



Meadow Pointe II CDD

May 5, 2021

Table of Contents

Agenda	13
7A – DRC	14
8A - ARC Log	15
8D- Operations Managers/Maintenance Report 5/05/21	16
OLM May Landscape Inspection.....	17
Mainscape Service Reports	18
Pond Maintenance Reports	19
April Waterway Inspection Report	20
Buccaneer email	21
DOH Pool Inspection Report	22
Pool Works update	23
May 2021 Newsletter	24
BBQ Area Pictures.....	25
9A- Approval/Disapproval/Discussion	
A. Tree Discussion	
B. Pool Discussion	
C. Fiscal Year 2022 Budget Discussion	

Tab 13

**Meadow Pointe II
Community Development District**

May 5, 2021

AGENDA PACKAGE

Communications Media Technology Via Zoom

Meeting ID #: 850-8598-1198

Meeting URL: <https://us02web.zoom.us/j/85085981198>

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 28, 2021

Board of Supervisors
Meadow Pointe II
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District followed by a workshop will be held **Wednesday, May 5, 2021**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications. Following is the agenda for the meeting and following workshop:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments on Agenda Items Only (Comments will be limited to three minutes.)**
- 6. Non-Staff Reports**
 - A. Residents Council
 - B. Government Liaison
- 7. Consent Agenda**
 - A. Deed Restrictions/DRVC
- 8. Reports**
 - A. Architectural Review
 - B. District Counsel
 - C. District Engineer
 - D. Operations Manager
- 9. Approval/Disapproval/Discussion**
 - A. Tree Discussion
 - B. Pool Discussion
 - C. Fiscal Year 2022 Budget Discussion

Meadow Point II C.D.D.

April 28, 2021

Page Two

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

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

- 1. Call to Order**
- 2. Items for Discussion**
- 3. Adjournment**

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

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

Sincerely,

Robert Nanni

Robert Nanni
District Manager

NINTH ORDER OF BUSINESS

9C.

MEADOW POINTE II
Community Development District

Annual Operating Budgets
Fiscal Year 2022

Proposed Budget
V2 03.30.21

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGETS</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	1-4
Exhibit A - Allocation of Fund Balances.....	5
Budget Narrative	6-14
Deed Restriction Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	15
Exhibit B - Allocation of Fund Balances.....	16
Budget Narrative	17-18
Charlesworth Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	19
Budget Narrative	20-21
Colehaven Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	22
Budget Narrative	23-24
Covina Key Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	25
Budget Narrative	26-27
Glenham Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	28
Budget Narrative	29-30

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGETS (continued)</u>	
Iverson Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	31
Budget Narrative	32-33
Lettingwell Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	34
Budget Narrative	35-36
Longleaf Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	37
Budget Narrative	38-39
Manor Isle Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	40
Budget Narrative	41-42
Sedgwick Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	43
Budget Narrative	44-45
Tullamore Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	46
Budget Narrative	47-48
Vermillion Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	49
Budget Narrative	50-51

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGETS (continued)</u>	
Wrencrest Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	52
Budget Narrative	53-54
Deer Run	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	55
Budget Narrative	56
Morning Side	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	57
Budget Narrative	58
Village Funds	
Exhibit C - Allocation of Reserves.....	59
<u>DEBT SERVICE BUDGET</u>	
Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	60
Amortization Schedule	61
Budget Narrative	62
<u>SUPPORTING BUDGET SCHEDULES</u>	
2022-2021 Assessment Matrix.....	63-65

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

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
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 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
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
--	----------------

Total Unassigned (undesignated) Cash	\$ 2,235,778
---	---------------------

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.

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.

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.

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
--	---------------

Total Unassigned (undesignated) Cash	\$ 37,398
---	------------------

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

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 THRU FEB-2021	PROJECTED MAR- SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL 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							
<i>Field</i>							
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

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

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

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

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

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

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Vermillion Fund

Budget Narrative

Fiscal Year 2022

R&M-Sidewalks (546084-53901)

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

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

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

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments (361001)

The interest is earned on available operating funds.

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Payroll-Village Gate Personnel (512017-53901)

This is for the payroll for the Village Gate employee

FICA Taxes (521001-53901)

Payroll taxes for employees.

Contracts-Gates (534140-53901)

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

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Gate (546034-53901)

This is for the repairs and maintenance of the gates.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

MEADOW POINTE II

Community Development District

Wrencrest Fund

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

This budget line is to repair the sidewalk.

R&M-Roads (546139-53901)

This budget line is to repair the roadways.

R&M-Tree Removal (546907-53901)

This budget line is for tree removal services.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Miscellaneous-Contingency (549900-53901)

This represents any miscellaneous contingency during the Fiscal Year.

Reserve – Roadways (568138-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk.

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

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

MEADOW POINTE II

Community Development District

Deer Run Fund

Budget Narrative Fiscal Year 2022

REVENUES

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - *Field*

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Reserve - Sidewalks (568162-53901)

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

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

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

MEADOW POINTE II

Community Development District

Morning Side Fund

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

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

Special Assessments-Discounts (363090)

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

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

The District is charged for Telephone and WiFi expenditures.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Reserve - Sidewalks (568162-53901)

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

Exhibit "C"
Allocation of Reserves - Villages

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

Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE II
Community Development District

Debt Service Budget
Fiscal Year 2022

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

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

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

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

MEADOW POINTE II

Community Development District

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

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

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

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

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

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

Interest Expense (572001-51701)

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

MEADOW POINTE II
Community Development District

Supporting Budget Schedules
Fiscal Year 2022

2022 vs 2021 ASSESSMENT MATRIX

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

GENERAL FUND

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

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

TRASH COLLECTION

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

DEED RESTRICTION

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

GATES

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

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

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

Tab 14

5/5/2021

Case #	Village	St. #	Street Name	Violation	DR #	Notes
2021-57	Glenham	1752	Walcott Street	Work truck on driveway displaying logo. Only on two wheels.(complaint)	N/A	trailer on property cited in drc case 2021-43
2021-58	Wrencrest	30439	Wrencrest Drive	Not watering grass or cutting grass (complaint)	N/A	
2021-59	Wrencrest	30501	Wrencrest Drive	Not watering grass or cutting grass (complaint)	N/A	Property has been fined for this and currently has a lien
2021-60	Wrencrest	30527	Wrencrest Drive	Not watering grass or cutting grass (complaint)	N/A	
2021-61	Wrencrest	30515	Wrencrest Drive	Not watering grass or cutting grass (complaint) Treat grass to restore lawn Remove dirt/mold from fence	N/A 14 10	
2021-62	Wrencrest	30555	Wrencrest Drive	Not watering grass or cutting grass (complaint) Pails may not be stored in sight of the street Treat/water grass to restore lawn	complaint 10 14	
2021-63	Wrencrest	30603	Wrencrest Drive	Not watering grass or cutting grass (complaint) Driveway needs to be cleaned and any stains present removed	complaint 14	
2021-64	Wrencrest	30712	Wrencrest Drive	Not watering grass or cutting grass (complaint)	N/A	
2021-65	Wrencrest	30721	Wrencrest Drive	Not watering grass or cutting grass (complaint) Treat/water grass to restore lawn	complaint 14	

5/5/2021

Case #	Village	St. #	Street Name	Violation	DR #	Notes
2021-66	Wrencrest	30725	Wrencrest Drive	Front door not painted to approved scheme	ARC	
2021-67	Wrencrest	1950	Blanchard Court	weeds in expansion joints, weeds in beds, edging needs to be done, lawn in horrible condition (complaint) Garbage pails may not be stored in sight of the street Remove weeds in expansion joints of driveway and all planting beds including mailbox area. Trim landscaping, edge and cut grass	complaint 10 14	
2021-68	Manor Isle	1423	Highwood Place	Wheelbarrow and garden tools left on front yard for several months Remove gardening items from the lawn including the wheelbarrow and landscaping border. Remove weeds from planting beds. Repair areas of missing/dead St. Augustine sod. Trim dead palm fronds. Remove wood leaning on home and on driveway. Trim landscaping. Remove plastic storage container from driveway Driveway needs to be cleaned and any stains present removed Remove dirt/mold from mailbox	complaint 16 16 20	
2021-69	Iverson	30451	Iverson Drive	Front yard-no grass, pile of dirt & old tree roots from a tree cut down summer 2020 Remove pile of mulch/tree chips from the front lawn. Trim landscaping.	complaint 14	
2021-70	Iverson	1534	Baythorn Drive	Overgrown bushes on Burleigh side of house as well as garbage piling up Trim bush/hedge on Burleigh Drive side of home to the rear of your property so that it does not encroach over the sidewalk obstructing pedestrians. Remove dead palm fronds/wood behind the bush/hedge Remove dirt/mold from the mailbox. Paint mailbox post using MP II colors	complaint 14 18	
2021-71	Iverson	30653	Burleigh Drive	Unkept landscaping, no edging, weeds growing Garbage pails may not be stored in sight of the street Trim landscaping, Remove weeds from flower beds, please edge grass	complaint 10 14	
2021-72	Iverson	30821	Burleigh Drive	Grass growing over sidewalk, car on driveway without tire for about 6 months or more no back plate Please edge grass Inoperable vehicles may not be store on the driveway but may be kept in the garage.	complaint 14 19	

5/5/2021

Case #	Village	St. #	Street Name	Violation	DR #	Notes
2021-73	Wrencrest	30551	Wrencrest Drive	Please cut grass and trim landscaping Driveway needs to be cleaned and any stains present removed	14 14	

5/5/2021

Case #	Village	St. #	Street Name	Violation	DR #	1st Letter Sent	Fine Amount per day	Suspend Privileges	Suspend Remotes	Notes
2021-22	Wrencrest	30603	Wrencrest Dr	Driveway needs to be cleaned and any stains present removed	14	3/5/2021	\$25	YES	YES	
2021-26	Wrencrest	30617	Wrencrest Dr	Please remove dirt/mold from fence Please touch up peeling paint on the mailbox post	14 18	3/5/2021	\$25 \$25	YES	YES	

DRVC Meeting 05-03-2021

Members gathered in the library at 7:01pm

Attendance:

DRVC Members

Carol Boles
Jerry Formanski
Jackie Murray

Arlene Formanski
Lawrence Jiminez

Staff

Christine Masters ARC/DRC Coordinator

1. 2021-14 Wrencrest 30533 Wrencrest Drive

DR Violation

#14: Edge grass, remove grass/weeds from garden beds, trim landscaping
#18: Remove dirt/mold from the mailbox

1st letter: 02/05/2021 2nd letter: 04/13/2021

Presentation completed. Discussion ensued.

Decision:

#14: Resolved
#14: Resolved

2. 2021-20 Morningside 29648 Morningmist Drive

DR Violation

#18: Please remove dirt/mold from the mailbox

1st letter: 02/18/2021 2nd letters: 04/13/2021

Presentation completed. Discussion ensued.

Decision:

#18: Resolved

Tab 15

ARCHITECTURE REVIEW APPLICATIONS LOG

As of 5/5/2021

DATE REV'D	CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES
4/18/2021	2021-56	Morningside	29721	Morningmist Drive	Would like to install 3 new replacement front windows white frame with the white grids installed. Confirmed the grids will be installed on 4.27.21 phone call.						YES	Meets all criteria for approval using ARC policy requirements
4/19/2021	2021-57	Glenham	30307	Glenham Court	Resident would like to screen in their lanai with bronze aluminum framing and charcoal colored screen.						YES	Meets all criteria for approval using ARC policy requirements
4/23/2021	2021-58	Morningside	29924	Morningmist Drive	Resident would like to paint their home using Sherwin Williams approved color scheme	135	Perfect Greige SW 6073	Pure White SW 7005	Naval SW 6244	Perfect Greige SW 6073	YES	approved color scheme as written
4/27/2021	2021-59	Manor Isle	1336	Highwood Place	Resident would like to install new PGT windows on his home. They will have white frames. The front street facing windows will have grids as the Developer designed the home.						YES	Meets all criteria for approval using ARC policy requirements
4/28/2021	2021-60	Wrencrest	30537	Wrencrest Drive	Resident would like to paint their home using Sherwin Williams approved color scheme 73.	73	Olympus White SW 6253	Super White SW 6996	Classy Red SW 2913	Super White SW 6996	YES	
4/28/2021	2021-61	Deer Run	29446	Allegro Drive	Resident would like to paint their home using Sherwin Williams approved color scheme 101	101	Portabello SW 6102	Muslin SW 6133	Sun Dried Tomato SW 7585	Potabello SW 6102	YES	approved color scheme as written

4/28/2021	2021-62	Deer Run	1648	Stetson Drive	Resident would like to install new double front doors painted to match the current scheme. They will have 1/4 glass on the top to give privacy as the home is at a bus stop. There is a home that has a similar style but has 1/2 glass since privacy may not be as much as an issue							Homes in Deer Run vary from a full solid door to a full glass door. Square, rectangle and oval glass styles are all there.
5/4/2021	2021-51	Wrencrest	1952	Grenville Court	Resident needs to change approved color of their roof due to lack of inventory of shingles. She is changing from Owens Corning Duration Pacific Wave to Owens Corning Oakridge							Both colors are approved for installation in Wrencrest

Tab 16

Sheila Diaz
Operations Manager/Maintenance Report
May 5, 2021



- OLM Landscape Inspection May 2021 – Mainscapes passed inspection with a score of 94% / attached
- Mainscapes landscape service reports / attached
- Pond Maintenance Reports / attached
- Solitude Lake Mgmt / April 2021 Waterway Inspection Report / attached
- Contacted Buccaneer Tree to inspect/treat magnolia trees affected by the scales. Waiting for updated proposal / attached
- Pasco County Pool Inspection – Surprise visit from County .. pool passed inspection / attached
- Pool Works is currently awaiting final inspections on the splash pad / email attached
- May 2021 Newsletter / attached
- Maintenance has installed the sail shades and lights to the new BBQ area / pix attached
- Maintenance staff has documented the 17 tin plates that were installed in the new asphalt, over the sewer blow outs, by the paving contractor (Ajax) in Charlesworth, Sedgwick, Tullamore and Vermillion (townhomes)
- Maintenance staff continues pressure washing the walls and fencing throughout the community and has cleaned all the vinyl fencing in Wrencrest as well as the vinyl fencing in front of Covina Key on Mansfield Blvd.
- Maintenance staff has painted the white trim on the Covina Key will on Mansfield
- Maintenance continues with sanitizing the pool and the fitness center during the times between scheduled openings using the disinfectant fogger machine in the fitness center.
- Maintenance staff continues to clean storm drains and ponds throughout the district in an effort to keep the community clean

Tab 17

UNDER SEPARATE COVER

Tab 18



Weekly Status Update - Meadow Pointe 2: Week of April 26th, 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.	Complete
Week of 4-19-2021	Week 3	County line Rd, Mansfield Blvd., Beardsley Dr.	Complete
Week of 4-26-2021	Week 4	County line Rd, Mansfield Blvd., Beardsley Dr. & Common Grounds	Complete
			N/A

Pruning

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

Bed Care

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

This Week's Horticulture Highlights:

- Focused on OLM Inspection
- Soft edging and hard edging
- Crack weeds and bed weeds
- Picked up any fallen debris

The Week ahead in Horticulture:

- 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 Deer Run East and West	Completed
Week 3	Apr 19th - 23	Clubhouse, covina key, Charlesworth/Tullamore	Completed
Week 4	Apr 26th – 30th	Sedgwick, Vermillion, Colehaven/Iverson	Completed

ET/Rainfall Update

Et Last Week	Rainfall Last Week
.14"	0"

Irrigation Updates:

- Completed all inspections for the month of April.

Additional Repairs:

- Normal repairs after inspections broken spray heads and clogged nozzles. No major repairs this month.

Decoders/Solenoids

- None at this time

Mainlines

- None at this time

Valves

- None at this time

Wire/Controllers

- Morningside # 2 zones 4-7 not responding. Troubleshooting on schedule for next week.

Pumps

- Nothing to report this week.

Irrigation Enhancements

- We will be putting a proposal together to add a drip zone and drip lines around the splash pad at the clubhouse.

The Week Ahead in Irrigation...

- Begin May Inspections.
- Troubleshooting Morningside #2
Zones 4-7 not responding with the controller.

Agronomy

- Team is scheduled to visit the property on 5/12/2021



Weekly Status Update - Meadow Pointe 2: Week of April 19th, 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.	Complete
Week of 4-19-2021	Week 3	County line Rd, Mansfield Blvd., Beardsley Dr.	Complete
Week of 4-26-2021	Week 4	County line Rd, Mansfield Blvd., Beardsley Dr. & Common Grounds	In Progress
			N/A

Pruning

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

This Week's Horticulture Highlights:

- Focused on OLM Inspection
- Pulling and noting failing plants throughout community.
- Soft edging and hard edging
- Crack weeds and bed weeds
- Picked up any fallen debris from wind storm

The Week ahead in Horticulture:

- 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	Completed
Week 3	Apr 19th - 23	Clubhouse, covina key, Charlesworth/Tullamore	Completed
Week 4	Apr 26th to 30th	Sedgwick, Vermillion, Colehaven /Iverson	In process

ET/Rainfall Update

Et Last Week	Rainfall Last Week
.14"	1.25"

Irrigation Updates:

- Working through April irrigation inspections for completion.

Additional Repairs:

Decoders/Solenoids

- None at this time

Mainlines

- None at this time

Valves

- None at this time

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...

- Complete April Inspections for Entire property.
- On schedule to meet this week to discuss irrigation and landscaping project at the splash pad by the clubhouse.

Agronomy

- Team Is scheduled to visit the property on 5/12/2021



Weekly Status Update - Meadow Pointe 2: Week of April 12th, 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.	Complete
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.	Complete
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.	Complete
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 weed control.
- Pulling and noting failing plants throughout community.
- Picked up any fallen debris from wind storm

The Week ahead in Horticulture:

- 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	Completed
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
.14"	2"

Irrigation Updates:

- Working through April irrigation inspections.

Additional Repairs:

Decoders/Solenoids

-

Mainlines

- None at the moment

Valves

- Completed Troubleshooting non-responding valves throughout property on sign proposal.

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

- Team is scheduled to visit the property on 4/22/2021

Tab 19

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe 2

Account Number: 8079

Technician: Corey White

Date: 5/3/21 Time: 8:15-12:45

WORK PERFORMED

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

SITE ID	27	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	58	59	87	104	108	114	105	28
Method Used	G																								
Treated Algae			X	X	X	X					X	X		X							X		X	X	X
Treated Cyanobacteria																									
Treated Submersed Weeds																									
Treated Grasses/Brush	X																								
Treated Floating Weeds																									
Treated Mosquitoes and/or Midges																									
Lake Dye			X	X	X	X					X	X		X		X					X		X	X	X
<u>Alligators</u>			X		X																				
Site Inspection																									
WETLAND/UPLAND																									
Spot Spraying																									
Physical weed removal																									
CARP PROGRAM																									
Carp Observed																									
Barriers Inspected																									
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																									
Restriction # of days																									
Restriction Type																									

GENERAL OBSERVATIONS OF THE WATER

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

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 type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules		
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis		
<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey		
<input type="checkbox"/> Other _____								

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae
 ☐ Persistent invasive weeds
 ☐ Fish/wildlife issues
 ☐ Low water clarity
 ☐ Bad Odors

Lake # _____
 Lake # _____
 Lake # _____
 Lake # _____
 Lake # _____

☐ **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.**

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.19

CALL 800.432.4302 FOR SERVICE

Date: 4/28/21 Time: 10:00

CMR Rev: 05.08.19

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CDD

Account Number: 8019

Technician: JASON DINGO

Date: 4/23/01 Time: 9:00

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast) 100 101 51 49 48 47 52

SITE ID	25	94	95	93	80	23	24	96	111	97	98	99	78	77	76	75	74	73	72	71	70	69	115	53
Method Used	G																							
Treated Algae	X																							
Treated Cyanobacteria																								
Treated Submersed Weeds	X																							
Treated Grasses/Brush	X																							
Treated Floating Weeds						X																		
Treated Mosquitoes and/or Midges																								
Lake Dye	X																							
Algae Mats																								
Site Inspection																								
WETLAND/UPLAND																								
Spot Spraying																								
Physical weed removal																								
CARP PROGRAM																								
Carp Observed																								
Barriers Inspected																								

RESTRICTION TYPE(S) DO NOT: **I** (Irrigate) **F** (Fish) **S** (Swim) **O** (Other):

Restriction # of days

Restriction Type

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All

<1' 1' 2' 3' 4' >4'

WATER FLOW ☐ All

N(None) S(Slight) V(Visible)

WATER LEVEL ☐ All

H(High) N(Normal) L(Low)

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS

- ☒ Arrowhead ☐ Chara ☒ Lily
☒ Bacopa ☐ Cordgrass ☒ Najas
☐ Blue Flag Iris ☐ Golden Canna ☒ Pickerelweed
☒ Bulrush ☒ Gulf Spikerush ☐ Soft Rush
☐ Other _____

FISH/WILDLIFE

- ☐ Bass ☒ Alligator
☒ Bream ☐ Otter
☐ Catfish ☐ Snakes
☒ Gambusia ☐ Turtles

BIRDS

- ☐ Anhinga ☒ Gallinules
☒ Coots ☐ Herons
☐ Cormorant ☒ Ibis
☐ Egrets ☐ Osprey

CONCERNS FOR FOLLOW-UP

- ☐ Recurring or excessive algae Lake # _____
☐ Persistent invasive weeds Lake # _____
☐ Fish/wildlife issues Lake # _____
☐ Low water clarity Lake # _____
☐ Bad Odors Lake # _____

☐ 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.**

Tab 20

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe CDD II Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 04/22/2021

Prepared for:

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

Prepared by:

Peter Simoes, Account Representative/Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 39-41	3
PONDS 42-44	4
PONDS 45-47	5
PONDS 48-50	6
PONDS 51-53	7
PONDS 54-56	8
PONDS 57	9
MANAGEMENT/COMMENTS SUMMARY	9 & 10
SITE MAP	11

Site: 39**Comments:**

Normal growth observed

Minor planktonic algae film. Low water levels. Exposed banks clear of herbaceous weeds.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae

**Site: 40****Comments:**

Site looks good

Exposed banks looked good. Low water levels. Clear of algae. Low clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 41****Comments:**

Site looks good

Minor pennywort along perimeter. Positive results expected within 14-21 days following treatment. Overall, looked good.

Action Required:

Routine maintenance next visit

Target:

Pennywort



Site: 42**Comments:**

Normal growth observed

Moderate filamentous algae present, which will be treated during our upcoming scheduled visits. Algae typically clears within 10-14 days following treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 43****Comments:**

Site looks good

No issues observed at photo station.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 44****Comments:**

Site looks good

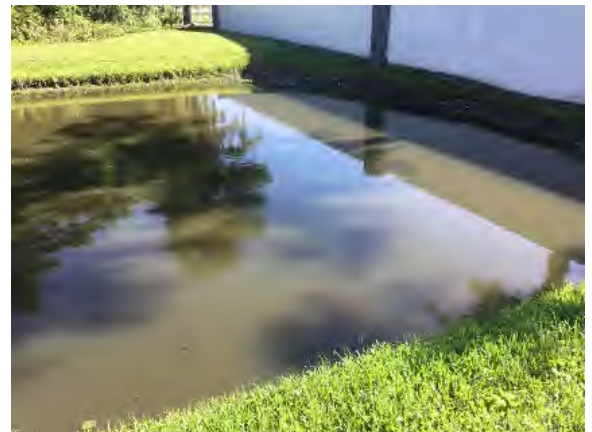
Low clarity. Minor erosion behind weir. Shorelines clear of herbaceous weeds. Clear of algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 45**Comments:**

Normal growth observed

Torpedograss and pennywort to be treated during our routine visits. Great clarity. Tree fallen over from wetland (right photo). Removal advised.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 46****Comments:**

Site looks good

Continues to look good following our scheduled visits.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 47****Comments:**

Scheduled-recurring

No issues observed. Shorelines and open water looked good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 48**Comments:**

Site looks good

Primrose noted along forested section to be treated via boat.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 49****Comments:**

Site looks good

Looked great, clear of algae and herbaceous weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 50****Comments:**

Site looks good

No issues observed at photo station.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 51**Comments:**

Site looks good

Minor shoreline weeds present, most of which was identified as torpedograss and alligatorweed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 52****Comments:**

Requires attention

Substantial algae present, likely due to the shallow nature of the site. The algae will be treated and is expected to clear within 14 days following application.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 53****Comments:**

Normal growth observed

Sporadic algal growth present, which is common as temperatures increase.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 54**Comments:**

Normal growth observed

Minor torpedograss extending less than 1 ft. along perimeter. Slightly turbid.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Site: 55****Comments:**

Normal growth observed

Pennywort extending 1-2 ft. from bank. Minimal submersed algae along shoreline.

Action Required:

Routine maintenance next visit

Target:

Pennywort

**Site: 56****Comments:**

Site looks good

Continues to look good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 57

Comments:

Treatment in progress

Excellent herbicide application results noted targeting invasive grasses; these are expected to naturally clear in the near future.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

**Management Summary**

The waterway inspection for Meadow Pointe CDD II was completed on April 22nd, 2021 for Ponds #39-57.

Pond #39: Minor planktonic algae film. Low water levels. Exposed banks clear of herbaceous weeds.

Pond #40: Exposed banks looked good. Low water levels. Clear of algae. Low clarity.

Pond #41: Minor pennywort along perimeter. Positive results expected within 14-21 days following treatment. Overall, looked good.

Pond #42: Moderate filamentous algae present, which will be treated during our upcoming scheduled visits. Algae typically clears within 10-14 days following treatment.

Pond #43: No issues observed at photo station.

Pond #44: Low clarity. Minor erosion behind weir. Shorelines clear of herbaceous weeds. Clear of algae.

Pond #45: Torpedograss and pennywort to be treated during our routine visits. Great clarity. Tree fallen over from wetland (right photo). Removal advised.

Pond #46: Continues to look good following our scheduled visits.

Pond #47: No issues observed. Shorelines and open water looked good.

Pond #48: Primrose noted along forested section to be treated via boat.

Pond #49: Looked great. clear of algae and herbaceous weeds.

Pond #50: No issues observed at photo station.

Pond #51: Minor shoreline weeds present, most of which was identified as torpedograss and alligatorweed.

Pond #52: Substantial algae present, likely due to the shallow nature of the site. The algae will be treated and is expected to clear within 14 days following application.

Pond #53: Sporadic algal growth present, which is common as temperatures increase.

Pond #54: Minor torpedograss extending less than 1 ft. along perimeter. Slightly turbid.

Pond #55: Pennywort extending 1-2 ft. from bank. Minimal submersed algae along shoreline.

Pond #56: Continues to look good.

Pond #57: Excellent herbicide application results noted targeting invasive grasses; these are expected to naturally clear in the near future.

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
39	Normal growth observed	Planktonic algae	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
41	Site looks good	Pennywort	Routine maintenance next visit
42	Normal growth observed	Surface algae	Routine maintenance next visit
43	Site looks good	Species non-specific	Routine maintenance next visit
44	Site looks good	Species non-specific	Routine maintenance next visit
45	Normal growth observed	Shoreline weeds	Routine maintenance next visit
46	Site looks good	Species non-specific	Routine maintenance next visit
47	Scheduled-recurring	Species non-specific	Routine maintenance next visit
48	Site looks good	Species non-specific	Routine maintenance next visit
49	Site looks good	Species non-specific	Routine maintenance next visit
50	Site looks good	Species non-specific	Routine maintenance next visit
51	Site looks good	Shoreline weeds	Routine maintenance next visit
52	Requires attention	Surface algae	Routine maintenance next visit
53	Normal growth observed	Surface algae	Routine maintenance next visit
54	Normal growth observed	Torpedograss	Routine maintenance next visit
55	Normal growth observed	Pennywort	Routine maintenance next visit
56	Site looks good	Species non-specific	Routine maintenance next visit
57	Treatment in progress	Torpedograss	Routine maintenance next visit



Tab 21

Re: Full list of tree relocation and possible locations - MPII Tree Relocation / Replacement

Chris Witherington <chris@buccaneerlandscape.com>

Mon 5/3/2021 4:32 PM

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

Sheila,

No everything is gone up. I quoted that when we had a water truck out on site. Watering is going to be very expensive for only 7 trees. I will get new tree pricing and send over in the next couple of days.

On another note the Magnolias were treated again last week for the fungus. Thanks

Chris Witherington

President

Buccaneer Landscape Management

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

Sent: Monday, May 3, 2021 3:13:57 PM

To: Chris Witherington <chris@buccaneerlandscape.com>

Subject: Fw: Full list of tree relocation and possible locations - MPII Tree Relocation / Replacement

Chris,

Chris,

There are 7 of the newly planted trees the Board wants to replace with crape myrtles. You had given us a proposal to replace/install new trees.

Is the attached proposal still valid?

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.

Tab 22

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 51-60-00418
Name of Facility: Meadow Pointe II
Address: 30051 County Line Road
City, Zip: Wesley Chapel 33543

Correct By: None
Re-Inspection Date: None

Type: Public Pool > 25000 Gallons
Owner: Meadow Pointe II CDD
Person In Charge: Diaz, Sheila Phone: 8139915016
PIC Email: sheila.diaz@mpicdd.org
Pool Operator: Positive Pool Service Phone: na

Inspection Information

Purpose: Routine
Inspection Date: 4/23/2021

Begin Time: 12:10 PM
End Time: 12:40 PM

Additional Information

22. Free Chlorine	5	VOLUME	100550
23. pH	7.7	POOL LOAD	56
24. Chlor. Stabilizer	20	FLOW RATE	280
33. Flowmeter	300gpm	NIGHT SWIM	No
34. Thermometer		FILTER TYPE	DEV

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

POOL AREA	17. Rules Posted	32. Vacuum Cleaner-FBC
1. Water Clarity/Algae Control	18. Certification	33. Flowmeter
2. Deck/Walkways	SANITARY FACILITIES	34. Thermometer
3. Tile/Pool Finish	19. Supplies 64E-10, FAC	35. Pressure/Vacuum Gauge
4. Depth Markers-FBC	20. Clean 64E-10, FAC	36. Equip. Room
5. Handrail/Ladder-FBC	WATER QUALITY	37. Cross Connection
6. Step Markings-FBC	21. Approved Test Kit	38. Gas Chlorine Eq.-FBC
7. Suction Outlets-514.0315(1)	22. Free Chlor./Brom.	39. Waste Water - FBC
8. Gutter Grates/Skimmer-FBC	23. pH	40. D.E. Separator-FBC
9. Lighting	24. Chlor. Stabilizer	41. Other Equipment
10. No Dive Markings-FBC	25. Spa Requirements-ORP	42. Equip. Change-FBC
11. Diving Board-FBC	EQUIPMENT ROOM	43. Approved Chemicals
12. Pool Cover	26. Wading Pool-Quick Dump	44. Maintenance Log
13. Pool Side Shower-FBC	27. Water Level/Control	45. Inspection Posted
POOL SAFETY	28. Disinfection Feeder/Generator	46. Safety-514.0315(2)
14. Life Hook(s) w/Pole	29. pH Feeder	47. Fences/Gates- FBC
15. Life Ring(s) w/Rope	30. Chem. Container Label-FBC	48. Other
16. Safety Line	31. Filter / Pump	49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

[Handwritten Signature]

[Redacted Signature]

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

No violations at time of inspection.

notes; DE grids in tank, 3 sta rite separators, stenners feeding cl and ph, 9 to 7, 52 max load, rules ok, shower ok,

Email Address(es): sheila.diaz@mpicdd.org;
thepositivepoolservice@gmail.com

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

No Violation Comments Available

Inspection Conducted By: Nicholas Streeter (45662)
Inspector Contact Number: Work: (727) 841-4425 ex.
Print Client Name:
Date: 4/23/2021

Inspector Signature:

Client Signature:

Tab 23

Re: Meadow Pointe II**Donald Ball** <dball@thepoolworks.com>

Tue 5/4/2021 4:36 AM

To: Sheila Diaz <sheila.diaz@mpiicdd.org>**Cc:** Mike Laverty <mikelaverty@mpiicdd.org>; Jen Picarelli <jen.picarelli@mpiicdd.org>

Sheila, We began the final building inspections last week. There is some confusion with the building department in regards to the electrical permits. We had strictly followed the process. There was extensive electrical work performed. The electrical work has been in place for quite some time. I am talking daily with Pattie Electric who is the sub for the job. They are working to get the permit cleared. The electrical inspector who was on sight told Mike that inspections had been missed. He is absolutely incorrect. I should have an update today. We have had issues with the building department from the beginning on this project. We will persevere!

On Mon, May 3, 2021 at 1:30 PM Sheila Diaz <sheila.diaz@mpiicdd.org> wrote:

Don

Our CDD Board wants an update on the splash pad. What's going on with the permits?

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: Donald Ball <dball@thepoolworks.com>**Sent:** Thursday, April 22, 2021 4:49 AM**To:** Sheila Diaz <sheila.diaz@mpiicdd.org>**Cc:** Don Ball <thepoolworks@gmail.com>; Mike Laverty <mikelaverty@mpiicdd.org>; Jen Picarelli <jen.picarelli@mpiicdd.org>**Subject:** Re: Meadow Pointe II

Sheila, I am working on this now. This is exciting!

On Wed, Apr 21, 2021 at 1:37 PM Sheila Diaz <sheila.diaz@mpiicdd.org> wrote:

Don

The fence has been installed around the splash pad, can you arrange for the final inspection please?

Thank you,

Tab 24

Volume 6
Issue 5
May 1, 2021

THE MONTHLY
NEWSLETTER FOR
RESIDENTS OF THE
MPII CDD

MPII NEWS

Meadow Pointe II Clubhouse

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

clubhouse@mpicdd.org
www.meadowpointe2cdd.org
Facebook.com/MPIICDD

Operations Manager
Sheila Diaz

Office Hours
By Reservation Due to
COVID-19 Protocols

Fitness Center
By Reservation Due to
COVID-19 Protocols

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

Playground
Closed

Courts
Open as normal. No guests at
this time.



this issue

The Retirement of Otis P.2

Hurricane Season P.3

Do Not Feed Wildlife P.5

MPII News and Notes P.7



Farewell Otis!

After nearly 15 years serving the residents of the Meadow Pointe II community as a member of the Clubhouse staff, Otis is retiring to spend more time with his family. He *will* be missed.

Jamie Childers
Chairperson
jchilders@mpiicdd.org

John Picarelli
Vice Chairperson
johnpicarelli@mpiicdd.org

Nicole Darner
Secretary
nicoledarner@mpiicdd.org

Chris Dillinger
Secretary
chrisdillinger@mpiicdd.org

Dana Sanchez
Secretary
danasanchez@mpiicdd.org

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

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

The Retirement of Otis

Otis Wathington has been a member of the Clubhouse staff for longer than most people have lived in MPII. After just shy of 15 years of service, this past March Otis decided to retire... again.

Otis took the job here because he found being retired to be very boring. Otis has always been busy doing something – usually several somethings at once!

Born in New Jersey he grew up active. In high school he kept up good grades while playing baseball, football, and running track. After graduation, he entered the work force. Even as a young man, Otis always managed to find joy in his work. He loves the activity, being useful, interacting with others, everything about work.

But he didn't want to wait to be drafted, because he worried it might happen after he'd started a family and a career he really enjoyed, so he joined the Army in 1959. After brief training stints at Fort Dix and Fort Benning, Otis was stationed in Germany, where he served in the 3rd Armor Division primarily as a tank operator. He returned home in 1961 and married his wife Pat.

Shortly thereafter he began working for Bell Labs as a computer operator. When he started, computers were just complex accounting machines. Otis would

continue to learn, grow, and spread his infectious positivity. There he learned COBOL, an early computer programming language, and received numerous promotions, ultimately becoming a Director.

In 1995 Bell began downsizing, and so Otis retired after nearly 30 years. But Otis quickly became bored and unretired. He took a job working for Children's Specialized Hospital in New Jersey. Most doctors and nurses in the 1990's were being tasked with integrating lots of new computer-based technology that they did not yet understand. Otis helped them. Again, he spread joy while interacting with people and being helpful.

But, after several years, he retired again – he assumed for good. He and Pat moved to Florida to relax in the beautiful weather of the Tampa Bay area - MPII.

You guessed it, he grew bored again! This time he decided to investigate working close to home, part time, here at the MPII Clubhouse. Once again, he was working a job where he could be useful as an asset to his community. And once again his love and positivity spread to those around him – colleagues and residents alike.

***The Retirement of Otis is
continued on page 6...***

Hurricane Season

It is almost hurricane season once again. In fact, the National Oceanic and Atmospheric Administration (NOAA) considered *extending* hurricane season from its typical June 1st – November 30th by adding two weeks to the front end (starting May 15th instead). They ultimately decided not to, though they will revisit the idea next year. However, due to the increased threat of storms NOAA *will* be issuing their tropics reports beginning May 15th of this year instead of June 1st.

What this means is that due to global climate change, not only have the chances of storms and size of storms increased, but now it appears that the timetable for when the storms could strike has increased as well. Even more reason for us, as Tampa Bay area residents, to be prepared and vigilant.

When we combine this information with the volume of named storms we saw last year (including several outside the 6/1 -11/30 dates!) *and* ongoing complications due to COVID, hurricane season 2021 has a lot of potential for turmoil. And even one significant storm hitting our area can be life changing. The good news is that there are plenty of resources available to help all Tampa area residents prepare for potential storms. It is far better to be prepared and have hurricane season be uneventful than to not be ready

when a storm becomes a monster.

One of the best resources is an online site by the federal government. It can be found at www.ready.gov/hurricanes. Another great resource is from the National Hurricane Center and can be found at <http://www.nhc.noaa.gov/prepare/ready.php>. These sites, as well as most legitimate resources, will advise you to do two key things: have a plan, and have supplies. Don't rely on last year's supplies either. If you packed a bin last summer, go through it again. Purge any expired items, restock with fresh items, and make sure all current recommended items are included. Include masks and hand sanitizer in your kits as well. The state of Florida has once again proposed a sales tax holiday on hurricane supplies, but at the time of this writing it's not official and the dates are unknown.

Your plan should include important documents, identification, cash, and important lists (phone numbers, medications, etc.). Don't forget to account for pets that live in your home. Additionally, it's important to know where local shelters are in case your home begins to flood or becomes unsafe in a storm. Our local shelter is at Wiregrass Ranch High School.

Hurricane Season is continued on page 7...

MPII Management
Company

Inframark
Bob Nanni
bob.nanni@inframark.com
813-991-1116

CDD fee/Bond
Questions

Inframark
Accounting
Department
954-603-0033

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

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

Do Not Feed Wildlife

While this headline will feel like common sense to many of us, humans have a complicated relationship with animals. Our fascination with animals begins at birth. From crib mobiles, alphabet books, games, pets, and zoo field trips, we look at and learn about a variety of animals. Many of us are raised in the presence of dogs, cats, horses, chickens, fish, and many more diverse pets—especially if we grow up on or near farms.

By the time we're adults many of us love animals. And living in our area, we are surrounded by wildlife. We are privileged to be able to see numerous fascinating and beautiful animals that share our area. We often instinctively want "a closer look". Sometimes we think that perhaps the animal is hungry. Either of those ideas could lead to the temptation to feed the animals we see near our homes or on our walks.

Please NEVER do this. The harm far outweighs any possibility that we may be helping the animal or that we may get that closer look.

There are over 130 animals on Florida's [Endangered and Threatened Species List](#). Many live in our immediate area. It is *illegal* to feed (or harass) any of the animals on that list. In addition, it is illegal in Florida to feed bears, coyotes, foxes, raccoons, or non-human primates. So, to feed any of these animals is illegal and can lead to expensive citations or even arrest.

But perhaps more important than the law, it is simply a bad idea. First, very few of us have the veterinary expertise to know whether wild animals are healthy not and numerous diseases and viruses can be passed from animals to humans. Plus, few of us truly know the dietary needs of our area wildlife so we could be making them sick.

Another risk is that many animals are smart. Feeding them trains them to see humans as an easy source of food. This could lead to them changing their behavior patterns with regards to humans which increases the danger to us *and* them.

And of course, the most obvious issue, wild animals could harm us. If they are scared, angry, hungry, or for no reason we can discern, a wild animal is always capable of perceiving a human as a danger and attacking.

MPII is a beautiful community. Surrounded by over 100 ponds and conservation areas, we are so fortunate to be able to see such magnificent wildlife sometimes literally – right in our own backyard. Feel free to look or snap a photo. Appreciate the privilege of being surrounded by beautiful biodiversity. But please—never harass our area wildlife. And please never to feed any area wildlife.



**JEWISH
AMERICAN
HERITAGE MONTH**

May is Jewish American Heritage Month

In honor of Jewish American Heritage Month, we're choosing to honor a man whose contributions affect our lives every day. Jonas Salk was born in New York City and was the first in his family to attend college. He went on to earn his medical degree from NYU in 1939. By 1942 he was working on influenza vaccine research. By 1947 he was named Director of the Virus Research Laboratory at the University of Pittsburgh. There he worked on a vaccine to stop paralytic poliomyelitis – polio. By 1954 he was approved for human trials and in 1955 it became official. Salk's research had created a vaccine for polio. He chose not to patent the vaccine, costing himself a fortune, but ensuring the widest and most affordable distribution. Before his death in 1995 he was searching for a vaccine for AIDS.

May Holidays



5th – Cinco de Mayo. Often mistakenly assumed to be Mexican Independence Day, this holiday commemorates the unlikely victory of Mexico over France at the Battle of Puebla in 1862. In the battle, approximately 4,000 poorly equipped Mexicans defeated the French Army – 8,000 well equipped soldiers, who had scarcely lost a single battle in nearly 50 years. Today in the U.S., the holiday is not only celebrated by those with Mexican heritage, but also many Americans celebrate the wonderful culture of our southern neighbors. Feliz Cinco de Mayo!



Laylat Al Qadr

8th – Laylat al-Qadr. Laylat al-Qadr, or the Night of Power, is part of the end of Ramadan. It is the celebration of the first verses of the Quran being revealed to Muhammad. For all those that celebrate, have a happy and blessed Laylat al-Qadr!



★ Happy ★
MOTHER'S
Day

9th – Mother's Day. Created and founded by Anna Jarvis to honor her own mother, a noted peace activist who treated and took care of wounded soldiers on both sides of the Civil War, Mother's Day is now celebrated all over the world. To all the mothers, stepmothers, grandmothers, mothers-in-law, and mother figures throughout MPII – Happy Mother's Day!



**HAPPY
ASCENSION DAY**
THE FEAST OF THE ASCENSION OF JESUS CHRIST

13th – Ascension Day. The Feast of the Ascension celebrates the ascension of Jesus into Heaven after Easter. For those that celebrate: Have a blessed feast and happy Ascension Day!



**Happy
Eid Al-Fitr**

13th – Eid al-Fitr. This is the day where Muslims celebrate the end of Ramadan and its fasting. To all those that celebrate: Eid Mubarak! (Have a blessed Eid).



**HAPPY
ARMED FORCES DAY**

15th – Armed Forces Day. Today we honor all Americans serving in the Army, Navy, Air

Force, Marines, and the Coast Guard. Thank you all very much for your service! MPII salutes you. Happy Armed Forces Day!



TAX FILING DEADLINE EXTENDED!
Monday, **MAY 17th**
TAX DAY 2021

17th – Tax Day. Tuesday, May 17th is the deadline to file your Federal Income Tax Returns. Usually this is on April 15th, but the IRS extended it this year due to COVID. If you haven't filed yet, request an extension!



**MEMORIAL
DAY**

31st – Memorial Day. Not to be confused with Veterans Day or Armed Forces Day, Memorial Day is the day we commemorate and appreciate the well over 1 million men and women who have made the ultimate sacrifice, and have died in service to our country. Have a wonderful long weekend, but take a break from the cookouts and shopping to reflect on the sacrifices that all of our fallen soldiers have made. We thank them for their service and their sacrifice.

The Retirement of Otis

Continued from page 2

He spent nearly 15 years serving our community. He's done everything from keeping the Clubhouse and amenities clean and safe, to offering tours to prospective and new residents, and so much more.

Otis' life has been much more than serving his country in the Army and serving his community in his multiple careers. He and Pat have raised a wonderful family, with 2 children, 4 grandchildren, and 2 great grandchildren. He has also spread his beautiful outlook to friends and strangers alike. And he's had a lot of fun along the way.

Otis and his brothers formed a doo wop singing trio called

the Wathington Brothers and have opened for The Four Seasons, The Ronettes, and more! His love of running that he explored on his high school track team never left him either. He's completed several marathons in his life and to this day still walks 3-4 miles at least 3 days a week. You have probably seen him on County Line Road.

And to quote from the film *Field of Dreams*, "The one constant through all the years... has been baseball." This is the case for Otis as well. From seeing Jackie Robinson break into MLB a month before his 7th birthday, Otis has followed the Dodgers and played

baseball. When he was in the Army, his team won the 3rd Armored Division Championship. He continued to play in various adult and then eventually senior leagues. At some point he transitioned to softball, continuing to find fun and success, winning multiple Softball Tournaments all over the country.

Later this month, Otis and his family will celebrate his 81st birthday and this year he and his wife celebrate their 60th anniversary. Both should be wonderful and joyous celebrations because Otis is an amazing man who continues to live an amazing life. Even though the Clubhouse, and all of MPII will miss him, we can't wait to see what he does next.



**ASIAN
PACIFIC
AMERICAN
HERITAGE MONTH**

May is Asian/Pacific American Heritage Month

In honor of Asian/Pacific American Heritage Month, we're choosing to honor a woman whose contributions affect our lives every day. Yuri Kochiyama was born and raised in San Pedro, California. After Pearl Harbor, her Japanese born father was unjustly arrested as a prisoner of war while in a hospital immediately out of surgery and died in custody. She and her family spent two years in a concentration camp merely for being of Japanese descent. After her release she moved to New York. She became an activist for Asian American rights as well as other minority groups. She would help found Asian Americans for Action. Later, she would befriend and ally with Malcolm X, joining his Organization for Afro-American Unity to continue the fight for racial justice and human rights. She continued fighting for the rights of minorities and political prisoners for decades until her death in 2014 at the age of 94.

Hurricane Season

Continued from page 3

For the next six months, keep an eye on your local news (TV, radio, newspaper, or legitimate internet news sources) for more information about storms that threaten our area. It's a good idea to work with at least one neighbor and share your plans. If your plan would have you travel out of the area with an impending storm, a neighbor can keep an eye on your home and property. If your plan is to shelter in place at home, knowing which other neighbors are doing the same enables you to work together during or

after the storm to safely endure and recover.

It's also a great idea to do the preparation as a family and include everyone in the home. This way, everyone will know what the plans are, where the supplies are, and what to do. It's been over 15 years since the Tampa area got hit hard (assuming we don't count Irma); hopefully, it will be at least another 15. If a hurricane hits this year though, you *need* to be ready. For additional information, please feel free to consult the following sites:

- <https://www.floridadisaster.org/>

[planprepare/preparing-for-the-2019-hurricane-season/](https://www.nhc.noaa.gov/outreach/) (link is current despite 2019 in title)

- <http://www.nhc.noaa.gov/outreach/>
- <https://www.pascocountyfl.net/3737/Hurricane-Preparedness>

If we do a little research, properly prepare, and work together, we will get through hurricane season whether any named storms hit us or not.

MPII News and Notes

By the time this newsletter hits mailboxes, the splash pad work will be complete. Hopefully, the perimeter fence will also be complete which is required for county approval. The CDD Board hopes that we will be announcing an opening date for the splash pad as well as a reopening date for the playground very soon if it hasn't already happened on our

Facebook page. Watch there for updates!

The clubs that usually meet at our Clubhouse are still not being allowed to resume their activities. The Board is monitoring the vaccination percentages and other COVID numbers and will allow those groups to reconvene as soon as the risk is minimal.

Also, the MPII Residents'

Council continues to communicate via email and they also hope to return to more "normal" community events soon. Keep an eye out for future newsletters and on Facebook for any updates about upcoming events. They are always looking for new volunteers though—so if you're interested, please email Diana at eang211@verizon.net



The MP11 News needs your photos!

If you have taken a photo within MP11 that would make a nice cover shot on a future issue, please email it to newsletter@mpiicdd.org. Submitting a photo gives us permission to use it in the newsletter. If there are people in the photo, please ensure that we have their permission to publish their photo.

Beginning with *THIS* issue, the *MP11 News* will be printed and mailed to all residents every month! We were able to negotiate a discount with our partner Allegra that enables us to produce the newsletter this way each month. This ensures that all residents, even those with limited or no computer access, can stay informed as part of our community. We will also continue to email the PDF version to all that signed up for the email list. If you'd like a PDF copy as well, email your preferred email address to newsletter@mpiicdd.org and request to be added.

MP11 NEWS
Volume 6, Issue 5
May 1, 2021



MP11 NEWS

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

Tab 25





