leads and use a 12VDC charger to charge it to a level of 12.6V. If you don't have a 12VDC charger, you may charge the battery with the solar panel in full sunlight without operation, but this procedure may require one or more full day's worth of sunlight.

BATTERY STATE OF CHARGE LEDS



These three LEDs indicate the battery's State Of Charge (SOC). The Green SOC LED should be lit before initially using the system. If yellow or red LED is lit, disconnect and charge the battery before using.

TERMINAL BLOCK

SOC (State Of Charge) Warnings

The three battery State Of Charge LEDs (above, right) indicate the level of voltage in the battery. The SOC indication is based solely on battery voltage setpoints, which provides only an approximation of the battery charge state. The amount of time between a green SOC indication and load disconnect will depend on many factors including:

- Rate of discharge (amount of load draw)
- Capacity of the battery
- Health of the battery
- LVD set point

As the battery discharges, the Battery State Of Charge SOC LEDs (top, right) will transition from green to yellow and then from yellow to flashing red. A flashing red SOC LED indication is a warning that a low voltage disconnect (LVD) event is imminent: if the battery discharges to the LVD set point, the load will disconnect and a solid red Battery Status LED indication will be displayed. Disconnect battery and recharge.

SOC LEDs	Indication	Battery Status	Load Status
Green	Fast Flashing ³ (2 Flashes/Second)	Full Battery: Equalize Charge	Load On
Green	Medium Flashing ³ (1 Flash/Second)	Full Battery: Absorption Charge	Load On
Green	Slow Flashing ³ (1 Flash/2 Seconds)	Full Battery: Float Charge	Load On
Green	On Solid	Battery Nearly Full	Load On
Yellow	On Solid	Battery Half Full	Load On
Red	Flashing ³ (1 Flash / Second)	Battery Low	LVD Warning (Load On)
Red	On Solid	Battery Empty	LVD (Load Off)
None	No LEDs On	Battery Missing	Load Off

³ Multiple flashing SOC LEDs = Error Condition. See Error Indications.



CONTROLLER PROTECTIONS

NOTE: For troubleshooting purposes the following information is duplicated in a flow chart on the next page, with another flow chart page following that for System troubleshooting. If you still have unresolved issues, contact TAPCO Technical Support.

Solar Overload

(Charging Status LED flashing Red) If the solar current exceeds the maximum solar rating, the Controller will stop charging until the solar current returns to within its operational rating.

Load Overload

(Battery Status LEDs sequencing green&red – yellow) If the load current exceeds the maximum load current rating, the Controller will disconnect the load. It will then attempt to reconnect the load two (2) times approximately ten seconds apart. If the overload remains after the first two (2) attempts, the fault must be cleared by removing and reapplying power.

Solar Short Circuit

(Charging Status LED off) The solar input power wires are short-circuited. Charging automatically resumes when the short is cleared.

Load Short Circuit

(Battery Status LEDs sequencing green&red – yellow) Fully protected against load wiring short circuits. After two (2) automatic load reconnect attempts (10 seconds apart), the fault must be cleared by removing and reapplying power.

PV Reverse Polarity

(Charging Status LED off) Fully protected against reverse solar connection. No damage to the controller will result. Correct the mistake to resume normal operation.

Battery Reverse Polarity

(Battery Status LEDs sequencing green&red – yellow) Fully protected against reverse battery connection. No damage to the controller will result. Correct the mistake to resume normal operation.

Damaged Local Temperature Sensor

(Battery Status LEDs sequencing red – yellow – green; Charging Status LED on solid red) The local ambient temperature is short circuited or damaged. Charging stops to avoid overcharging or undercharging. This is a critical error. Contact TAPCO Technical Support for service.

Damaged Internal Temperature Sensor

(Battery Status LEDs sequencing red – yellow – green; Charging Status LED on solid red) The internal heatsink temperature sensor is damaged. This is a critical error. Contact TAPCO Technical Support for service.

High Temperature

(Battery Status LEDs sequencing red – yellow) The heatsink temperature has exceeded 85°C (153°F); the solar and load is disconnected. The controller will automatically reconnect when the heatsink cools to 80°C (144°F).

High Voltage Disconnect

(Battery Status LEDs sequencing red – green) The battery voltage has exceeded the controller's maximum regulation limit. The solar and load will be disconnected until the battery voltage decreases to the high voltage reconnect threshold.

'CHARGING STATUS' LED



BATTERY STATE OF CHARGE LEDs

CONTROLLER TIPS AND TROUBLESHOOTING



! WARNING

If any portion of your system is grid-wired (AC-powered), allow **ONLY** a licensed electrician to perform any service. Improper safety precautions could result in death or serious injury.

System tips and troubleshooting are covered on following page. For controller issues refer to the chart below.

SYMPTOM	POSSIBLE CAUSES	CORRECTIVE ACTION
Charging Status LED flashes red	Solar Overload	Controller will stop charging until solar current returns to normal rating limits.
Battery Status LEDs sequence green&red–yellow	Load Overload	Remove and reapply power.
	Load Short Circuit	Remove and reapply power.
	Battery Reverse Polarity	Correct the Battery connections on the terminal block.
Charging Status LED off	Solar Short Circuit	Charging automatically resumes when the short is cleared.
	PV Reverse Polarity	Correct the Solar Panel connections on the terminal block.
Battery Status LEDs sequence red–yel–green; Charging Status LED solid red	Damaged Local Temp Sensor	Critical Error. Contact TAPCO Technical Support for service.
	Damaged Internal Temp Sensor	Critical Error. Contact TAPCO Technical Support for service.
Battery Status LEDs sequence red–yellow	High temperature disconnect	Controller automatically reconnects when temperature reaches acceptable limit.
Battery Status LEDs sequence red–green	High voltage disconnect	Controller automatically reconnects when voltage reaches acceptable limit.

‘CHARGING STATUS’ LED



BATTERY STATE OF CHARGE LEDS




SYSTEM TIPS AND TROUBLESHOOTING

WARNING

If any portion of your system is grid-wired (AC-powered), allow **ONLY** a licensed electrician to perform any service. Improper safety precautions could result in death or serious injury.

Solar Controller indications and troubleshooting are covered on previous pages. For other issues refer to the chart below.

SYMPTOM	POSSIBLE CAUSES	CORRECTIVE ACTION
Traffic Control Device's LED array does not flash	Battery is not fully charged or will no longer hold a charge: charge battery fully prior to these Corrective Actions	<p>To test battery without load, detach battery lead and test red/black leads with a voltmeter on VDC scale and paper clips inserted into back side of connector: it should read 4.8V. Then test black lead and white lead with meter on MΩ scale: it should read ~1.1MΩ. If open (0MΩ or 0L), replace with new, fully charged TAPCO battery. Discard old battery per local code. If only low voltage, recharge for 8 hours.</p> <p>To test battery with load, test red/black leads with a voltmeter on VDC scale and paper clips inserted into pin holes or back side of connector: it should read 4.8V. If not recharge for 8 hours or replace with new, fully charged TAPCO battery. Discard old battery per local code.</p>
	Loose connections or broken wires	Gently test each connection to ensure each is tight. If loose, tighten screw or nut until snug. If a wire is broken, strip and splice it with a shielded connector, or contact TAPCO or distributor for replacement part(s).
	Antenna is loose	Extend antenna straight out from radio and twist clockwise  until snug.
	Insufficient solar charging: make certain collector face is clear of debris, snow and any other obstruction that prevents sunlight from reaching face	With collector in full sunlight, unplug connector and test leads with a DC voltmeter to ensure a charging voltage of at least 5VDC. If not, replace solar panel.
		Align solar collector so it faces due south, towards mid-day sun. If obstructed by trees, trim or remove them to allow more sunlight to reach collector. If obstructed by immovable object, such as building, mountain or hillside, rotate so collector receives the maximum amount of sunlight. Or, replace with AC-powered system.
Traffic Control Device individual LEDs don't flash	Loose wiring/circuitry	Make sure all leads are properly connected and tight, then reactivate.
	Inoperative LEDs	Contact TAPCO or distributor for replacement part(s).

WARRANTY



Please follow the instructions below to Register your Product Warranty.

Amended September 1, 2013: not applicable to systems delivered prior to this date

Traffic & Parking Control Company, Inc., (TAPCO), warrants to each purchaser of a RRFB-XL™ Rectangular Rapid-Flash LED Beacon (Product) for other than personal, family or household use, that the Product will be free from defects in material and workmanship for a period of three (3) years after the date of original purchase.

TAPCO warrants accessories, service parts and components purchased separately to be free from defects in material and workmanship for a period of one (1) year after the date of original purchase. If within such warranty periods any part thereof is proved to TAPCO's satisfaction to be defective, such part shall be repaired by TAPCO or its authorized distributor or, at TAPCO's option, replaced f.o.b. TAPCO's factory without charge, including labor costs at its standard rate incurred while repairing said Product.

TAPCO's obligation hereunder shall be limited to such repair or replacement and shall be further considered upon TAPCO's receiving written notice of any alleged defect and proof of original purchase within ten (10) days after its discovery and, at TAPCO's option, the return of the allegedly defective part to TAPCO f.o.b. its factory or to its authorized distributor.

This warranty shall not apply to any parts not furnished by TAPCO as well as any damage caused by such parts, or to parts which shall have been repaired or altered by others than TAPCO so as, in TAPCO's judgment, to adversely affect the same; or which shall have been subject to other than normal use or service, negligence, accident or improper installation, care or storage. TAPCO will not be responsible for any expense related to parts or labor which is unrelated to defects in material or workmanship of TAPCO Product, including but not limited to acts of God (Force majeure).

The foregoing warranties are exclusive and in lieu of all other express and implied warranties.

TAPCO's liability is limited expressly to the repair and replacement of defective parts as provided herein. TAPCO shall not be liable for any consequential, incidental, or contingent damages whatsoever, whether for breach of contract, breach of warranty, negligence or other tort, or on any strict liability theory.

John Kugel

President

Traffic & Parking Control Company, Inc.

WARRANTY REGISTRATION



The RRFB-XL™ Rectangular Rapid-Flash LED Beacon Assembly from TAPCO represents the latest technology in the field of LED-enhanced traffic control, and is designed to provide you with years of trouble-free service. Please take a few moments to record the serial number(s) below, and keep this document in a safe place for future reference. Registration is simple and will take just a few moments of your time. Please register your Warranty on-line at: **www.tapconet.com/warranty**

MODEL NAME: RRFB-XL™ Rectangular Rapid-Flash LED Beacon Assembly

SERIAL NUMBER(s): _____

DATE OF PURCHASE: _____

OPTIONS PURCHASED: _____

INSTALLATION LOCATION: _____

OTHER NOTES: _____





TAPCO SOLAR-POWERED RRFB-XL™ USER GUIDE



For technical support:

Phone 866-753-6255 or

E-mail blinkertech@tapconet.com

©2013, Traffic & Parking Control Company, Inc. (TAPCO)

US Patent Nos 6,943,698; 6,693,556; Other Patents Pending.

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Document: RRFBXL_Bulldog_Solar_guide_130923; Reference 13091062



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

Estimate

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

TO:
Lighthouse Engineering

PLANS DATED	TERMS	COUNTY		PROJECT	
	Net 30 Days	Pasco		Wrencrest at Meadow Point 2	
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 16



Planning | Urban Design
Landscape Architecture
Economics | Real Estate

February 26, 2021

GAI Project No. R200643.00

Meadow Pointe II Community Development District Board
30051 County Line Road
Wesley Chapel, FL 33543

**Supplemental Proposal for Professional Services
Meadow Pointe II Aquatic Center Expansion – Lap Pool & Restroom Building
Professional Design and Engineering Services
Wesley Chapel, Florida**

Dear Board of Supervisors:

Per your request GAI Consultants, Inc. (GAI) is pleased to submit this Supplemental Proposal to Meadow Point II Community Development District (the "Client" or "CDD") for Architectural, Structural, MEP, and Civil Engineering, and Landscape Architecture Services. This supplement follows completion of the Conceptual Design phase, completed under the Agreement dated December 2, 2020 and executed January 13, 2021.

Project Understanding

GAI understands that the Client intends to proceed with full design and development of the recently approved Final Concept Plan for a lap pool, restroom building, and shade accommodations, situated to the north of the existing family-style pool on the Meadow Pointe amenity center property (See Exhibit C – Lap Pool Final Concept Plan). GAI's Community Solutions Group will serve as the project's lead design consultant as landscape architect. GAI's civil engineering team and several subconsultants will provide the balance of the professional design services for the project, except pool engineering. The Client will contract separately with Gardner Collins Engineering, PA to provide pool engineering services, and they will be responsible for the technical documents for the pool and equipment. We anticipate producing the work product collaboratively to deliver permit and bid-ready documents for the whole project.

The Scope of Services includes design and engineering through construction observation, including the following program:

- A 25-yard lap pool with 5 lanes
- A new restroom building, accounting for the quantity of fixtures required by Florida Health Dept. code for the lap pool only. We understand the existing restroom facilities adequately provide for the existing family-style pool and recently completed splash pad. The architect will be responsible for the restroom building facility architecture and structural engineering plans. The MEP engineer will be responsible for the MEP engineering. We anticipate the building will be mechanically ventilated, but not conditioned.

GAI Consultants, Inc.
618 E. South Street
Suite 700
Orlando, Florida 32801
T 407.423.8398
gaiconsultants.com

- Architectural shade accommodations in the form of two cantilevered structures matching the existing structures east and west of the family pool and a pavilion located between the family pool and new lap pool.
- Site engineering to supply the pool equipment and restroom building with necessary utilities from the existing locations on the site
- Site stormwater engineering to appropriately drain the newly developed project area
- Appropriate landscape, hardscape, irrigation and site lighting within the project area

Subconsultants

The Client hereby acknowledges and agrees that GAI will assume responsibility for the coordination of work produced by any subconsultants to GAI. However, the Client acknowledges and agrees that GAI does not bear any responsibility or liability for the technical accuracy of work prepared or services rendered by others including our subconsultants.

The following services will be provided as Subconsultants under GAI's scope:

Service Provided:	Team Member:
▪ Architecture	Houseman Architecture
▪ Structural Engineering	RL Plowfield & Associates
▪ MEP Engineering	Clear Engineering
▪ Irrigation Design	Computerized Design Services, Inc.

Scope of Services

Based on our understanding of the project requirements/criteria provided to date by the Client, GAI will perform the following described Scope of Services. This scope includes professional services for landscape architecture, architecture (and associated building engineering), site lighting, electrical design and engineering, and irrigation. The specific tasks included in this scope are outlined below.

Task 2: Design & Construction Documents

- 2.1 Site Analysis – GAI will visit the site ahead of beginning design work in order to understand the existing conditions, the clubhouse building architecture, site landscape palette, and general aesthetics, and to record locations of existing utilities and other notable site features upon which our design may rely or need to respond to.
- 2.2 Design – GAI will prepare the construction documents for the expansion of the Meadow Pointe amenity center by adding a lap pool and restroom building with supporting infrastructure based on the Client approved concept plan.
 - GAI will provide the required site design and engineering calculations, CAD generated construction drawings related to the site

design and civil engineering including hardscape, landscape, irrigation, grading, water main design for the potable water system, gravity sanitary sewer system, on-site stormwater drainage/collection system, horizontal and vertical control, and ADA compliance.

- Coordinate the hardscape improvements location and grading including ADA paths, sidewalks, and location of landscape irrigation and lighting and service points of connection and any associated sleeves.
- Coordinate the restroom building and pool equipment locations and all associated site design, paving, and utility connections.
- Compile the landscape architecture, civil engineering, and lighting/electrical construction documents for submittal to the county for a Building and Site Engineering permit.

- 2.3 Construction Documents – GAI will prepare 60% and 90%, and 100% Construction Documents (CDs), developing the design and technical documentation further with each drawing submittal. The drawings will be submitted to the Client for review and comment and will build upon the prior submittal.
- The 90% CDs will be suitable for permitting.
 - The 100% CDs will incorporate any required permit revisions and will be suitable for bidding the project.
- 2.4 Client Review – GAI will attend a virtual Client review meeting after the 60% drawing submittal to describe design elements if necessary and to record the Client's comments for use in further developing the design in the next drawing submittal.

Task 3: Pre-Construction Services

- 3.1 Permitting Assistance – GAI will assist the client with the preparation and submittal of permit applications and submittal packages associated with construction plans. GAI will prepare and assemble narratives, calculations, application forms, drawings, exhibits, et cetera. The following permits will be issued:
- Pasco County – Building and Site Engineering plan approval
- GAI anticipates one plan revision will be required to achieve permit approval. GAI will attend up to two (2) one-hour virtual meetings with plan reviewers to coordinate necessary plan revisions to satisfy permit comments. Up to two (2) Requests for Information (RAI) is assumed in this task.
- Note:
- Payment of permit fees are the responsibility of the Client.
 - The swimming pool operating permit is the responsibility of others.

- 3.2 SWFWMD Letter Modification – GAI will prepare and submit a letter modification package to the SWFWMD as the project is part of a master

stormwater system with ERP Permit 3010.043. It is anticipated that a letter modification will be required for this project. The application package will include the following:

- Supporting Documentation
- Supporting Computations
- Supporting Exhibits and Figures

GAI will schedule and attend a virtual pre-application meeting with representatives of the SWFWMD. No wetland impacts are anticipated with this project.

- 3.3 Bidding Assistance – GAI anticipates the 100% CDs will be advertised for a public bid and will provide one (1) written RFI response to prospective bidders during the bid period. GAI anticipates the Client will manage the development of the bid package, advertising the bid, and managing the bid process.
- 3.4 Issued for Construction – GAI will provide “Issued for Construction” plans for use by the Client and the selected contractor, incorporating drawing updates resulting from the bidding process.

Task 4: Construction-Phase Services

The contract for construction will be between the Client and the Contractor.

GAI’s responsibility to provide services during construction of the Project under this Agreement commences with the award of the initial Contract for Construction and terminates at the earlier of the issuance to the Client of the Contractor’s final Certificate for Payment or 30 days after the date of Substantial Completion of the work.

GAI will not be required to make exhaustive or continuous on-site inspections/observations to check the quality or quantity of work, to monitor work safety requirements. GAI shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the Contractor’s rights and responsibilities under the contract document.

- 4.1 Pre-Construction Meeting – GAI will attend a pre-construction conference with representatives of the selected contractor, Pasco County, and the Client.
- 4.2 Field Visits – GAI will make up to two (2) field visits to observe construction, as well as attend the testing of the infrastructure before Regulatory Agency Certification. These observations will not be exhaustive or continuous. GAI will keep the Client informed of its observations of the work and will advise the client of known defects and deficiencies in such work in Field Reports. These visits will be scheduled

as necessary for certification purposes or as requested by the Client. GAI anticipates a 2-3-month construction schedule.

- 4.3 Submittals & Shop Drawings – GAI will review the shop drawings prepared by the contractor and provide comments based on their conformance with the approved construction plans.
- 4.4 RFI Responses – GAI will review and respond to RFI's from the contractor during construction to facilitate construction.
- 4.5 Close-out Documentation Review – GAI will review inspection and TV reports and logs provided by the contractor for the civil related components, i.e. water, sewer, storm sewer, etc.
- 4.6 Substantial Completion – GAI will perform a Substantial Completion Review (i.e. "Punch Walk") upon the contractor's notification and the Client's acknowledgement that the work has been substantially completed. A Substantial Completion Report (i.e. "Punch List") will be generated and provided to the contractor and Client, listing deviations in the work completed that require completion or repair.
- 4.7 Final Completion – Upon completion of construction in conformance with the permitted construction plans and receipt from Client's contractor of an "as-built" survey signed and sealed by a professional licensed surveyor identifying actual as-built conditions and a CAD file of these as-builts, GAI will conduct a final site visit and submit a letter of substantial completion and certification of completion to the Pasco County. GAI does not anticipate Record Drawings are required for permit close out. As-builts will be sufficient for Client records.
- 4.8 NPDES Close-Out – GAI assumes the Client or Contractor will prepare the NPDES Notice of Intent, perform weekly monitoring, and file for the Notice of Termination. GAI will provide base files of the construction plans to the third-party entity to assist in this task.

Deliverables

GAI will provide one PDF version of the plan set to the Client at 60%, 90% and 100% submittals. Permit submittals are anticipated to be digital, using PDF files in lieu of hard copy submittals.

Schedule

GAI will begin work upon receipt of a copy of this Proposal executed and authorized below. GAI will endeavor to complete its Scope of Services, not including the Construction Observation phase of the work, and complete the project deliverable within a time frame mutually agreed upon by the Client and GAI, subject to excused delay occasioned by factors beyond GAI's reasonable control.

Compensation

Compensation for services rendered by GAI for Task 1 will be on a lump sum basis. Services provided under Tasks 2 & 3 will be provided on an hourly not-to-exceed basis. The breakdown by Task is as follows:

Task	Description	Method of Payment	Fee
2	Design & Construction Documents	Lump Sum	\$55,000
3	Pre-Construction Services	Lump Sum	\$11,800
4	Construction-Phase Services	Lump Sum	\$16,750
Total Estimate (including reimbursable)			\$83,550

Reimbursable Expenses

Reimbursable expenses may include in-house and out-of-house project costs required to perform and deliver the scope of work, such as postage, courier services, overnight deliveries, meals, and mileage.

Reimbursable expenses are included in the lump sum fees.

Payment

GAI will prepare invoices monthly and payment will be due within thirty (30) days of the date of the invoice. All other payment terms will be in accordance with Exhibit A.

Potential Additional Scope Items

The following potential scope items are not included above but may be found necessary. The Client may elect to include these services at the outset of the project by authorizing them at contract execution, or a supplement to the agreement can be executed if the services are required at a later date.

1. Pool lighting for nighttime use. Based on the existing conditions, this proposal assumes the lap pool will also not require lighting at the level required by code to allow for nighttime use. If the Client determines this is necessary, we anticipate both the existing family pool and the new lap pool will require lighting as they will be within the same "pool area" according to code definition. Design and engineering of nighttime lighting can be included for an additional fee of \$2,500 if the Client determines it's necessary.
2. Structural engineering for cantilevered shade structure foundations. Based on information provided by the Client to date, we understand the existing cantilevered shade structures to be replicated on each side of the lap pool are a product offered by a vendor known to the Client. At this time GAI does not have the information for the vendor or the product and as such, cannot determine if any professional services are

required in the scope to facilitate their permit approval and/or installation on the site. We anticipate structural engineering of the foundations may be required, which can be included for an additional fee of \$2,500 if the vendor does not provide this service themselves.

Services Not Included

The proposed scope of services and cost(s) assume the following items are excluded from this scope of services:

1. Boundary, topographic and tree survey.
2. Subsurface Utility Engineering excavations to determine underground features/utilities (i.e. soft digs).
3. Geotechnical Engineering testing, laboratory analysis, and engineering evaluations and reports.
4. Traffic studies and reports.
5. Phased expansion scope, design, and/or permitting. Breaking the design of the project out into multiple construction phases and bid packages other than what is stated in this proposal.
6. Contractor related dewatering permitting through jurisdictional agencies.
7. Bid Tabulations or full CEI Services.
8. Record Drawings and /or BIM based on the contractor's As-Builts (assumes As-Built drawings/or BIM will be provided by the contractor).

Assumptions and Understandings

GAI's Scope of Services, Schedule, and Compensation as set forth above have been prepared based on the following assumptions and understandings:

1. Client acknowledges and understands that Community Solutions Group is a GAI Consultants, Inc. Services Group. Any reference to Community Solutions Group or CSG in the Proposal for Professional Services and the Standard Terms and Conditions also refers to GAI Consultants, Inc. It is further acknowledged and understood that this agreement is between the Client and GAI Consultants, Inc.
2. Client has provided all its requirements for GAI's scope of services and all criteria and/or specifications that GAI should utilize at the time this Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.
3. Client has provided all available information pertinent to GAI's scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
4. Client will give GAI prompt notice whenever it observes or otherwise becomes aware of any development that affects the scope or timing of GAI's performance.

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5. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
6. Any of Client's other consultant(s)/contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
7. GAI's proposed compensation and schedule are based on receipt of authorization to proceed within thirty (30) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within thirty (30) calendar days.

Please do not hesitate to contact us at 321.319.3042 if you have any questions or wish to discuss this Proposal. If this Proposal is acceptable, please sign where indicated below and return one copy for our file. This also will serve as authorization for CSG to proceed. CSG's performance of the Scope of Services will be governed by the CSG Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A and incorporated herein by reference.

Sincerely,
**Community Solutions Group,
a GAI Consultants, Inc.
Service Group**

Kevin J. Aust

Credentialed by Kevin J. Aust
Date: 2021.02.26 16:04:00 -05'00'
E:K.Aust@gaiconsultants.com;
C:Kevin J. Aust
Reason: I am the author of this document.
Contact Info:
K.Aust@gaiconsultants.com
Date: 2021.02.26 16:04:00 -05'00'

Kevin J. Aust, PLA, LEED AP
Senior Manager
Community Solutions Group

**Frank
Bellomo**

Digitally signed
by Frank Bellomo
Date: 2021.02.26
16:04:00 -05'00'

Frank Bellomo, PLA
Senior Director, Vice President
Community Solutions Group

REQUESTED AND AUTHORIZED BY:

**Meadow Point II Community
Development District**

BY: _____

PRINTED
NAME: _____

TITLE: _____

DATE: _____

KJA:FB/cl

Attachment:

- Exhibit A – GAI Standard Terms and Conditions for Professional Services
- Exhibit B – 2021 Community Development Florida Rate Schedule
- Exhibit C – Lap Pool Final Concept Plan

February 26, 2021
GAI Project No. R200643.00

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT A

GAI Standard Terms and Conditions for Professional Services

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

1. Scope of Services and Extent of Agreement - GAI shall perform the Services as described in GAI's Proposal to which these Terms and Conditions are attached for the specified Project, incorporated herein by reference.

No modification or changes to these Terms and Conditions may be made except by written instrument signed by the parties. CLIENT acknowledges that he/she/it has read these Terms and Conditions, understands them, agrees to be bound by them, and further agrees that they are the complete and exclusive statement of the AGREEMENT between the parties, superseding all proposals, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

2. Compensation - GAI hereby agrees to accept and CLIENT agrees to pay the compensation on either a time (hourly) and expense basis in accordance with GAI's rates in effect at the time of performance, or lump sum basis as set forth in GAI's Proposal to perform the Services.

If GAI's services are performed on an HOURLY BASIS, GAI will be paid for all time rendered to the project, including project scoping by professional, technical, and clerical personnel in accordance with the attached Hourly Rate Schedule. Time required for personnel of GAI to travel between GAI's office and the Site (or any other destination applicable to the project) is charged in accordance with the rates shown in the attached Hourly Rate Schedule. If overtime for non-exempt personnel (as defined by statute) is required, the overtime rate charged will be 1.50 times the invoice rate shown on the attached Hourly Rate Schedule.

3. Invoicing/Payment

- A. GAI will submit invoices periodically, but not more frequently than every two weeks, for Project services performed during the period or upon completion of the Project, whichever is earlier.
- B. Invoices are due and payable in U.S. dollars within 30 days from date of invoice. All charges not paid within 30 days are subject to a service charge of 1-1/2 percent per month or a fraction thereof, plus all costs and expenses of collection, including without limitation, attorneys' fees. In addition to the foregoing, should CLIENT fail to pay any invoice within 45 days of the invoice date, GAI may, in its sole discretion, upon 3 days written notice to CLIENT, stop work and recover from CLIENT payment for all services performed prior to the work stoppage, plus all amounts for interest, penalties and attorney's fees that may be recoverable under applicable law, including without limitation, prompt payment and/or lien laws. GAI will resume performance once CLIENT pays all outstanding amounts due plus any advance payment(s) or other security in GAI's sole discretion deemed necessary by GAI.
- C. CLIENT will be invoiced for external expenses, such as travel, lodging, sub-contracted services, etc., at direct cost plus a 10% handling and administrative fee.
- D. Payments shall include the GAI invoice number and be mailed to 385 East Waterfront Drive, Homestead, PA, 15120, to the attention of Accounts Receivable.
4. Changes - CLIENT and GAI may make additions to the scope of work by written Change Order. CLIENT may omit work previously ordered by written instructions to GAI. The provisions of these Terms and Conditions, with appropriate changes in GAI's Compensation and Project Schedule, shall apply to all additions and omissions.
5. CLIENT Responsibilities - CLIENT represents, with the intent that GAI rely thereon, that it has sufficient financial resources to pay GAI as agreed to in these Terms and Conditions and, as applicable and necessary for GAI to perform its services, CLIENT will:
 - A. Provide all criteria and full information as to its requirements for GAI's services, including design or study objectives, constraints,

third party certification requirement(s), standards or budget limitation(s).

- B. Assist GAI by placing at its disposal all available information pertinent to the Project and/or GAI's services including the actual or suspected presence of hazardous waste, materials or conditions at or beneath the Project site, record ("As-Built") drawings, surveys, previous reports, exploration logs of adjacent structures and any other data relative to the Project. Unless otherwise noted, GAI may rely upon such information.
- C. Upon identification by GAI and approval by CLIENT of the necessity and scope of information required, furnish GAI with data, reports, surveys, and other materials and information required for this Project, all of which GAI may rely upon in performing its services, except those included in GAI's scope of services.
- D. Guarantee access to the property and make all provisions for GAI to enter upon public and private lands and clear all exploration location(s) for buried utilities/piping/structures as required for GAI to perform its services under these Terms and Conditions.
- E. Examine all studies, reports, sketches, opinions of the construction costs, specifications, drawings, proposals and other documents presented by GAI to CLIENT and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.
- F. Designate in writing a person to act as CLIENT'S representative with respect to the services to be rendered under these Terms and Conditions. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to GAI's services.
- G. Give prompt written notice to GAI whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of GAI'S services, or any defect in the Project or work of Contractor(s).
- H. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
- I. Furnish such legal and insurance counseling services as CLIENT may require for the Project.
6. Schedule/Delays - GAI shall commence performance upon receipt of the CLIENT's written authorization to proceed and shall perform its professional services in accordance with the schedule set forth in its Proposal, provided however, the performance of these Terms and Conditions, except for the CLIENT's payment of money for services already rendered, shall be excused in the event performance of these Terms and Conditions is prevented or delays are occasioned by factors beyond GAI's control, or by factors which could not reasonably have been foreseen at the time this Exhibit A was prepared and executed. The delayed party's performance shall be extended by the period of delay plus a reasonable period to restart operations.
7. Document Ownership, and Reuse
 - A. All reports, drawings, specifications, manuals, learning and audio/visual materials, boring logs, field data, laboratory test data, calculations, estimates, and other documents (collectively "Work Product") prepared by GAI are instruments of service shall remain the property of GAI. Unless otherwise notified by CLIENT, GAI will retain all pertinent records relating to the Services performed for a period of two (2) years following submission of the report, design documents or other project deliverables, during which period the records will be made available at GAI's office to the CLIENT at reasonable times.

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

- B. Any reuse of the Work Product described above without written verification or adaptation by GAI, as appropriate, for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to GAI. CLIENT shall indemnify and hold harmless GAI from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting there from. Any future verification or adaptation of such Work Product will entitle GAI to further compensation at rates to be agreed upon by CLIENT and GAI.
- C. Unless specified otherwise in GAI's Proposal, GAI will dispose of all materials and samples obtained in the investigation portion of the project 90 days after completion of the report. Further storage or transfer of samples will be made at CLIENT's expense.
- D. CLIENT recognizes that site conditions where samples and data are gathered do vary with time and that particularly subsurface conditions may differ from those encountered at the time and location where explorations or investigations are made and, therefore, the data, interpretations, and recommendations of GAI are based solely on the information available at the time of the investigation. GAI shall not be responsible for the interpretation by others of the information it develops.
8. **Standard of Performance** – GAI will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
9. **Insurance**
- A. GAI shall procure and maintain such insurance as is required by law as of the date first written above and during the performance of the Agreement, and subject to the terms and conditions of the policies, keep in force the following insurance:
- Worker's Compensation Insurance with other State's endorsement, including Employer's Liability Insurance for its employees in the amount of \$500,000; Comprehensive General Liability Insurance, including Protective and Completed Operations, covering bodily injuries with limits of \$1,000,000 per occurrence, and property damage with limits of \$1,000,000 per occurrence; Comprehensive Automobile Liability Insurance, including operation of owned, non-owned and hired automobiles, with combined single limits for bodily injury and property damage of \$1,000,000 per occurrence; Excess Umbrella Liability Insurance with limits of \$1,000,000 in the aggregate.
- B. If CLIENT requires additional types or amounts of insurance coverage, GAI, if specifically directed by CLIENT, will purchase additional insurance (if procurable) at CLIENT's expense; but GAI shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GAI's insurance specified above.
- C. CLIENT will require that any Contractor(s) performing work in connection with GAI's Services will name GAI as an additional insured on their insurance policies. In addition, in any hold-harmless agreements between CLIENT or Owner and any contractor who may perform work in connection with any professional services rendered by GAI, CLIENT will require such contractor(s) to defend and indemnify GAI against third party suits.
- D. It is agreed that GAI shall have no responsibility: 1) To supervise, manage, direct, or control CLIENT or its Contractors', subcontractors' or their employees; 2) For any of CLIENT's or its contractors, subcontractors or agents or any of their employees' safety practices, policies, or compliance with applicable Federal, State and/or local safety and health laws, rules or regulations; 3) For the adequacy of their means, methods, techniques, sequencing or procedures of performing their services or work; or 4) For defects in their work.
10. **Indemnity** – Subject to the Limitation(s) of Liability provision(s) below in Articles 11 and 12, GAI agrees to indemnify and hold harmless CLIENT, and its officers, directors, and employees from and against any and all claims, suits, liability, damages, injunctive or equitable relief, expenses including reasonable attorneys' fees, or other loss (collectively "Losses") to the extent caused by GAI's negligent performance of Services under these Terms and Conditions.
11. **Limitation of Liability** – In the event of any loss, damage, claim or expense to CLIENT resulting from GAI's performance or non-performance of the professional services authorized under these Terms and Conditions, GAI's liability whether based on any legal theory of contract, tort including negligence, strict liability or otherwise under these Terms and Conditions for professional acts, errors, or omissions shall be limited to the extent any such claims, damages, losses or expenses result from the negligent act, errors or omissions of GAI or its employees occurring during performance under these Terms and Conditions. The total cumulative liability of GAI arising out of professional acts, errors, or omissions shall not exceed the greater of \$50,000 or two times the total compensation GAI receives from CLIENT under these Terms and Conditions. GAI's aggregate liability for all other acts, errors, or omissions shall be limited to the coverage and amounts of insurance specified in Article 9, above. The limitations stated above shall not apply to the extent any damages are proximately caused by the willful misconduct of GAI and its employees.
12. **Disclaimer of Consequential Damages** – Notwithstanding anything to the contrary in these Terms and Conditions, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, increased cost of operations or costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.
13. **Probable Construction Cost Estimates** – Where applicable, statements concerning probable construction cost and detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that neither GAI nor CLIENT has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.
14. **Confidentiality/Non-Disclosure** – GAI shall not disclose, or permit disclosure of any information developed in connection with its performance under these Terms and Conditions or received from CLIENT or the PROJECT OWNER, or their affiliates, subcontractors, or agents designated by CLIENT as confidential, except to GAI's employees and subcontractors who need such information in order to properly execute the services of these Terms and Conditions, and shall require any such of its employees and subcontractors and their employees not to disclose or permit disclosure of any of such information, without the prior written consent of CLIENT. The foregoing shall not prohibit GAI from disclosing information in response to any Federal, State or local government directive or judicial order, but in the event GAI receives or is threatened with such an order or has actual knowledge that such an order may be sought or be forthcoming, GAI shall immediately notify CLIENT and assist CLIENT in CLIENT's undertaking such lawful measures as it may desire to resist the issuance, enforcement and effect of such an order. GAI's obligation to resist such an order and assist CLIENT and the PROJECT OWNER is contingent upon GAI receiving further compensation for such assistance plus all costs and expenses, including without limitation reasonable attorney's fees, incurred by GAI.

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

15. Certifications – GAI shall not be required to execute any certification with regard to work performed, tested, and/or observed under these Terms and Conditions unless:

- A. GAI concludes that it has performed, tested and/or observed sufficient work to provide a sufficient basis for it to issue the certification; and
- B. GAI believes that the work performed, tested or observed meets the certification criteria; and
- C. GAI gave its written approval of the certification's exact form before executing these Terms and Conditions.

Any certification by GAI shall be interpreted and construed as an expression of professional opinion based upon the Services performed by GAI, and does not constitute a warranty or guaranty, either expressed or implied.

16. Miscellaneous Terms of Agreement

- A. These Terms and Conditions shall be subject to, interpreted, and enforced according to the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of law principles. If any part of these Terms and Conditions shall be held illegal, unenforceable, void, or voidable by any court of competent jurisdiction, each of the remainder of the provisions shall nevertheless remain in full force and effect and shall in no way be affected, impaired, or invalidated.
- B. Neither the CLIENT nor GAI may delegate, assign, sublet, or transfer their duties or interest as described in these Terms and Conditions and GAI's Proposal without the written consent of the other party. Both parties relinquish the power to assign and any attempted assignment by either party or by operation of law shall be null and void.
- C. These Terms and Conditions shall be binding upon the parties hereto, their heirs, executors, administrators, successors, and assignees. In the event that a dispute should arise relating to the performance of the Services to be provided under these Terms and Conditions and GAI's Proposal, and should that dispute result in litigation, it is agreed that each party shall bear its own litigation expenses, including staff time, court costs, attorneys' fees, and other claim-related expenses.
- D. CLIENT shall not assert any claim or suit against GAI after expiration of a Limitation Period, defined as the shorter of (a) three (3) years from substantial completion of the particular GAI service(s) out of which the claim, damage or suit arose, or (b) the time period of any statute of limitation or repose provided by law.

In the event of any claim, suit or dispute between CLIENT and GAI, CLIENT agrees to only pursue recovery from GAI and will not to seek recovery from, pursue or file any claim or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, officer, or employee of GAI.

- E. No modification or changes in the terms of this Agreement may be made except by written instrument signed by the parties. CLIENT acknowledges that they have read this AGREEMENT, understands it, agrees to be bound by its terms, and further agrees that it is the complete and exclusive statement of the AGREEMENT between the parties superseding all work orders, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.
- F. Either the CLIENT or GAI may terminate or suspend performance of these Terms and Conditions without cause upon thirty (30) days written notice delivered or mailed to the other party.
 - (1) In the event of material breach of these Terms and Conditions, the party not breaching the AGREEMENT may terminate it upon ten (10) days written notice delivered or

mailed to the other party, which termination notice shall state the basis for the termination. The AGREEMENT shall not be terminated for cause if the breaching party cures or commences to cure the breach within the ten day period.

- (2) In the event of the termination, other than caused by a material breach of these Terms and Conditions by GAI, CLIENT shall pay GAI for the Services performed prior to the termination notice date, and for any necessary services and expenses incurred in connection with termination of the project, including but not limited to, the costs of completing analysis, records and reports necessary to document job status at the time of termination and costs associated with termination or subcontractor and/or subconsultant contracts. Such compensation shall be based upon the schedule of fees used by GAI.
- (3) In the event CLIENT delays providing written authorization to proceed within 45 days of the date of GAI's Proposal or suspends GAI's performance for 45 days or more after authorization has been given, GAI reserves the right, in its sole discretion, to revise its cost, compensation and/or hourly rates to its then current rates prior to resuming performance under these Terms and Conditions.
- G. All notices required to be sent hereunder shall be either hand delivered, with signed receipt of such hand delivery, or sent by certified mail, return receipt requested.
- H. The paragraph headings in these Terms and Conditions are for convenience of reference only and shall not be deemed to alter or affect the provisions hereof.
- I. Unless expressly stated to the contrary, the professional services to be provided by GAI do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing, or arbitration. If requested, these services will be provided by an amendment to these Terms and Conditions, setting forth the terms and rates of compensation to be received by GAI.
- J. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT, the PROJECT OWNER if different than CLIENT and GAI.
- K. GAI is an Equal Opportunity Employer. GAI complies with the Office of Federal Contract Compliance Programs Affirmative Action Programs as outlined in 41 CFR 60-1.4(a)(b), 41 CFR 60-250.5(a)(b), and 41 CFR 60-741.5(a)(b).

END OF TERMS AND CONDITIONS

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT B

2021 Community Development Florida Rate Schedule

2021 Community Development Florida Rate Schedule Agenda Page #330

Professionals include Economists, Planners, Designers, Landscape Architects, and Engineers.

Any changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 1, 2022. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

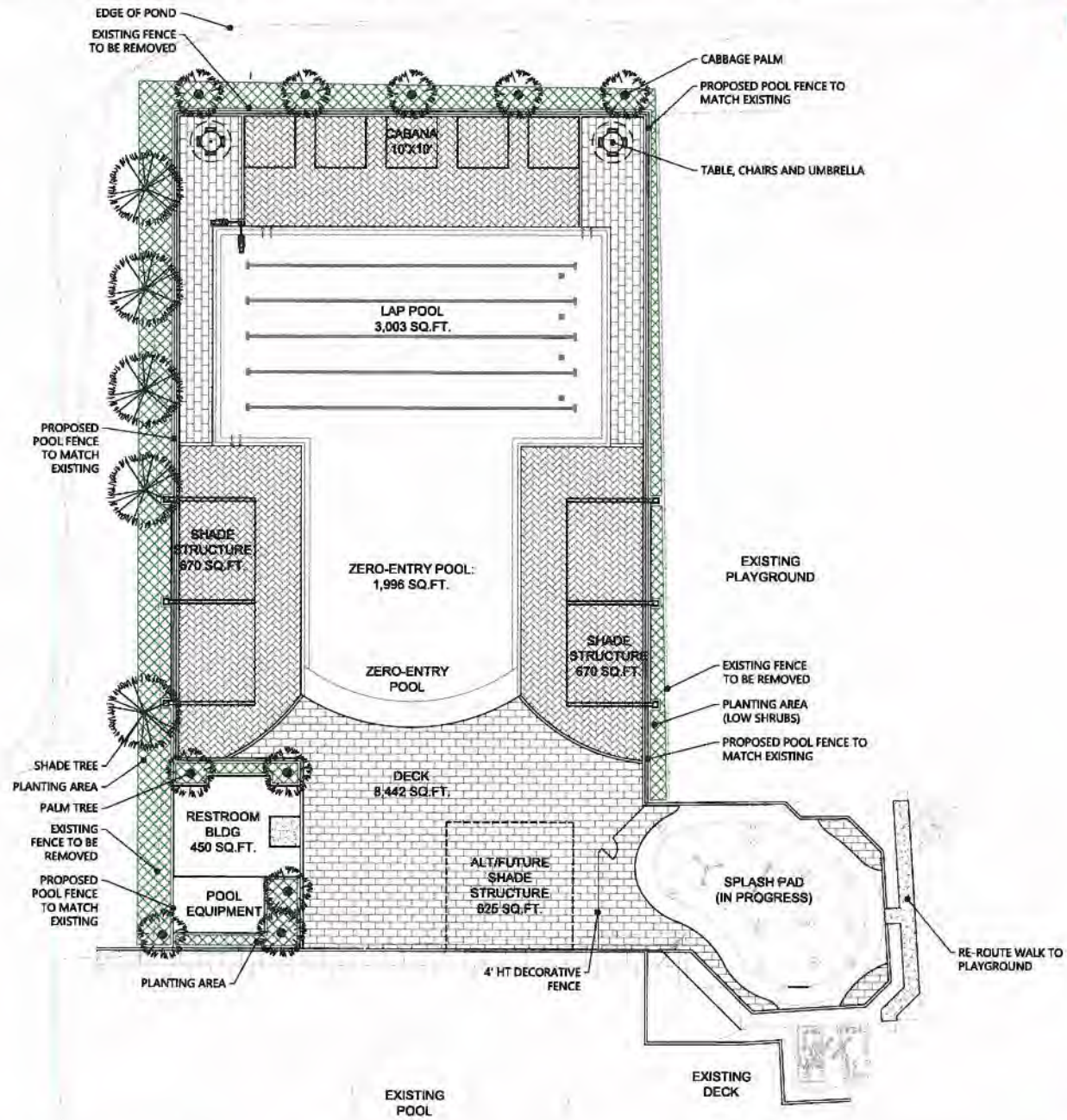
Labor Classification	Invoice Rate
CSG Senior Director / VP	\$260.00
CSG Senior Director	\$235.00
CSG Director	\$215.00
CSG Senior Manager / Asst. Director	\$185.00
CSG Manager	\$175.00
CSG Assistant Manager	\$150.00
CSG Senior Project Professional	\$130.00
CSG Project Professional	\$120.00
CSG Senior Professional	\$105.00
CSG Professional	\$95.00
CSG Senior Technician	\$90.00
CSG Technician 2	\$85.00
CSG Technician 1	\$65.00
Environmental Manager	\$155.00
Project Environmental Specialist	\$95.00
Expert Witness	\$350.00
Principal	\$320.00
Technical/Professional 25	\$290.00
Technical/Professional 24	\$285.00
Technical/Professional 23	\$265.00
Technical/Professional 22	\$250.00
Technical/Professional 21	\$240.00
Technical/Professional 20	\$230.00
Technical/Professional 19	\$225.00
Technical/Professional 18	\$220.00
Technical/Professional 17	\$210.00
Technical/Professional 16	\$200.00
Technical/Professional 15	\$195.00
Technical/Professional 14	\$185.00
Technical/Professional 13	\$180.00
Technical/Professional 12	\$170.00
Technical/Professional 11	\$160.00
Technical/Professional 10	\$150.00
Technical/Professional 09	\$140.00
Technical/Professional 08	\$130.00
Technical/Professional 07	\$125.00
Technical/Professional 06	\$110.00
Technical/Professional 05	\$100.00
Technical/Professional 04	\$90.00
Technical/Professional 03	\$85.00
Technical/Professional 02	\$70.00
Technical/Professional 01	\$60.00
Technical/Support 1	\$50.00

February 26, 2021
GAI Project No. R200643.00

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT C

Lap Pool Final Concept Plan



**NOT FOR
CONSTRUCTION**



GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100 FEET

PROJECT NO.
L0.00

DATE
10.00.00

SCALE
1"=100'

DESIGNED BY
PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.