

**Meadow Pointe II
Community Development District**

October 20, 2021

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/89924275221?pwd=U2lJVGFhZW53WHlHekxyNytQMmZTZz09>

Meeting ID: 899 2427 5221

Passcode: 123456

Call In #: 1-929-205-6099

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

October 13, 2021

Board of Supervisors
Meadow Pointe II
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District will be held **Wednesday, October 20, 2021**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications. Following is the advance agenda for the meeting:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments on Agenda Items (Comments will be limited to three minutes.)**
- 6. Organizational Matters**
 - A. Appointment of Supervisor to Fill an Unexpired Term of Office (Seat 5, Expiring 11/24)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Designation of Officers (Resolution 2022-01)
- 7. Consent Agenda**
 - A. Minutes of the September 1, 2021 Meeting and Workshop and September 15, 2021 Meeting
 - B. Financial Report as of September 30, 2021
 - C. Deed Restrictions
- 8. Non-Staff Reports**
 - A. Residents Council
 - B. Government Liaison
- 9. Reports**
 - A. Architectural Review Discussion Items
 - B. District Manager
 - C. District Engineer
 - D. District Counsel
 - E. Operations Manager

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

Meadow Point II CDD

October 13, 2021

Page Two

- 10. Action Items for Board Approval/Disapproval/Discussion**
 - A. Review of Anand Vihar Assessment Request
 - B. Consideration of Tullamore Parking Agreement
 - C. Consideration of Engagement Letter for Fiscal Year 2021 Audit
- 11. Audience Comments on Open Items (Comments will be limited to three minutes.)**
- 12. Supervisors' Remarks**
- 13. Adjournment**

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

Sincerely,

Robert Nanni

Robert Nanni
District Manager

Sixth Order of Business

6C.

RESOLUTION 2022-01

A RESOLUTION DESIGNATING OFFICERS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Meadow Pointe II Community Development District at a regular business meeting held October 20, 2021 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Robert Nanni</u>	Secretary
<u>Trumaine Easy</u>	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 20TH DAY OF OCTOBER, 2021.

Chairman

Robert Nanni
Secretary

Seventh Order of Business

7A

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 1, 2021 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

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

Also present were:

Sheila Diaz	Operations Manager
Kelly Wright	Residents Council (via phone)
Jessica McCarthy	ARC/DRC Coordinator
Gerry Lynn	Government Liaison
Thomas Giella	Complete I.T.
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

The Pledge of Allegiance was recited; a moment of silence was observed.

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

- Criteria and Selection Process for Board Candidates will be discussed during the workshop.

FIFTH ORDER OF BUSINESS

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

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

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Residents Council

There being no report, the next item followed.

B. Government Liaison

- The gate was broken again. Mr. Picarelli was informed that it was not broken due to a power shortage, but from a car hitting it. He requested that Mr. Lynn find out from the County if they are monitoring those cameras. If so, he would like them to see who broke the gate to determine whether the guilty party can be charged.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

Ms. Sanchez MOVED to approve the Consent Agenda as presented, and Mr. Picarelli seconded the motion.

- The Board welcomed and introduced Ms. Jessica McCarthy. All ARCs were pre-approved.

2021-135 The fence needs to be power washed to remove the mold. The same applies for the house on the right. A dead Palm Tree, to the right of the garage, also needs to be removed.

2021-136 There is a trash can in front of the garage door. It should be on the curb on trash day or out of view.

2021-138 There is no front view, as the recycle bin is in front of the garage.

2021-139 Driveway needs to be cleaned, as there is a large oil spot.

There being no further discussion,

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

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

There being nothing further to report, the next order of business followed.

B. District Counsel

- Tullamore parking will be discussed later in the meeting.

C. District Engineer

- An email was received from Mr. Cohen questioning the progress with Frontier cable. Mr. Dvorak will be asked to attend the meeting each month until projects start to be completed. At that time, he will only have to attend on an as needed basis.
- Mr. Picarelli suggested Mr. Dvorak submit a report once per month. The letter which he previously submitted should be prepared and submitted every two weeks to the Board prior to the meeting. Perhaps he can submit the report to Ms. Diaz for the final agenda package. Ms. Childers suggested he attend one meeting per month, and he can bring a current report, and ask him to send the report for the meeting he does not attend the day before the meeting. This is necessary due to the number of projects.
- Any invoices or communications with the engineer regarding the bond project should be invoiced separately to avoid paying with general funds. The Board requested that Ms. Diaz review all invoices and communications to assure they are being separated to the appropriate files.

D. Operations Manager

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

- Wrencrest enhancement is scheduled for September 10, 2021. No date has been confirmed as to when the Perennials will be installed. Mainscape is working with the nursery and will inform the office when ready.
- There have been several emails from residents expressing their concern with the condition of the landscape around the community. Mainscape is aware of this and has added more crew members to address issues. They are now on site Monday through Friday until further notice. Unfortunately, no service report has been received by the Board for the past two weeks. The Board expressed concern whether they would pass inspection. Discussion ensued regarding their options if

they do not pass inspection. The Board would like to resolve these issues without having to switch the vendor unless necessary. Mr. Picarelli is concerned the current landscaper is not working up to standards, and the fact they do not appear concerned that they are failing.

- Tullamore parking was discussed. An email was received from Mr. Cohen stating their HOA council would rather have a closed meeting with one Board member at an off-site location. Ms. Childers does not believe the Board should agree to this because all Board members should be able to express their opinion, and the Board wants the information to be accessible to residents. The Board is requesting notification of 30 days prior to making any changes. Ms. Sanchez expressed concern that Tullamore is being singled out. Ms. Childers explained that the builder did not turn over the property rights to the CDD, regarding Tullamore. This HOA made a change to an original rule, giving the resident one week to comply. Mr. Picarelli questioned whether the contracts with the other HOAs can be reviewed to hold them to the same level of accountability. Ms. Childers explained it is the HOA's responsibility to oversee use of the CDD parking lot, and the CDD would like to have an agreement for the CDD to sign over the authority to the HOA to manage the parking area with the concession they notify the CDD, as the property owner, what changes are to be made with at least 30 days' advance notice to residents, and how they are being notified. It was confirmed with Mr. Cohen the CDD is within its rights to request this.

Mr. Picarelli MOVED to authorize Ms. Childers to represent the CDD Board at a meeting with a Tullamore HOA representative to transfer responsibility of management of the Tullamore parking area to the HOA with the following three stipulations: the CDD shall be notified 30 days prior to any changes to rules; residents shall be given 30 days' notice prior to any changes to rules; and notice shall be provided to the CDD as to how the residents were notified, and Ms. Darner seconded the motion.

- Ms. Darner encouraged positive dialogue for this meeting.
- There are only 33 parking spaces for 133 homes.

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

- The Board reviewed the requested security camera footage policy prepared by Mr. Cohen's office. The Board agreed this was a good start, but procedures need to be specified, and included in the Policies and Procedures Manual. Mr. Picarelli commented this document should be presented to local law enforcement agencies, so they are aware of all CDD policies in this regard to avoid any conflict between staff and law enforcement. Mr. Cohen will be notified of the Board's agreement with the policy and the implementation with the CDD's policies and procedures. He will also be asked for the best method to inform law enforcement of the new policy.
- Ms. Diaz presented Mr. Cohen's responses to questions regarding temperature checks. The Board agreed to start doing temperature checks again. If someone declines, they will be asked to leave the property. If they do not comply, the sheriff's office will be notified, and staff is not to become confrontational with anyone refusing to comply. A notice will be placed on the door stating temperature checks are required.
- Gate maintenance proposals were discussed. The gates are no longer under the warranty with Witt Fence. Two proposals were received from Metro Gates and Complete I.T. Metro Gates response time is either the same day or the next day. They have an incorrect number of gates on their proposal.
 - Mr. Picarelli discussed charges if using Spectrum. Mr. Giella indicated the CDD is using Verizon for the gates. He discussed the Complete I.T. proposal. He recommends using Spectrum for communications, but can investigate other carriers.
 - One quote is for the gate maintenance on a quarterly basis, and the other is for the communications system on a monthly basis. A lengthy discussion ensued.
 - The Metro Gates proposal does not include a breakdown.
 - Complete I.T. appears to use more modern technology.
 - The Complete I.T. proposal was discussed in detail.

Mr. Picarelli MOVED to approve the proposal from Complete I.T. for gate maintenance in the quarterly amount of \$2,230, and changing the communication system to Spectrum while using the DoorKing system in the estimated monthly amount of \$1,500, and Ms. Sanchez seconded the motion.

- Ms. Sanchez suggested staying with Verizon. The CDD will not have to go through Complete I.T. if it remains with Verizon. The only item which would switch over to Complete I.T. is the DoorKing system. The call boxes are currently under the manufacturer's warranty. Mr. Giella requested copies of the original invoices to be kept as part of their system.
- Ms. Childers suggested a friendly amendment to the prior motion to continue with Verizon for Internet communication, but utilize Complete I.T. for the system.

Mr. Picarelli RESCINDED the prior motion.

Mr. Picarelli MOVED to approve the proposal from Complete IT for the quarterly preventive maintenance on the gates in the quarterly amount of \$2,230, but continue using Verizon for Internet communication, and authorizing Complete I.T. to transfer to the DoorKing system, and Ms. Sanchez seconded the motion.

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

- The work will commence on October 1, 2021. Ms. Diaz commented Metro Gates should be allowed to complete the installation, and she will inform them of the change in contractors.
- Complete IT will submit their contract to be sent to the attorney for review.
- An easement letter was prepared and will be sent to the 99 affected residents.
- Mr. Picarelli discussed the tree replacements. Ms. Diaz will contact the landscaper who agreed to plant the nine problem trees for a cost of \$820. Only Crepe Myrtles are to be used for replacement trees moving forward.

- 210 ➤ During his drive today Mr. Picarelli notice more dead trees. A list will be
211 prepared and emailed for replacement under the warranty which expires
212 January 1, 2022.

NINTH ORDER OF BUSINESS**Action Items for Board
Approval/Disapproval/Discussion**

- 213
214
215
216 **A. Tree Placement Proposals**
217 **B. Temperature Checks**
218 **C. Tullamore Parking**

- 219 • These items were discussed during the Operations Manager's Report.
220 • Ms. Childers briefly discussed the budget which was adopted at the last meeting.
221 Most assessments decreased or had an insignificant increase.
222 • Procedures to appoint a new Supervisor will be discussed at the workshop.

TENTH ORDER OF BUSINESS**Audience Comments on Open Items
(Comments will be limited to three
minutes.)**

223
224 Audience members commented on the following items:
225
226

- 227
228
229 • The HOA is responsible for maintenance of the dumpsters.
230 • Trees overhanging on a resident's lanai. but planted on County property which the
231 CDD maintains. The Board informed the resident she has the right to trim anything
232 growing straight up which is overhanging onto her property.
233 • People are fishing on the pond at the back of a resident's home. He notified the
234 sheriff, but the person was not forced to leave. The Board informed him that if
235 people are on his property, he should notify the sheriff's office and tell them the
236 people are trespassing on his property.
237 • A resident thanked the Board for taking care of the tree problem.
238 • A resident thanked the Board for their diligent work.
239

ELEVENTH ORDER OF BUSINESS**Supervisors' Remarks**

- 240
241 • Mr. Picarelli discussed a resident's issue with their sewer line, in which an Oak
242 Tree is crushing the line.
243
244 • Ms. Sanchez thanked Ms. Darner for her assistance with landscaping.
245
245 • Ms. Childers commented on the trees.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the meeting was adjourned, and the Board proceeded to a workshop at 9:10 p.m.

Jamie Childers
Chairperson

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 1, 2021, immediately following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present were:

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

The following item was discussed during the September 1, 2021 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the item listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the workshop to order.

SECOND ORDER OF BUSINESS

Item for Discussion

A. Criteria and Selection Process for Board Candidates

- The Board discussed whether to have an open or closed selection process and what the selection process would be. Mr. Picarelli suggested the same process which was used to replace Mr. Bovis. Ms. Childers presented the minutes from the November 18, 2020 meeting explaining the process taken at that time. She will clarify with Mr. Nanni if the reassignment of rolls is necessary. Ms. Darner would like the dates of the meetings on the advertisement to show the candidate the commitments required before submitting an application. Ms. Sanchez would like the Board to give Mr. Lynn the first right of refusal. She explained that Mr. Lynn is currently working with the Board and attends almost all meetings. Ms. Childers stated that Mr. Lynn informed her that he

plans to apply for the open Seat but, she would like to give all residents the opportunity to do the same. Mr. Picarelli explained although he has a good relationship with Mr. Lynn, he does not feel this is right since the same right of respect was not afforded to him. The Board discussed the differences in the situations. Ms. Childers stated that she wants this Board to be a Board of inclusion. She stated the Board should give every qualified resident the opportunity to apply with the same due process. The Board has the right to consider the candidates' experience, knowledge, and ability when making their decision. In good conscience, she feels, the same that is asked of the HOAs should be done by the CDD. Ms. Darner explained the community is evolving and the representation should be given a chance to do the same.

- The Board agreed to the following:
 - At the next regular meeting the deadline date will be voted on, with submission to commence on September 15, 2021 and close on October 15, 2021, at midnight.
 - An advertisement will be placed in the October newsletter, Facebook, and outside the clubhouse. Advertisement to include list of commitment dates. The expected commitment would be for the applicant to attend all meetings in person. It will be posted for 30 days.
 - Candidates should submit a letter of interest and a resume outlining contributions which will benefit the community. The Letter of interest should state why they would like to serve the community.
 - A brief interview with the Board.
- Ms. Childers will work with Mr. Nanni and Mr. Cohen to prepare the document for publication.
- Ms. Sanchez suggested moving forward, that audience members be asked to silence their phones, and to hold all comments until call is opened.

THIRD ORDER OF BUSINESS**Adjournment**

There being no further business, the workshop was adjourned.

Jamie Childers
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 15, 2021 and called to order at 6:32 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

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

Also present were:

Robert Nanni	District Manager
Robert Dvorak	District Engineer
Sheila Diaz	Operations Manager
Kelly Wright	Residents Council
Gerry Lynn	Government Liaison
David Wenck	Inframark
Thomas Giella	Complete I.T.
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

The Pledge of Allegiance was recited; a moment of silence was observed.

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

The following item was added to the agenda:

- *Discussion of Tullamore Parking Situation and Need for Possible Handicapped Spaces should be added under Action Items for Board Approval/Disapproval/Discussion.*

FIFTH ORDER OF BUSINESS

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

Audience members commented on the following items:

- Nuisance neighbor with an unkempt property. This item has been sent to District Counsel, as the property is in foreclosure. Code enforcement should be contacted in the meantime.
- The purpose of the cameras at the second entrance to Deer Run. The purpose is to document any damage. The cameras are positioned to reflect license plate numbers.
- Mailbox requirements.
- Vermillion front entrance landscaping and trees. Renovations will be done after Colehaven, and should be complete within the next couple of months.
- Replacement of Magnolia Trees in Colehaven.

FOURTH ORDER OF BUSINESS

**Additions or Corrections to the Agenda
(Continued)**

The following additional items were added to the Agenda:

- Morningside Lighting.
- Tree in Glenham Planted Close to the Light Pole.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes of the August 4, 2021 Meeting and Workshop, and August 18, 2021 Meeting**
- B. **Financial Report as of August 31, 2021**
- C. **Deed Restrictions**

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

- 2021-144 should be pulled from this agenda and approved separately as it is Ms. Sanchez's property. She will need to recuse herself from the vote.

Ms. Sanchez MOVED to approve the Consent Agenda, with the exclusion of DRVC Item 2021-144, as discussed, and Mr. Picarelli seconded the motion.

- The new ARC/DRC Coordinator resigned.
- Some photos were not clear.
- The Board proceeded to discuss the entire report.
- A minor change was made to the August 4, 2021 Minutes.

There being no further discussion,

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

- Three of the four Board members discussed Item 2021-144.

Ms. Childers MOVED to review Deed Restriction for 2021-144, and Mr. Picarelli seconded the motion.

- Ms. Darner was told of the process with the letters. This item is going through the regular process, with Ms. Sanchez recusing herself since it involves her property.
- The trash can and water softener issues appear to be the only items at issue.
- Ms. Childers recommended moving forward with the standard policy including preparation of the letter with the appropriate deed restrictions.

There being no further discussion,

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

- Ms. Sanchez commented to the audience that Board members are held to the same standards as all other residents.
- Ms. Darner advised that the Board try not to contact Mr. Cohen for too many items.
- Ms. Diaz was approached by a resident who would like to volunteer as an ARC/DRC Coordinator. This needs to be discussed with Mr. Cohen. Ms. Darner

is of the opinion this should not be a voluntary position. Ms. Childers indicated it is a 40-hour position which should continue to be paid.

SEVENTH ORDER OF BUSINESS**Non-Staff Reports****A. Residents Council**

- The possibility of the clubhouse accepting donations for the Halloween baskets was addressed. Ms. Sanchez suggested partnering with Walgreen's or CVS. Ms. Cline will reach out to them. Ms. Childers will contact the local PTAs, as they were looking to become involved with holiday events.

B. Government Liaison

- The unit at the Mansfield Gate was struck by lightning, and was replaced.
- Mr. Lynn received notification from Pasco County Utilities of a rate increase for reclaimed water effective October 31, 2021. The rate will be \$11 for the first 10,000 gallons used, and \$1.10 for each thousand gallons after that. Ms. Sanchez suggested an article for the newsletter in this regard.
- The charge for backflow protectors on each meter is increasing to \$5.99.

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

- The first three items were already approved.

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2021-107	Glenham	1705 Walcott	New Roof	Approved

B. District Manager

- Mr. Nanni introduced Mr. David Wenck of Inframark. He will become more involved with District management items.

i. Chapter 2021-194 Legislation

- Mr. Nanni discussed the background regarding the legislation. It addresses restrictions of the bid process for projects. This will likely not affect the District. The District does not have a wastewater treatment plant. However, the District will have to prepare a five-year plan for the pond reserve. Mr. Dvorak will investigate further. Ponds will need to be evaluated.

The open Board position was addressed.

- Ms. Childers will email Mr. Nanni details regarding the open Board position. A notification will be posted on the website by the end of the week.

C. District Engineer

Mr. Dvorak discussed the engineer's report.

- The Board would like the report to be submitted the Monday before the first meeting.
- Mr. Dvorak will be submitting proposals for the geotechnical information. The approximate price is \$5,000. A report will be prepared and sent to the pool designers.
- The sidewalk RFP was discussed. Nothing was omitted from the previous engineer's report. Some areas may already have been repaired.
- Pond assessments were discussed. Many critical areas have been identified.
- Cameras at the entrances were discussed. Mr. Dvorak will present bids.
- Discussion ensued regarding the surveys. The quote was approved at a meeting, it was sent to District Counsel to prepare a contract, which was done by Mr. David Jackson. AKCA will be contacted to determine whether or not a contract exists.
- Geodetic Services submitted a proposal for the remaining survey of the compound at the lap pool site in the amount of \$3,650. Mr. Dvorak recommended proceeding with this company.

Ms. Sanchez MOVED to accept the quote from Geodata Services Inc. in the amount of \$3,650 to perform a survey of the property at the lap pool site, and Ms. Darner seconded the motion.

There being no further discussion,

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

D. District Counsel

- Ms. Childers commented she will meet with Mr. Cohen, the Tullamore HOA President and their attorney on September 30, 2021 at 3:00 p.m. via Zoom.

NINTH ORDER OF BUSINESS**Action Items for Board
Approval/Disapproval/Discussion****A. Discussion of Tullamore Parking Situation and Need for Possible Handicapped Space**

- Mr. Dvorak will need to investigate this. He indicated one handicapped space is required for every 25 parking spaces, as directed by code.
- The original permitting denotes what was agreed upon. However, spaces may be re-striped to bring them up to code.
- Ms. Sanchez indicated the handicapped parking spaces should be for guests, not homeowners.
- There may be a County or State requirement for the handicapped parking in the event a homeowner is wheelchair-bound or handicapped in some way.
- Ms. Childers would like to confirm this information in time for her meeting with Tullamore.

EIGHTH ORDER OF BUSINESS**Reports (Continued)****E. Operations Manager**

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

- Mainscape passed their latest OLM inspection with a score of 90%. Ms. Darner discussed the landscape report. There are still communications issues. Their report was completed today. There is no sense of urgency from Mainscape. They replaced all of the trees.
- The gate contract was received from Complete I.T., which was forwarded to Mr. Cohen to ensure it is accurate.
- Ms. Darner discussed the ARC/DRC Coordinator salary. The starting rate is on par with what is paid to current employees. Ms. Sanchez raised the issue of insurance coverage for employees. The job will be posted on Facebook and the announcement board.

NINTH ORDER OF BUSINESS**Action Items for Board
Approval/Disapproval/Discussion
(Continued)****C. Tree in Glenham Planted Close to the Light Pole**

- A resident received a replacement tree. He did not like the location, and asked that it be moved. However, the tree has already been removed. It was planted too close to the light pole. Ms. Darner indicated the location they wanted had roots, and that is the reason it was moved close to the light pole. Ms. Childers commented the tree should be returned to the CDD, and if the resident does not have it, he should be billed for the tree. He should have waited for the Board to discuss before removing it. Ms. Diaz will approach the resident to inquire about the removed tree. If the tree is returned, Ms. Wright will accept it.

B. Morningside Lighting

- Ms. Sanchez discussed options for under \$1,000. A solar-powered light may be installed. Ms. Diaz will obtain quotes.
- Ms. Diaz discussed installation of cameras at the gates.
- Ms. Childers commented the light will make a difference in the area where people park.
- Ms. Darner will send a quote from Sepco Solar Lighting.
- In the meantime, staff can install a light.
- Ms. Diaz will investigate and present something at the next meeting.

TENTH ORDER OF BUSINESS**Audience Comments on Open Items
(Comments will be limited to three
minutes.)**

Audience members commented on the following items:

- A tree in the CDD area of Lettingwell which died. Mr. Lynn requested permission to have the tree replaced. The HOA will pay for the replacement. The Board concurred this to be acceptable.
- Clarification regarding mailbox options. There may be a deed restriction involved with changing the mailboxes.

ELEVENTH ORDER OF BUSINESS

Supervisors' Remarks

- Ms. Sanchez is concerned with Sunshine Violations and targeting between Board members.
- Mr. Picarelli addressed the violations on Ms. Sanchez's property. He indicated there was no retaliation.
- Ms. Childers commented the Board handled this meeting professionally.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Sanchez, seconded by Ms. Darner, with all in favor, the meeting was adjourned at 9:05 p.m.

Robert Nanni
Secretary

Jamie Childers
Chairperson

7B

MEADOW POINTE II
Community Development District

Financial Report

September 30, 2021

Prepared by



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MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

September 30, 2021

Balance Sheet
September 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
ASSETS									
Cash - Checking Account	\$ 1,073,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	5,802	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(42,674)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Interest/Dividend Receivables	79	-	-	-	-	-	-	-	-
Due From Other Funds	-	76,638	269,504	87,452	329,785	67,810	248,771	-	376,403
Investments:									
Money Market Account	4,967,205	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	34,482	-	34	34	34	39	34	39	69
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,104,841	\$ 76,638	\$ 269,538	\$ 87,486	\$ 329,819	\$ 67,849	\$ 248,805	\$ 39	\$ 376,472
LIABILITIES									
Accounts Payable	\$ 44,138	\$ 63	\$ 124	\$ 124	\$ 124	\$ 129	\$ 124	\$ 129	\$ 159
Accrued Expenses	32,750	-	-	-	-	-	-	-	-
Accrued Taxes Payable	2,356	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	2,947,996	-	-	-	-	-	-	6,765	-
TOTAL LIABILITIES	3,049,715	63	124	124	124	129	124	6,894	159

Balance Sheet
September 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
FUND BALANCES									
Nonspendable:									
Prepaid Items	34,482	-	34	34	34	39	34	39	69
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	414,744	11,670	5,816	1,887	5,619	2,148	5,546	-	9,459
Reserves - Ponds	274,053	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	639,752	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	173,423	56,210	176,645	34,461	175,930	-	165,788
Reserves - Sidewalks	-	-	23,660	3,494	3,293	1,608	5,869	-	34,479
Unassigned:	1,662,145	64,905	66,481	25,737	144,104	29,464	61,302	(6,894)	166,518
TOTAL FUND BALANCES	\$ 3,055,126	\$ 76,575	\$ 269,414	\$ 87,362	\$ 329,695	\$ 67,720	\$ 248,681	\$ (6,855)	\$ 376,313
TOTAL LIABILITIES & FUND BALANCES	\$ 6,104,841	\$ 76,638	\$ 269,538	\$ 87,486	\$ 329,819	\$ 67,849	\$ 248,805	\$ 39	\$ 376,472

Balance Sheet
September 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,073,126
Assessments Receivable	-	-	-	-	-	-	-	-	-	5,802
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(42,674)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Interest/Dividend Receivables	-	-	-	-	-	-	-	-	-	79
Due From Other Funds	191,823	257,233	240,254	274,911	524,273	4,583	5,239	82	-	2,954,761
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	4,967,205
Construction Fund	-	-	-	-	-	-	-	-	2,671,485	2,671,485
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	146,771	-	146,771
Prepaid Items	34	39	39	39	39	74	69	-	-	35,098
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 191,857	\$ 257,272	\$ 240,293	\$ 274,950	\$ 524,312	\$ 4,657	\$ 5,308	\$ 298,458	\$ 2,671,485	\$ 12,030,079
LIABILITIES										
Accounts Payable	\$ 124	\$ 129	\$ 129	\$ 129	\$ 129	\$ 74	\$ 69	\$ -	\$ -	\$ 45,897
Accrued Expenses	-	-	-	-	-	-	-	-	-	32,750
Accrued Taxes Payable	-	-	-	-	-	-	-	-	-	2,356
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	-	2,954,761
TOTAL LIABILITIES	124	129	129	129	129	74	69	-	-	3,058,239

Balance Sheet
September 30, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
FUND BALANCES										
Nonspendable:										
Prepaid Items	34	39	39	39	39	74	69	-	-	35,098
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	298,458	-	298,458
Capital Projects	-	-	-	-	-	-	-	-	2,671,485	2,671,485
Assigned to:										
Operating Reserves	5,116	4,932	5,308	5,369	10,975	-	-	-	-	488,589
Reserves - Ponds	-	-	-	-	-	-	-	-	-	274,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	639,752
Reserves - Roadways	92,267	133,227	94,160	162,026	263,996	-	-	-	-	1,528,133
Reserves - Sidewalks	6,744	16,260	23,544	1,936	19,330	2,425	2,809	-	-	145,451
Unassigned:	87,572	102,685	117,113	105,451	229,843	2,084	2,361	-	-	2,860,871
TOTAL FUND BALANCES	\$ 191,733	\$ 257,143	\$ 240,164	\$ 274,821	\$ 524,183	\$ 4,583	\$ 5,239	\$ 298,458	\$ 2,671,485	\$ 8,971,840
TOTAL LIABILITIES & FUND BALANCES	\$ 191,857	\$ 257,272	\$ 240,293	\$ 274,950	\$ 524,312	\$ 4,657	\$ 5,308	\$ 298,458	\$ 2,671,485	\$ 12,030,079

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ 6,000	\$ 6,000	\$ 466	\$ (5,534)	7.77%	\$ 500	\$ -	\$ (500)
Garbage/Solid Waste Revenue	151,330	151,330	150,849	(481)	99.68%	-	-	-
Interest - Tax Collector	-	-	10	10	0.00%	-	-	-
Special Assmnts- Tax Collector	1,581,016	1,581,016	1,575,991	(5,025)	99.68%	-	-	-
Special Assmnts- Discounts	(69,294)	(69,294)	(64,454)	4,840	93.02%	-	-	-
Other Miscellaneous Revenues	8,266	8,266	29,790	21,524	360.39%	689	1,180	491
Gate Bar Code/Remotes	5,000	5,000	6,644	1,644	132.88%	417	340	(77)
Access Cards	3,000	3,000	1,167	(1,833)	38.90%	250	75	(175)
TOTAL REVENUES	1,685,318	1,685,318	1,700,463	15,145	100.90%	1,856	1,595	(261)
<u>EXPENDITURES</u>								
<u>Administration</u>								
P/R-Board of Supervisors	24,000	24,000	23,200	800	96.67%	2,000	1,600	400
FICA Taxes	1,836	1,836	1,775	61	96.68%	153	122	31
ProfServ-Dissemination Agent	-	-	1,000	(1,000)	0.00%	-	1,000	(1,000)
ProfServ-Engineering	25,000	25,000	44,078	(19,078)	176.31%	2,083	-	2,083
ProfServ-Legal Services	45,000	45,000	33,438	11,562	74.31%	3,750	4,493	(743)
ProfServ-Mgmt Consulting	72,135	72,135	72,135	-	100.00%	6,011	6,011	-
ProfServ-Property Appraiser	150	150	150	-	100.00%	-	-	-
ProfServ-Special Assessment	8,116	8,116	8,116	-	100.00%	-	-	-
ProfServ-Trustee Fees	4,050	4,050	4,041	9	99.78%	-	-	-
ProfServ-Web Site Maintenance	2,500	2,500	1,553	947	62.12%	208	-	208
Auditing Services	4,400	4,400	4,400	-	100.00%	-	-	-
Postage and Freight	1,500	1,500	2,161	(661)	144.07%	125	28	97
Insurance - General Liability	39,118	39,118	35,755	3,363	91.40%	-	-	-
Printing and Binding	1,200	1,200	259	941	21.58%	100	31	69
Legal Advertising	850	850	3,334	(2,484)	392.24%	71	184	(113)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Miscellaneous Services	1,200	1,200	816	384	68.00%	100	116	(16)
Misc-Assessment Collection Cost	31,620	31,620	30,678	942	97.02%	-	-	-
Misc-Supervisor Expenses	800	800	205	595	25.63%	67	-	67
Office Supplies	180	180	-	180	0.00%	15	-	15
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	263,830	263,830	267,269	(3,439)	101.30%	14,683	13,585	1,098
Field								
Contracts-Security Services	55,000	55,000	23,760	31,240	43.20%	4,583	-	4,583
Contracts-Security Alarms	540	540	517	23	95.74%	45	43	2
R&M-General	12,000	12,000	9,620	2,380	80.17%	1,000	1,518	(518)
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	2,500	2,500	485	2,015	19.40%	208	-	208
Total Field	70,290	70,290	34,382	35,908	48.91%	5,836	1,561	4,275
Landscape Services								
ProfServ-Landscape Architect	10,080	10,080	10,080	-	100.00%	840	840	-
Contracts-Landscape	137,055	137,055	149,163	(12,108)	108.83%	11,421	12,499	(1,078)
Contracts-Irrigation	13,608	13,608	1,134	12,474	8.33%	1,134	-	1,134
Contracts-Perennials	10,000	10,000	-	10,000	0.00%	833	-	833
R&M-Irrigation	6,000	6,000	5,842	158	97.37%	500	611	(111)
R&M-Landscape Renovations	16,000	16,000	11,139	4,861	69.62%	1,333	-	1,333
R&M-Mulch	15,580	15,580	15,821	(241)	101.55%	-	-	-
R&M-Trees and Trimming	4,000	4,000	700	3,300	17.50%	333	-	333
Total Landscape Services	212,323	212,323	193,879	18,444	91.31%	16,394	13,950	2,444
Utilities								
Contracts-Solid Waste Services	135,583	135,583	138,079	(2,496)	101.84%	11,299	11,575	(276)
Utility - General	7,500	7,500	8,213	(713)	109.51%	625	1,504	(879)
Electricity - Streetlights	210,000	210,000	204,642	5,358	97.45%	17,500	17,176	324

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Reclaimed Water	13,000	13,000	6,815	6,185	52.42%	1,083	541	542
Misc-Property Taxes	-	-	10,324	(10,324)	0.00%	-	-	-
Misc-Assessment Collection Cost	3,027	3,027	2,790	237	92.17%	-	-	-
Total Utilities	369,110	369,110	370,863	(1,753)	100.47%	30,507	30,796	(289)
<u>Lakes and Ponds</u>								
Contracts-Lakes	61,000	61,000	61,723	(723)	101.19%	5,083	5,220	(137)
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	-	-	-
R&M-Ponds	45,000	45,000	791	44,209	1.76%	3,750	-	3,750
Reserve - Ponds	5,000	5,000	-	5,000	0.00%	5,000	-	5,000
Total Lakes and Ponds	112,000	112,000	62,514	49,486	55.82%	13,833	5,220	8,613
<u>Parks and Recreation - General</u>								
ProfServ-Info Technology	12,000	12,000	21,444	(9,444)	178.70%	1,000	2,204	(1,204)
Contracts-Pools	18,804	18,804	19,878	(1,074)	105.71%	1,567	2,333	(766)
Communication - Telephone & WiFi	8,700	8,700	8,984	(284)	103.26%	725	857	(132)
Utility - General	1,500	1,500	1,222	278	81.47%	125	94	31
Utility - Water & Sewer	4,500	4,500	6,188	(1,688)	137.51%	375	513	(138)
Electricity - Rec Center	15,500	15,500	12,202	3,298	78.72%	1,292	1,237	55
Lease - Copier	4,400	4,400	4,688	(288)	106.55%	367	365	2
R&M-Clubhouse	13,000	13,000	9,252	3,748	71.17%	1,083	2,616	(1,533)
R&M-Court Maintenance	5,000	5,000	336	4,664	6.72%	417	336	81
R&M-Pools	3,500	3,500	3,328	172	95.09%	292	70	222
R&M-Fitness Equipment	4,500	4,500	1,957	2,543	43.49%	375	320	55
R&M-Playground	4,200	4,200	1,915	2,285	45.60%	350	-	350
Misc-Clubhouse Activities	2,500	2,500	1,000	1,500	40.00%	208	-	208
Misc-Contingency	2,000	2,000	11,397	(9,397)	569.85%	167	-	167
Office Supplies	2,500	2,500	1,540	960	61.60%	208	436	(228)
Op Supplies - General	30,000	30,000	33,621	(3,621)	112.07%	2,500	4,977	(2,477)
Op Supplies - Fuel, Oil	5,000	5,000	3,190	1,810	63.80%	417	352	65

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Cleaning Supplies	4,000	4,000	5,328	(1,328)	133.20%	333	601	(268)
Reserve - Renewal&Replacement	21,340	21,340	-	21,340	0.00%	21,340	-	21,340
Total Parks and Recreation - General	162,944	162,944	147,470	15,474	90.50%	33,141	17,311	15,830
Personnel								
Payroll-Maintenance	414,830	414,830	309,274	105,556	74.55%	34,569	25,348	9,221
Payroll-Benefits	3,600	3,600	1,797	1,803	49.92%	300	(378)	678
FICA Taxes	31,734	31,734	24,313	7,421	76.61%	2,645	1,939	706
Workers' Compensation	34,657	34,657	9,014	25,643	26.01%	2,888	-	2,888
Unemployment Compensation	2,000	2,000	2,446	(446)	122.30%	167	-	167
ProfServ-Human Resources	900	900	750	150	83.33%	75	(75)	150
Op Supplies - Uniforms	6,000	6,000	4,576	1,424	76.27%	500	457	43
Subscriptions and Memberships	1,100	1,100	915	185	83.18%	-	-	-
Total Personnel	494,821	494,821	353,085	141,736	71.36%	41,144	27,291	13,853
TOTAL EXPENDITURES	1,685,318	1,685,318	1,429,462	255,856	84.82%	155,538	109,714	45,824
Excess (deficiency) of revenues Over (under) expenditures	-	-	271,001	271,001	0.00%	(153,682)	(108,119)	45,563
Net change in fund balance	\$ -	\$ -	\$ 271,001	\$ 271,001	0.00%	\$ (153,682)	\$ (108,119)	\$ 45,563
FUND BALANCE, BEGINNING (OCT 1, 2020)	2,784,125	2,784,125	2,784,125					
FUND BALANCE, ENDING	\$ 2,784,125	\$ 2,784,125	\$ 3,055,126					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,500	\$ 1,500	\$ 356	\$ (1,144)	23.73%	\$ 125	\$ 16	\$ (109)
Special Assmnts- Tax Collector	41,856	41,856	41,723	(133)	99.68%	-	-	-
Special Assmnts- Discounts	(1,674)	(1,674)	(1,557)	117	93.01%	-	-	-
Settlements	5,000	5,000	9,103	4,103	182.06%	417	249	(168)
TOTAL REVENUES	46,682	46,682	49,625	2,943	106.30%	542	265	(277)
EXPENDITURES								
Administration								
Payroll-Salaries	29,484	29,484	23,487	5,997	79.66%	2,457	-	2,457
FICA Taxes	2,256	2,256	1,045	1,211	46.32%	188	-	188
ProfServ-Legal Services	8,500	8,500	4,251	4,249	50.01%	708	118	590
ProfServ-Mgmt Consulting	2,163	2,163	2,228	(65)	103.01%	180	186	(6)
Postage and Freight	2,000	2,000	1,518	482	75.90%	167	98	69
Misc-Assessment Collection Cost	679	679	772	(93)	113.70%	-	-	-
Office Supplies	1,600	1,600	1,083	517	67.69%	133	97	36
Total Administration	46,682	46,682	34,384	12,298	73.66%	3,833	499	3,334
TOTAL EXPENDITURES	46,682	46,682	34,384	12,298	73.66%	3,833	499	3,334
Excess (deficiency) of revenues Over (under) expenditures	-	-	15,241	15,241	0.00%	(3,291)	(234)	3,057
Net change in fund balance	\$ -	\$ -	\$ 15,241	\$ 15,241	0.00%	\$ (3,291)	\$ (234)	\$ 3,057
FUND BALANCE, BEGINNING (OCT 1, 2020)	61,334	61,334	61,334					
FUND BALANCE, ENDING	\$ 61,334	\$ 61,334	\$ 76,575					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 3,000	\$ 3,000	\$ 990	\$ (2,010)	33.00%	\$ 250	\$ 56	\$ (194)
Special Assmnts- Tax Collector	21,107	21,107	21,040	(67)	99.68%	-	-	-
Special Assmnts- Discounts	(844)	(844)	(785)	59	93.01%	-	-	-
TOTAL REVENUES	23,263	23,263	21,245	(2,018)	91.33%	250	56	(194)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	314	186	62.80%	42	-	42
FICA Taxes	38	38	24	14	63.16%	3	-	3
Communication - Telephone & WiFi	1,300	1,300	1,577	(277)	121.31%	108	214	(106)
R&M-Gate	3,000	3,000	450	2,550	15.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	422	422	389	33	92.18%	-	-	-
Reserve - Roadways	12,000	12,000	-	12,000	0.00%	12,000	-	12,000
Reserve - Sidewalks	4,000	4,000	-	4,000	0.00%	4,000	-	4,000
Total Field	23,262	23,262	2,754	20,508	11.84%	16,570	214	16,356
TOTAL EXPENDITURES	23,262	23,262	2,754	20,508	11.84%	16,570	214	16,356
Excess (deficiency) of revenues Over (under) expenditures	1	1	18,491	18,490	0.00%	(16,320)	(158)	16,162
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1	\$ 1	\$ 18,491	\$ 18,490	0.00%	\$ (16,320)	\$ (158)	\$ 16,162
FUND BALANCE, BEGINNING (OCT 1, 2020)	250,923	250,923	250,923					
FUND BALANCE, ENDING	\$ 250,924	\$ 250,924	\$ 269,414					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ 1,000	\$ 1,000	\$ 292	\$ (708)	29.20%	\$ 83	\$ 18	\$ (65)
Special Assmnts- Tax Collector	6,819	6,819	6,797	(22)	99.68%	568	-	(568)
Special Assmnts- Discounts	(273)	(273)	(254)	19	93.04%	-	-	-
TOTAL REVENUES	7,546	7,546	6,835	(711)	90.58%	651	18	(633)
<u>EXPENDITURES</u>								
Field								
Payroll-Village Gate Personnel	500	500	367	133	73.40%	42	-	42
FICA Taxes	38	38	28	10	73.68%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,577	(27)	101.74%	129	214	(85)
R&M-Gate	2,000	2,000	300	1,700	15.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	136	136	126	10	92.65%	-	-	-
Reserve - Roadways	760	760	-	760	0.00%	760	-	760
Reserve - Sidewalks	560	560	-	560	0.00%	560	-	560
Total Field	7,546	7,546	2,398	5,148	31.78%	1,830	214	1,616
TOTAL EXPENDITURES	7,546	7,546	2,398	5,148	31.78%	1,830	214	1,616
Excess (deficiency) of revenues Over (under) expenditures	-	-	4,437	4,437	0.00%	(1,179)	(196)	983
Net change in fund balance	\$ -	\$ -	\$ 4,437	\$ 4,437	0.00%	\$ (1,179)	\$ (196)	\$ 983
FUND BALANCE, BEGINNING (OCT 1, 2020)	82,925	82,925	82,925					
FUND BALANCE, ENDING	\$ 82,925	\$ 82,925	\$ 87,362					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 4,000	\$ 4,000	\$ 1,257	\$ (2,743)	31.43%	\$ 333	\$ 68	\$ (265)
Special Assmnts- Tax Collector	19,245	19,245	19,184	(61)	99.68%	-	-	-
Special Assmnts- Discounts	(770)	(770)	(716)	54	92.99%	-	-	-
TOTAL REVENUES	22,475	22,475	19,725	(2,750)	87.76%	333	68	(265)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	408	92	81.60%	42	-	42
FICA Taxes	38	38	31	7	81.58%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,577	(27)	101.74%	129	214	(85)
R&M-Gate	2,000	2,000	300	1,700	15.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	385	385	355	30	92.21%	-	-	-
Reserve - Roadways	16,000	16,000	-	16,000	0.00%	16,000	-	16,000
Total Field	22,475	22,475	2,671	19,804	11.88%	16,508	214	16,294
TOTAL EXPENDITURES	22,475	22,475	2,671	19,804	11.88%	16,508	214	16,294
Excess (deficiency) of revenues Over (under) expenditures	-	-	17,054	17,054	0.00%	(16,175)	(146)	16,029
Net change in fund balance	\$ -	\$ -	\$ 17,054	\$ 17,054	0.00%	\$ (16,175)	\$ (146)	\$ 16,029
FUND BALANCE, BEGINNING (OCT 1, 2020)	312,641	312,641	312,641					
FUND BALANCE, ENDING	\$ 312,641	\$ 312,641	\$ 329,695					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 200	\$ (300)	40.00%	\$ 42	\$ 14	\$ (28)
Special Assmnts- Tax Collector	8,428	8,428	8,401	(27)	99.68%	-	-	-
Special Assmnts- Discounts	(337)	(337)	(314)	23	93.18%	-	-	-
TOTAL REVENUES	8,591	8,591	8,287	(304)	96.46%	42	14	(28)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	395	105	79.00%	42	-	42
FICA Taxes	38	38	30	8	78.95%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,523	27	98.26%	129	219	(90)
R&M-Gate	2,000	2,000	300	1,700	15.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	169	169	155	14	91.72%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	8,591	8,591	2,403	6,188	27.97%	508	219	289
TOTAL EXPENDITURES	8,591	8,591	2,403	6,188	27.97%	508	219	289
Excess (deficiency) of revenues Over (under) expenditures	-	-	5,884	5,884	0.00%	(466)	(205)	261
Net change in fund balance	\$ -	\$ -	\$ 5,884	\$ 5,884	0.00%	\$ (466)	\$ (205)	\$ 261
FUND BALANCE, BEGINNING (OCT 1, 2020)	61,836	61,836	61,836					
FUND BALANCE, ENDING	\$ 61,836	\$ 61,836	\$ 67,720					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 853	\$ (1,147)	42.65%	\$ 167	\$ 54	\$ (113)
Special Assmnts- Tax Collector	21,027	21,027	20,960	(67)	99.68%	-	-	-
Special Assmnts- Discounts	(841)	(841)	(782)	59	92.98%	-	-	-
TOTAL REVENUES	22,186	22,186	21,031	(1,155)	94.79%	167	54	(113)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	466	34	93.20%	42	-	42
FICA Taxes	38	38	36	2	94.74%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,577	(27)	101.74%	129	214	(85)
R&M-Gate	2,000	2,000	300	1,700	15.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	421	421	388	33	92.16%	-	-	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,186	22,186	2,767	19,419	12.47%	508	214	294
Landscape Services								
R&M-Landscape Renovations	-	-	10,099	(10,099)	0.00%	-	-	-
Total Landscape Services	-	-	10,099	(10,099)	0.00%	-	-	-
TOTAL EXPENDITURES	22,186	22,186	12,866	9,320	57.99%	508	214	294
Excess (deficiency) of revenues Over (under) expenditures	-	-	8,165	8,165	0.00%	(341)	(160)	181
Net change in fund balance	\$ -	\$ -	\$ 8,165	\$ 8,165	0.00%	\$ (341)	\$ (160)	\$ 181
FUND BALANCE, BEGINNING (OCT 1, 2020)	240,516	240,516	240,516					
FUND BALANCE, ENDING	\$ 240,516	\$ 240,516	\$ 248,681					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	17,628	17,628	17,572	(56)	99.68%	-	-	-
Special Assmnts- Discounts	(705)	(705)	(656)	49	93.05%	-	-	-
TOTAL REVENUES	16,923	16,923	16,916	(7)	99.96%	-	-	-
<u>EXPENDITURES</u>								
Field								
Payroll-Village Gate Personnel	500	500	368	132	73.60%	42	-	42
FICA Taxes	38	38	28	10	73.68%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,523	27	98.26%	129	219	(90)
R&M-Gate	2,000	2,000	672	1,328	33.60%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	353	353	325	28	92.07%	-	-	-
Reserve - Roadways	7,880	7,880	-	7,880	0.00%	-	-	-
Reserve - Sidewalks	2,600	2,600	-	2,600	0.00%	-	-	-
Total Field	16,923	16,923	2,916	14,007	17.23%	508	219	289
TOTAL EXPENDITURES	16,923	16,923	2,916	14,007	17.23%	508	219	289
Excess (deficiency) of revenues Over (under) expenditures	-	-	14,000	14,000	0.00%	(508)	(219)	289
Net change in fund balance	\$ -	\$ -	\$ 14,000	\$ 14,000	0.00%	\$ (508)	\$ (219)	\$ 289
FUND BALANCE, BEGINNING (OCT 1, 2020)	(20,855)	(20,854)	(20,855)					
FUND BALANCE, ENDING	\$ (20,855)	\$ (20,854)	\$ (6,855)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 1,197	\$ (803)	59.85%	\$ 167	\$ 78	\$ (89)
Special Assmnts- Tax Collector	37,330	37,330	37,211	(119)	99.68%	-	-	-
Special Assmnts- Discounts	(1,493)	(1,493)	(1,389)	104	93.03%	-	-	-
TOTAL REVENUES	37,837	37,837	37,019	(818)	97.84%	167	78	(89)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	447	53	89.40%	42	-	42
FICA Taxes	38	38	34	4	89.47%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,984	(434)	128.00%	129	249	(120)
R&M-Gate	3,000	3,000	716	2,284	23.87%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	747	747	688	59	92.10%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	15,000	15,000	-	15,000	0.00%	-	-	-
Total Field	37,837	37,837	3,869	33,968	10.23%	591	249	342
TOTAL EXPENDITURES	37,837	37,837	3,869	33,968	10.23%	591	249	342
Excess (deficiency) of revenues Over (under) expenditures	-	-	33,150	33,150	0.00%	(424)	(171)	253
Net change in fund balance	\$ -	\$ -	\$ 33,150	\$ 33,150	0.00%	\$ (424)	\$ (171)	\$ 253
FUND BALANCE, BEGINNING (OCT 1, 2020)	343,163	343,163	343,163					
FUND BALANCE, ENDING	\$ 343,163	\$ 343,163	\$ 376,313					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,500	\$ 2,500	\$ 679	\$ (1,821)	27.16%	\$ 208	\$ 40	\$ (168)
Special Assmnts- Tax Collector	18,713	18,713	18,654	(59)	99.68%	-	-	-
Special Assmnts- Discounts	(749)	(749)	(696)	53	92.92%	-	-	-
TOTAL REVENUES	20,464	20,464	18,637	(1,827)	91.07%	208	40	(168)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	419	81	83.80%	42	-	42
FICA Taxes	38	38	32	6	84.21%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,577	(27)	101.74%	129	214	(85)
R&M-Gate	2,000	2,000	300	1,700	15.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	374	374	345	29	92.25%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	4,000	4,000	-	4,000	0.00%	-	-	-
Total Field	20,464	20,464	2,673	17,791	13.06%	508	214	294
TOTAL EXPENDITURES	20,464	20,464	2,673	17,791	13.06%	508	214	294
Excess (deficiency) of revenues Over (under) expenditures	-	-	15,964	15,964	0.00%	(300)	(174)	126
Net change in fund balance	\$ -	\$ -	\$ 15,964	\$ 15,964	0.00%	\$ (300)	\$ (174)	\$ 126
FUND BALANCE, BEGINNING (OCT 1, 2020)	175,769	175,769	175,769					
FUND BALANCE, ENDING	\$ 175,769	\$ 175,769	\$ 191,733					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ 2,500	\$ 2,500	\$ 987	\$ (1,513)	39.48%	\$ 208	\$ 53	\$ (155)
Special Assmnts- Tax Collector	17,947	17,947	17,890	(57)	99.68%	-	-	-
Special Assmnts- Discounts	(718)	(718)	(668)	50	93.04%	-	-	-
TOTAL REVENUES	19,729	19,729	18,209	(1,520)	92.30%	208	53	(155)
<u>EXPENDITURES</u>								
Field								
Payroll-Village Gate Personnel	500	500	494	6	98.80%	42	-	42
FICA Taxes	38	38	38	-	100.00%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,674	(124)	108.00%	129	219	(90)
R&M-Gate	2,000	2,000	622	1,378	31.10%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	359	359	331	28	92.20%	-	-	-
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	19,729	19,729	3,159	16,570	16.01%	508	219	289
TOTAL EXPENDITURES	19,729	19,729	3,159	16,570	16.01%	508	219	289
Excess (deficiency) of revenues Over (under) expenditures	-	-	15,050	15,050	0.00%	(300)	(166)	134
Net change in fund balance	\$ -	\$ -	\$ 15,050	\$ 15,050	0.00%	\$ (300)	\$ (166)	\$ 134
FUND BALANCE, BEGINNING (OCT 1, 2020)	242,093	242,093	242,093					
FUND BALANCE, ENDING	\$ 242,093	\$ 242,093	\$ 257,143					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,500	\$ 2,500	\$ 866	\$ (1,634)	34.64%	\$ 208	\$ 50	\$ (158)
Special Assmnts- Tax Collector	19,511	19,511	19,449	(62)	99.68%	-	-	-
Special Assmnts- Discounts	(780)	(780)	(726)	54	93.08%	-	-	-
TOTAL REVENUES	21,231	21,231	19,589	(1,642)	92.27%	208	50	(158)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	480	20	96.00%	42	-	42
FICA Taxes	38	38	37	1	97.37%	3	-	3
Communication - Telephone & WiFi	1,300	1,300	1,523	(223)	117.15%	108	219	(111)
R&M-Gate	2,000	2,000	1,388	612	69.40%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	390	390	360	30	92.31%	-	-	-
Misc-Contingency	-	-	43	(43)	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	-	-	-
Total Field	21,230	21,230	3,831	17,399	18.05%	487	219	268
TOTAL EXPENDITURES	21,230	21,230	3,831	17,399	18.05%	487	219	268
Excess (deficiency) of revenues Over (under) expenditures	1	1	15,758	15,757	0.00%	(279)	(169)	110
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1	\$ 1	\$ 15,758	\$ 15,757	0.00%	\$ (279)	\$ (169)	\$ 110
FUND BALANCE, BEGINNING (OCT 1, 2020)	224,406	224,406	224,406					
FUND BALANCE, ENDING	\$ 224,407	\$ 224,407	\$ 240,164					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ 3,000	\$ 3,000	\$ 1,025	\$ (1,975)	34.17%	\$ 250	\$ 57	\$ (193)
Special Assmnts- Tax Collector	19,245	19,245	19,184	(61)	99.68%	-	-	-
Special Assmnts- Discounts	(770)	(770)	(716)	54	92.99%	-	-	-
TOTAL REVENUES	21,475	21,475	19,493	(1,982)	90.77%	250	57	(193)
<u>EXPENDITURES</u>								
Field								
Payroll-Village Gate Personnel	500	500	402	98	80.40%	42	-	42
FICA Taxes	38	38	31	7	81.58%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,591	(41)	102.65%	129	219	(90)
R&M-Gate	2,000	2,000	300	1,700	15.00%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	385	385	355	30	92.21%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Total Field	21,475	21,475	2,679	18,796	12.47%	508	219	289
TOTAL EXPENDITURES	21,475	21,475	2,679	18,796	12.47%	508	219	289
Excess (deficiency) of revenues Over (under) expenditures	-	-	16,814	16,814	0.00%	(258)	(162)	96
Net change in fund balance	\$ -	\$ -	\$ 16,814	\$ 16,814	0.00%	\$ (258)	\$ (162)	\$ 96
FUND BALANCE, BEGINNING (OCT 1, 2020)	258,007	258,007	258,007					
FUND BALANCE, ENDING	\$ 258,007	\$ 258,007	\$ 274,821					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 5,000	\$ 1,899	\$ (3,101)	37.98%	\$ 417	\$ 109	\$ (308)
Special Assmnts- Tax Collector	40,522	40,522	40,393	(129)	99.68%	-	-	-
Special Assmnts- Discounts	(1,621)	(1,621)	(1,508)	113	93.03%	-	-	-
Other Miscellaneous Revenues	-	-	3,695	3,695	0.00%	-	-	-
TOTAL REVENUES	43,901	43,901	44,479	578	101.32%	417	109	(308)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	500	500	500	-	100.00%	42	-	42
FICA Taxes	38	38	38	-	100.00%	3	-	3
Communication - Telephone & WiFi	1,550	1,550	1,523	27	98.26%	129	219	(90)
R&M-Gate	2,000	2,000	6,603	(4,603)	330.15%	167	-	167
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	810	810	747	63	92.22%	-	-	-
Reserve - Roadways	22,000	22,000	-	22,000	0.00%	-	-	-
Reserve - Sidewalks	15,000	15,000	-	15,000	0.00%	-	-	-
Total Field	43,900	43,900	9,411	34,489	21.44%	508	219	289
Landscape Services								
R&M-Landscape Renovations	-	-	10,772	(10,772)	0.00%	-	-	-
Total Landscape Services	-	-	10,772	(10,772)	0.00%	-	-	-
TOTAL EXPENDITURES	43,900	43,900	20,183	23,717	45.97%	508	219	289
Excess (deficiency) of revenues								
Over (under) expenditures	1	1	24,296	24,295	0.00%	(91)	(110)	(19)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1	\$ 1	\$ 24,296	\$ 24,295	0.00%	\$ (91)	\$ (110)	\$ (19)
FUND BALANCE, BEGINNING (OCT 1, 2020)	499,887	499,887	499,887					
FUND BALANCE, ENDING	\$ 499,888	\$ 499,888	\$ 524,183					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,612	5,612	5,594	(18)	99.68%	-	-	-
Special Assmnts- Discounts	(225)	(225)	(209)	16	92.89%	-	-	-
TOTAL REVENUES	5,387	5,387	5,385	(2)	99.96%	-	-	-
<u>EXPENDITURES</u>								
Field								
Communication - Telephone & WiFi	850	850	698	152	82.12%	71	74	(3)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
Misc-Assessment Collection Cost	112	112	103	9	91.96%	-	-	-
Reserve - Sidewalks	2,425	2,425	-	2,425	0.00%	-	-	-
Total Field	5,387	5,387	801	4,586	14.87%	238	74	164
TOTAL EXPENDITURES	5,387	5,387	801	4,586	14.87%	238	74	164
Excess (deficiency) of revenues Over (under) expenditures	-	-	4,584	4,584	0.00%	(238)	(74)	164
Net change in fund balance	\$ -	\$ -	\$ 4,584	\$ 4,584	0.00%	\$ (238)	\$ (74)	\$ 164
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	-					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 4,584					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,020	6,020	6,001	(19)	99.68%	-	-	-
Special Assmnts- Discounts	(241)	(241)	(224)	17	92.95%	-	-	-
Other Miscellaneous Revenues	-	-	331	331	0.00%	-	-	-
TOTAL REVENUES	5,779	5,779	6,108	329	105.69%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	850	758	92	89.18%	71	69	2
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
Misc-Assessment Collection Cost	120	120	111	9	92.50%	-	-	-
Reserve - Sidewalks	2,809	2,809	-	2,809	0.00%	-	-	-
Total Field	5,779	5,779	869	4,910	15.04%	238	69	169
TOTAL EXPENDITURES	5,779	5,779	869	4,910	15.04%	238	69	169
Excess (deficiency) of revenues Over (under) expenditures	-	-	5,239	5,239	0.00%	(238)	(69)	169
Net change in fund balance	\$ -	\$ -	\$ 5,239	\$ 5,239	0.00%	\$ (238)	\$ (69)	\$ 169
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	-					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 5,239					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 800	\$ 800	\$ 19	\$ (781)	2.38%	\$ 67	\$ 1	\$ (66)
Special Assmnts- Tax Collector	645,130	645,130	643,079	(2,051)	99.68%	-	-	-
Special Assmnts- Discounts	(25,805)	(25,805)	(24,003)	1,802	93.02%	-	-	-
TOTAL REVENUES	620,125	620,125	619,095	(1,030)	99.83%	67	1	(66)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,903	12,903	11,894	1,009	92.18%	-	-	-
Total Field	12,903	12,903	11,894	1,009	92.18%	-	-	-
Debt Service								
Principal Debt Retirement	310,000	310,000	310,000	-	100.00%	-	-	-
Principal Prepayments	-	-	10,000	(10,000)	0.00%	-	-	-
Interest Expense	295,915	295,915	295,818	97	99.97%	-	-	-
Total Debt Service	605,915	605,915	615,818	(9,903)	101.63%	-	-	-
TOTAL EXPENDITURES	618,818	618,818	627,712	(8,894)	101.44%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	1,307	1,307	(8,617)	(9,924)	0.00%	67	1	(66)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(8)	(8)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	1,307	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,307	-	(8)	(8)	0.00%	-	(1)	(1)
Net change in fund balance	\$ 1,307	\$ 1,307	\$ (8,625)	\$ (9,932)	0.00%	\$ 67	\$ -	\$ (67)
FUND BALANCE, BEGINNING (OCT 1, 2020)	307,083	307,083	307,083					
FUND BALANCE, ENDING	\$ 308,390	\$ 308,390	\$ 298,458					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-21 BUDGET	SEP-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 204	\$ 204	0.00%	\$ -	\$ 12	\$ 12
TOTAL REVENUES	-	-	204	204	0.00%	-	12	12
<u>EXPENDITURES</u>								
<u>Construction In Progress</u>								
Construction in Progress	-	-	2,619,252	(2,619,252)	0.00%	-	-	-
Total Construction In Progress	-	-	2,619,252	(2,619,252)	0.00%	-	-	-
TOTAL EXPENDITURES	-	-	2,619,252	(2,619,252)	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	(2,619,048)	(2,619,048)	0.00%	-	12	12
<u>OTHER FINANCING SOURCES (USES)</u>								
Interfund Transfer - In	-	-	8	8	0.00%	-	1	1
TOTAL FINANCING SOURCES (USES)	-	-	8	8	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (2,619,040)	\$ (2,619,040)	0.00%	\$ -	\$ 13	\$ 13
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	5,290,525					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,671,485					

MEADOW POINTE II
Community Development District

Supporting Schedules

September 30, 2021

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed Fund Assessments
					O&M Assessments	Trash Assessments	
Assessments levied in FY 2021				\$ 2,678,485	\$ 1,581,016	\$ 151,330	\$ 41,856
Allocation %				100.0%	59.0%	5.6%	1.6%
11/06/20	\$ 25,052	\$ 1,342	\$ 511	\$ 26,906	\$ 15,882	\$ 1,520	\$ 420
11/16/20	127,320	5,413	2,598	135,332	79,882	7,646	2,115
11/25/20	175,306	7,454	3,578	186,337	109,988	10,528	2,912
12/10/20	480,839	20,444	9,813	511,096	301,682	28,876	7,987
12/10/20	1,372,137	58,339	28,003	1,458,479	860,889	82,402	22,791
12/18/20	105,410	4,367	2,151	111,928	66,067	6,324	1,749
12/30/20	41,614	1,434	849	43,898	25,911	2,480	686
01/11/21	26,561	835	542	27,938	16,491	1,578	437
02/09/21	29,522	654	602	30,779	18,168	1,739	481
03/09/21	30,650	346	7	31,003	18,300	1,752	484
04/07/21	71,219	8	0	71,228	42,043	4,024	1,113
05/11/21	18,865	(479)	385	18,772	11,080	1,061	293
06/04/21	4,728	(141)	94	4,681	2,763	264	73
06/09/21	11,708	(363)	249	11,595	6,844	655	181
TOTAL	\$ 2,520,933	\$ 99,656	\$ 49,383	\$ 2,669,972	\$ 1,575,991	\$ 150,849	\$ 41,723
% COLLECTED				99.68%	99.68%	99.68%	99.68%
TOTAL OUTSTANDING				\$ 8,513	\$ 5,025	\$ 481	\$ 133

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

ALLOCATION BY FUND							
Date Received	003 Charlesworth Fund Assessments	004 Colehaven Fund Assessments	005 Covina Key Fund Assessments	006 Glenham Fund Assessments	007 Iverson Fund Assessments	008 Lettingwell Fund Assessments	009 Longleaf Fund Assessments
Assessments levied in FY 2021	\$ 21,107	\$ 6,819	\$ 19,245	\$ 8,428	\$ 21,027	\$ 17,628	\$ 37,330
Allocation %	0.8%	0.3%	0.7%	0.3%	0.8%	0.7%	1.4%
11/06/20	\$ 212	\$ 68	\$ 193	\$ 85	\$ 211	\$ 177	\$ 375
11/16/20	1,066	345	972	426	1,062	891	1,886
11/25/20	1,468	474	1,339	586	1,463	1,226	2,597
12/10/20	4,028	1,301	3,672	1,608	4,012	3,364	7,123
12/10/20	11,493	3,713	10,479	4,589	11,450	9,599	20,327
12/18/20	882	285	804	352	879	737	1,560
12/30/20	346	112	315	138	345	289	612
01/11/21	220	71	201	88	219	184	389
02/09/21	243	78	221	97	242	203	429
03/09/21	244	79	223	98	243	204	432
04/07/21	561	181	512	224	559	469	993
05/11/21	148	48	135	59	147	124	262
06/04/21	37	12	34	15	37	31	65
06/09/21	91	30	83	36	91	76	162
TOTAL	\$ 21,040	\$ 6,797	\$ 19,184	\$ 8,401	\$ 20,960	\$ 17,572	\$ 37,211
% COLLECTED	99.68%	99.68%	99.68%	99.68%	99.68%	99.68%	99.68%
TOTAL OUTSTANDING	\$ 67	\$ 22	\$ 61	\$ 27	\$ 67	\$ 56	\$ 119

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

ALLOCATION BY FUND								
Date Received	010 Manor Isle Fund Assessments	011 Sedgwick Fund Assessments	012 Tullamore Fund Assessments	013 Vermillion Fund Assessments	014 Wrencrest Fund Assessments	015 Deer Run Fund Assessments	016 Morning Fund Assessments	2018 DS Fund Assessment
Assessments levied in FY 2021	\$ 18,713	\$ 17,947	\$ 19,511	\$ 19,245	\$ 40,522	\$ 5,612	\$ 6,020	\$ 645,130
Allocation %	0.7%	0.7%	0.7%	0.7%	1.5%	0.2%	0.2%	24.1%
11/06/20	\$ 188	\$ 180	\$ 196	\$ 193	\$ 407	\$ 56	\$ 60	\$ 6,480
11/16/20	945	907	986	972	2,047	284	304	32,596
11/25/20	1,302	1,249	1,357	1,339	2,819	390	419	44,881
12/10/20	3,571	3,425	3,723	3,672	7,732	1,071	1,149	123,101
12/10/20	10,190	9,772	10,624	10,479	22,065	3,056	3,278	351,284
12/18/20	782	750	815	804	1,693	235	252	26,959
12/30/20	307	294	320	315	664	92	99	10,573
01/11/21	195	187	204	201	423	59	63	6,729
02/09/21	215	206	224	221	466	64	69	7,413
03/09/21	217	208	226	223	469	65	70	7,467
04/07/21	498	477	519	512	1,078	149	160	17,156
05/11/21	131	126	137	135	284	39	42	4,521
06/04/21	33	31	34	34	71	10	11	1,127
06/09/21	81	78	84	83	175	24	26	2,793
TOTAL	\$ 18,654	\$ 17,890	\$ 19,449	\$ 19,184	\$ 40,393	\$ 5,594	\$ 6,001	\$ 643,079
% COLLECTED	99.68%	99.68%	99.68%	99.68%	99.68%	99.68%	99.68%	99.68%
TOTAL OUTSTANDING	\$ 59	\$ 57	\$ 62	\$ 61	\$ 129	\$ 18	\$ 19	\$ 2,050

**Cash and Investment Balances
September 30, 2021**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$11,842
Operating Checking Account	Bank United	Checking Account	n/a	n/a	\$1,061,284
				Subtotal	\$1,073,126
Money Market	BankUnited	Money Market	n/a	0.20%	\$4,967,205
				Subtotal	\$4,967,205
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,671,485
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	0.02%	\$151,605
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	0.02%	\$146,771
				Subtotal	\$2,969,862
				Total	\$9,010,193

Aqua Pool & Spa Renovators
September 30, 2021

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

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

Settlements
September 30, 2021

DEED RESTRICTION REINFORCEMENT FUND 002

<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>CHECK#</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
01/25/21	\$ 475.00	117102	University Realty Fine Payment	University Realty Fine Payment
03/16/21	\$ 375.00	1629	Alexandra Williamson	DRVC Fine Payment
03/16/21	\$ 1,000.00	124661	Progress Residential	DRVC Fine Payment
05/07/21	\$ 75.00	Cash	Rob Signoretti	DRVC Fine Payment
05/10/21	\$ 248.57	19-255522503	Elad Hamo	DRVC Fine Payment
05/21/21	\$ 75.00	Cash	Li Zhaomina	DRVC Fine Payment
06/08/21	\$ 248.57	19-255684463	5601 S Lansing Coury	DRVC Fine Payment
06/10/21	\$ 950.00	Cash	Joseph Baccam	DRVC Fine Payment
06/14/21	\$ 175.00	1395671	American Homes 4 Rent - 1443 Baythorn	DRVC Fine Payment
06/24/21	\$ 4,010.00	199281	Insured Title Agency - 30501 Wrencrest Drive	DRVC Fine Payment
07/20/21	\$ 248.57	19-255805717	Elad Hamo	DRVC Fine Payment
08/02/21	\$ 550.00	1489884	American Homes 4 Rent - 1443 Baythorn	DRVC Fine Payment
08/11/21	\$ 175.00	1135	Teia Pettway - 2020-129	DRVC Fine Payment
08/19/21	\$ 248.57	19-288007181	30840 Wooley Court	DRVC Fine Payment
09/01/21	\$ 248.57	19-287899874	Elad Ben Hamo	DRVC Fine Payment
Total Settlements	\$ 9,102.85			

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity Through September 30, 2021

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,444
Debt Service Reserve Fund Transfer		\$ 4,042
Total Source of Funds:		\$ 67,486
Use of Funds:		
Disbursements:	To Vendors	\$ 4,693,809
Net Available Amount to Spend in Project Fund Account at September 30, 2021		\$ 2,671,485

MEADOW POINTE II
Community Development District

Approval of Invoices

September 30, 2021

Invoice Summary

Posting Date	Invoice #	Vendor	Description	Amount
11/4/2020	25321	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 4,152.70
11/4/2020	25322	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 668.10
12/3/2020	25415	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 3,078.10
12/3/2020	24513	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 248.90
1/7/2021	90	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 2,187.70
1/7/2021	89	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 720.50
02/04/21	165	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 3,662.68
02/04/21	164	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 157.20
03/04/21	350	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 4,435.58
03/04/21	349	Persson, Cohen & Mooney P.A.	DRC Matters	\$ 576.40
03/08/21	74364	Bryant Miller Olive	Suncoast Daycare Matter	\$ 172.50
04/07/21	450	Persson, Cohen & Mooney P.A.	DRC Matters	\$ 550.20
04/07/21	451	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 1,768.50
05/04/21	564	Persson, Cohen & Mooney P.A.	DRC Matters	\$ 340.60
05/04/21	565	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 1,572.00
06/03/21	641	Persson, Cohen & Mooney P.A.	DRC Matters	\$ 602.60
06/03/21	642	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 2,882.00
07/01/21	779	Persson, Cohen & Mooney P.A.	DRC Matters	\$ 183.40
07/01/21	780	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 3,137.86
08/03/21	922	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 157.20
08/03/21	923	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 1,894.78
09/02/21	1055	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 117.90
09/02/21	1056	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 4,493.30
				<u>\$ 37,688.20</u>

**INVOICE**

Invoice # 1055
 Date: 09/02/2021
 Due On: 10/02/2021

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$157.20	+ \$117.90)- (\$0.00) = \$275.10

MEADOWPT.HOA**Covenant matters**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	08/04/2021	E-mail exchange w/John Picarelli re: continued pursuit of covenant violations	0.20	\$262.00	\$52.40
Service	KF	08/17/2021	Update Status Report for covenant violations; e-mail to Supervisors transmitting same	0.25	\$262.00	\$65.50
Subtotal						\$117.90
Total						\$117.90

Detailed Statement of Account**Other Invoices**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
922	09/02/2021	\$157.20	\$0.00	\$157.20

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

1055	10/02/2021	\$117.90	\$0.00	\$117.90
				Outstanding Balance
				\$275.10
				Total Amount Outstanding
				\$275.10

Please make all amounts payable to: Persson, Cohen & Mooney, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

Payment is due 30 days from receipt of this invoice. Thank you.

**INVOICE**

Invoice # 1056
Date: 09/02/2021
Due On: 10/02/2021

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,894.78	+ \$4,493.30)- (\$0.00) = \$6,388.08

MEADOWPTE**CDD Matters**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RAK	08/02/2021	Receipt of voicemail and e-mail correspondence from General Counsel for Frontier regarding the relocation of the lines. Follow up telephone conference, and e-mail correspondence to the client regarding same.	0.50	\$262.00	\$131.00
Service	AC	08/02/2021	Tele-conv. with special counsel re: potential settlement of clubhouse litigation. Exchange e-mails with Supervisor Picarelli and revise letter to homeowners re: easement encroachments. Exchange e-mails re: Frontier relocation of lines. Tele-conv. with Anand Vihar counsel re: O&M assessments and confer with Elizabeth Moore. Follow-up on status of Tullamore parking Agreement. Prepare for 8/4 meeting with Pasco County Attorney and special counsel to discuss Wrencrest litigation.	2.00	\$262.00	\$524.00
Service	AC	08/04/2021	Travel to Port Richey and meet with special counsel and Pasco County Attorney to discuss Wrencrest litigation and settlement options. Tele-conv. with Chair post meeting and e-mail to Board. Prepare for and attend teams meeting with District management to discuss Anand Vihar assessments. Review e-mail from Bob Nanni re: Anand Vihar and	6.25	\$262.00	\$1,637.50

provide comments.

Service	RAK	08/04/2021	Receipt and review of e-mail correspondence requesting any updates on the Frontier relocation issue, and preparation of response.	0.20	\$262.00	\$52.40
Service	AC	08/05/2021	Review e-mailed information regarding potential subrogation claim from Frontier and exchange e-mails with Brad Foran and Sheila Diaz.	0.25	\$262.00	\$65.50
Service	AC	08/06/2021	Review clubhouse litigation summary provided by special counsel. Tele-conv. with Chair re: pending items.	0.75	\$262.00	\$196.50
Service	AC	08/10/2021	Review deposition summaries from clubhouse litigation. Review e-mails re: coordination of conference call for Anand Vihar. Review information from Brad Foran re: alleged damages advanced by Frontier.	0.75	\$262.00	\$196.50
Service	AC	08/11/2021	Review agenda package for 8/18 CDD meeting. Review e-mail exchange regarding Anand Vihar assessments. Exchange e-mails with special counsel re: settlement of pending litigation re: clubhouse stabbing.	1.00	\$262.00	\$262.00
Service	AC	08/12/2021	Exchange e-mails re: Anand Vihar assessments. Exchange e-mails with special counsel and contact Chair re: clubhouse litigation settlement.	0.75	\$262.00	\$196.50
Service	RAK	08/12/2021	Receipt and review of e-mail correspondence regarding next week's meeting.	0.10	\$262.00	\$26.20
Service	AC	08/13/2021	Brief tele-conv. with Chair and follow-up with Tullamore counsel re: parking agreement.	0.25	\$262.00	\$65.50
Service	AC	08/19/2021	Review summary from 8/18 CDD meeting. Exchange e-mails with District Manager re: pending items. Follow up with Pasco County Attorney re: Wrencrest litigation.	0.25	\$262.00	\$65.50
Service	AC	08/20/2021	Tele-conv. with Tullamore HOA counsel. Exchange e-mails re: coordination of CDD/ Tullamore HOA meeting.	0.50	\$262.00	\$131.00
Service	AC	08/23/2021	Brief research. Review and respond to e-mail from Sheila Diaz re: temperature checks at clubhouse. Tele-conv. with Dana Sanchez re: security tape policy. Exchange e-mails with Pasco County Attorney's office and initial review of e-mailed information re:	1.00	\$262.00	\$262.00

traffic study for Wrencrest. Exchange e-mails with District Manager re: coordination of meeting with Tullamore HOA.						
Service	AC	08/26/2021	Review security tape policy prepared by associate counsel and forward to management for review. Review and reply to e-mail re: Tullamore towing issues.	0.50	\$262.00	\$131.00
Service	LD	08/26/2021	Prepare policy for security video/footage	1.60	\$262.00	\$419.20
Service	AC	08/30/2021	Forward security tape policy to Board. Exchange e-mails with District Manager re: pending items.	0.25	\$262.00	\$65.50
Service	AC	08/31/2021	Exchange e-mails with Sheila Diaz re: pending items.	0.25	\$262.00	\$65.50
					Subtotal	\$4,493.30
					Total	\$4,493.30

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
923	09/02/2021	\$1,894.78	\$0.00	\$1,894.78

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1056	10/02/2021	\$4,493.30	\$0.00	\$4,493.30
Outstanding Balance				\$6,388.08
Total Amount Outstanding				\$6,388.08

Please make all amounts payable to: Persson, Cohen & Mooney, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

Payment is due 30 days from receipt of this invoice. Thank you.

TENTH ORDER OF BUSINESS

10A



October 12, 2021

Bob Nanni, District Manager
Meadow Pointe II Community Development District
c/o Inframark
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, FL 33544

**RE: MEADOW POINTE II CDD
ANAND VIHAR
NOTICE OF LOT COMBINATIONS AND REQUEST FOR UNIT RE-ALLOCATION**

Dear Bob,

This correspondence has been prepared and is being sent on behalf of Anand Vihar LLC, a Florida limited liability company (the “Developer”), the developer of the Anand Vihar residential subdivision, including all of the residential units included in the Plat of Anand Vihar, as recorded in Plat Book 74, Page 54, of the public records of Pasco County, Florida (“Phase 1”) and the Plat of Anand Vihar Phase 2, as recorded in Plat Book 76, Page 107, of the public records of Pasco County, Florida (“Phase 2”) (collectively “Anand Vihar”), all of which is a part of the Meadow Pointe II Community Development District (“the “CDD”).

Last fall, the Developer has obtained approval from the Pasco County Property Appraiser for the reconfiguration of several residential lots or parcels within Anand Vihar pursuant to which the following parcels (the “Removed Parcels”) have been combined and merged into the respective adjacent parcels (the “Adjacent Parcels”) as follows (the “Lot Combinations”):

Phase	Removed Parcel	One-Half Merged Into Parcel:	One-Half Merged Into Parcel:
Phase 1	32-26-20-0230-01400-0020	32-26-20-0230-01400-0010	32-26-20-0230-01400-0030
Phase 1	32-26-20-0230-01500-0020	32-26-20-0230-01500-0010	32-26-20-0230-01500-0030
Phase 1	32-26-20-0230-02000-0020	32-26-20-0230-02000-0010	32-26-20-0230-02000-0030
Phase 1	32-26-20-0230-02400-0020	32-26-20-0230-02400-0010	32-26-20-0230-02400-0030
Phase 1	32-26-20-0230-02600-0020	32-26-20-0230-02600-0010	32-26-20-0230-02600-0030
Phase 1	32-26-20-0230-02700-0020	32-26-20-0230-02700-0010	32-26-20-0230-02700-0030
Phase 1	32-26-20-0230-02900-0020	32-26-20-0230-02900-0010	32-26-20-0230-02900-0030
Phase 1	32-26-20-0230-03100-0020	32-26-20-0230-03100-0010	32-26-20-0230-03100-0030
Phase 2	32-26-20-0240-01B00-0020	32-26-20-0240-01B00-0010	32-26-20-0240-01B00-0030
Phase 2	32-26-20-0240-02A00-0020	32-26-20-0240-02A00-0010	32-26-20-0240-02A00-0030
Phase 2	32-26-20-0240-02B00-0020	32-26-20-0240-02B00-0010	32-26-20-0240-02B00-0030
Phase 2	32-26-20-0240-04B00-0020	32-26-20-0240-04B00-0010	32-26-20-0240-04B00-0030

A copy of the complete Lot Combination submittal package (including the recorded Unity of Title Affidavits) is enclosed herewith.

The affected lots or parcels described above were generally smaller in land area than other lots or parcels within Anand Vihar and the combination of such lots and parcels has resulted in a better overall development plan for Anand Vihar. Prior to the Lot Combinations, Anand Vihar consisted of a total of

180 residential units, comprised of 156 townhome lots or parcels and 24 condominium units. Subsequent to the Lot Combinations, Anand Vihar now consists of a total of 168 residential units, comprised of 144 townhome lots or parcels and 24 condominium units. While the townhome lots or parcels do vary somewhat in size, no lot or parcel enjoys a “greater” benefit from the CDD.

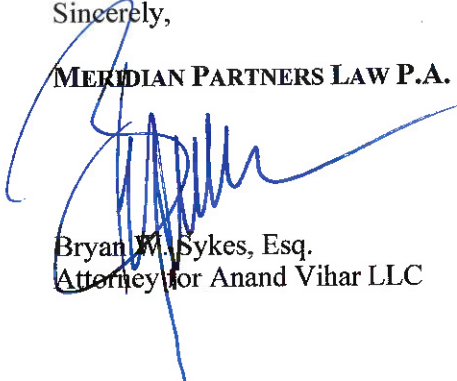
In combining and merging the lots and parcels, as set forth above, it was the Developer’s intention that the CDD assessments and fees that were previously allocated to the Removed Parcels be re-allocated over all remaining townhome parcels in Anand Vihar, rather than being re-allocated only to the respective Adjacent Parcels. In other words, from a fairness and reasonableness perspective, the combination of the above-described Lots and Parcels should be treated and considered, for all intents and purposes, as a reduction in the overall number of Lots and Parcels within the CDD and the assessments and fees should likewise be reallocated to all parcels within Anand Vihar such that no Lot or Parcel owner pays any greater or lesser amount than other Lot or Parcel owners within Anand Vihar.

Please accept this correspondence as my client’s formal written request to be placed on the agenda for the October 20, 2021 meeting of the Meadow Point II Community Development District Board of Supervisors, for consideration of the re-allocation of CDD assessments and fees costs associated with the Removed Parcels over all remaining 144 townhome units within Anand Vihar, as described above, such that all Parcels are equally assessed for calendar year 2022 and future years.

Thank you for your assistance, and should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

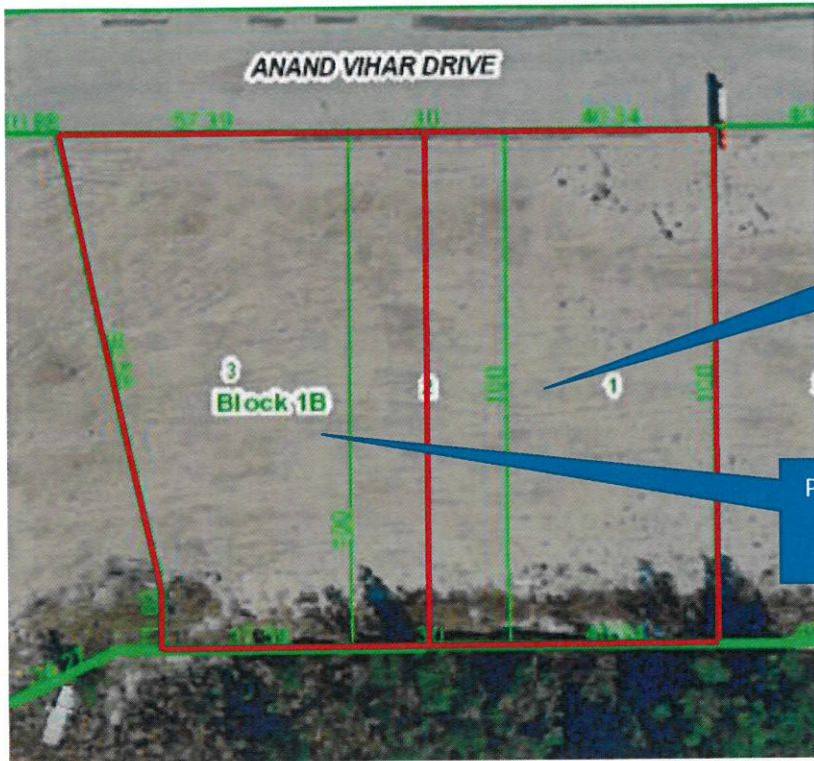
MERIDIAN PARTNERS LAW P.A.



Bryan M. Sykes, Esq.
Attorney for Anand Vihar LLC

cc: Santosh Govindaraju

Block	Lot	PIN	Address
Block 2A	Lot 1	32-26-20-0240-02A00-0010	29938 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 2A	Lot 2	32-26-20-0240-02A00-0020	29932 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 2A	Lot 3	32-26-20-0240-02A00-0030	29926 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 2B	Lot 1	32-26-20-0240-02B00-0010	29912 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 2B	Lot 2	32-26-20-0240-02B00-0020	29906 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 2B	Lot 3	32-26-20-0240-02B00-0030	29900 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 4B	Lot 1	32-26-20-0240-04B00-0010	29821 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 4B	Lot 2	32-26-20-0240-04B00-0020	29825 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 4B	Lot 3	32-26-20-0240-04B00-0030	29829 ANAND VIHAR DRIVE, WESLEY CHAPEL, FL 33543
Block 14	Lot 1	32-26-20-0230-01400-0010	30058 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 14	Lot 2	32-26-20-0230-01400-0020	30052 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 14	Lot 3	32-26-20-0230-01400-0030	30046 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 15	Lot 1	32-26-20-0230-01500-0010	30030 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 15	Lot 2	32-26-20-0230-01500-0020	30024 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 15	Lot 3	32-26-20-0230-01500-0030	30018 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 20	Lot 1	32-26-20-0230-02000-0010	29867 YAMUNA WAY, WESLEY CHAPEL, FL 33543
Block 20	Lot 2	32-26-20-0230-02000-0020	29873 YAMUNA WAY, WESLEY CHAPEL, FL 33543
Block 20	Lot 3	32-26-20-0230-02000-0030	29881 YAMUNA WAY, WESLEY CHAPEL, FL 33543
Block 24	Lot 1	32-26-20-0230-02400-0010	29947 YAMUNA WAY, WESLEY CHAPEL, FL 33543
Block 24	Lot 2	32-26-20-0230-02400-0020	29953 YAMUNA WAY, WESLEY CHAPEL, FL 33543
Block 24	Lot 3	32-26-20-0230-02400-0030	29955 YAMUNA WAY, WESLEY CHAPEL, FL 33543
Block 26	Lot 1	32-26-20-0230-02600-0010	29988 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 26	Lot 2	32-26-20-0230-02600-0020	29980 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 26	Lot 3	32-26-20-0230-02600-0030	29974 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 27	Lot 1	32-26-20-0230-02700-0010	29962 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 27	Lot 2	32-26-20-0230-02700-0020	29950 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 27	Lot 3	32-26-20-0230-02700-0030	29944 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 29	Lot 1	32-26-20-0230-02900-0010	29908 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 29	Lot 2	32-26-20-0230-02900-0020	29904 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 29	Lot 3	32-26-20-0230-02900-0030	29900 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 31	Lot 1	32-26-20-0230-03100-0010	29852 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 31	Lot 2	32-26-20-0230-03100-0020	29844 GANGA WAY, WESLEY CHAPEL, FL 33543
Block 31	Lot 3	32-26-20-0230-03100-0030	29838 GANGA WAY, WESLEY CHAPEL, FL 33543



Proposed Lot 1 Block 1B
+ Eastern ½ of Lot 2
Block 1B

Proposed Lot 3 Block 1B
+ Western ½ of Lot 2
Block 1B



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-03100-0010 (Lot 1, Block 31)	29852 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-03100-0020 (Lot 2, Block 31)	29844 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 31 and the Eastern 1/2 of Lot 2, Block 31 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- | | |
|---|---|
| • Is Title (Ownership) the same for each parcel? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are Real Estate Taxes current? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels in the same Tax Area | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels contiguous (touching) to each other? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's **taxpaying convenience only**; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: 

Date: 7/31/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-03100-0030 (Lot 3, Block 31)	29838 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-03100-0020 (Lot 2, Block 31)	29844 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 31 and the Western 1/2 of Lot 2, Block 31 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel? Yes ☒ No ☐
- Are Real Estate Taxes current? Yes ☒ No ☐
- Are both parcels in the same Tax Area? Yes ☒ No ☐
- Are both parcels contiguous (touching) to each other? Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: _____

Date: 7/31/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-03100-0010) and LOT 2, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-03100-0020);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the EASTERN 1/4 OF LOT 2, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof, and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness

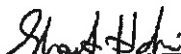

Witness

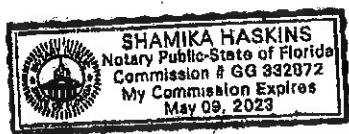
ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by **SANTOSH GOVINDARAJU**, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)


Notary Public, State of Florida
My commission expires: 5/9/23



Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 3, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-03100-0030) and LOT 2, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-03100-0020);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 3, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the WESTERN 1/4 OF LOT 2, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020

Santosh Govindaraju

Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: _____

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

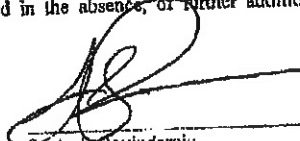
2. The Company is the owner of those certain platted lots more commonly known as LOT 3, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-03100-0030) and LOT 2, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-03100-0020);

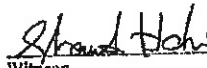
3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 3, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the WESTERN 1/4 OF LOT 2, BLOCK 31 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: _____



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-04B00-0010 (Lot 1, Block 4B)	29821 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-04B00-0020 (Lot 2, Block 4B)	29825 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 4B and the Southern 1/2 of Lot 2, Block 4B as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- | | |
|---|---|
| • Is Title (Ownership) the same for each parcel? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are Real Estate Taxes current? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels in the same Tax Area | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels contiguous (touching) to each other? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, A Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature:  Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-04B00-0030 (Lot 3, Block 4B)	29829 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-04B00-0020 (Lot 2, Block 2B)	29825 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 4B and the Northern 1/2 of Lot 2, Block 4B as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ **Split Property**

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ **Combine Property**

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel?
- Yes ☒ No ☐
- Are Real Estate Taxes current?
- Yes ☒ No ☐
- Are both parcels in the same Tax Area
- Yes ☒ No ☐
- Are both parcels contiguous (touching) to each other?
- Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's **taxpaying convenience only**; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: _____

Date: 7/31/2020Phone Number: (813) 230-7794Email Address: santosh@convergentcap.com

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Activity log # _____
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Fax to GIS Department 352-521-4480 or
 Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

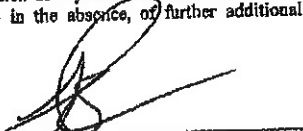
2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-04B00-0010) and LOT 2, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-04B00-0020);


3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the SOUTHERN 1/4 OF LOT 2, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,


3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence, of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shant H
Notary Public, State of Florida
My commission expires: 5/19/23



Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

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2. The Company is the owner of those certain platted lots more commonly known as LOT 3, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-04B00-0030) and LOT 2, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-04B00-0028);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 3, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the NORTHERN 1/4 OF LOT 2, BLOCK 4B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020

Santosh Govindaraju

Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23





REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-01B00-0010 (Lot 1, Block 1B)	29972 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-01B00-0020 (Lot 2, Block 1B)	29964 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 1B and the Eastern 1/2 of Lot 2, Block 1B as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ **Split Property**

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ **Combine Property**

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel? Yes ☒ No ☐
- Are Real Estate Taxes current? Yes ☒ No ☐
- Are both parcels in the same Tax Area? Yes ☒ No ☐
- Are both parcels contiguous (touching) to each other? Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's **taxpaying convenience only**; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: _____

Date: 10/16/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
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Land O' Lakes, FL 34639
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Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-01B00-0030 (Lot 3, Block 1B)	29956 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-01B00-0020 (Lot 2, Block 1B)	29964 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 1B and the Western 1/2 of Lot 2, Block 1B as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ **Split Property**

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ **Combine Property**

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Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: [Signature] Date: 10/16/2020

Phone Number: (813) 238-7794 Email Address: santosh@convergentcap.com

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Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");
2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 1B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-01B00-0010) and LOT 2, BLOCK 1B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-01B00-0020);
3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 1B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the EASTERN 1/4 OF LOT 2, BLOCK 1B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,
3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: October 16, 2020

Santosh Govindaraju

Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 16th day of October 2020, by **SANTOSH GOVINDARAJU**, who (check one): ☒ is personally known to me; or
☐ produced _____ (type of identification) as identification.

(seal)



Kristina Adams
Notary Public, State of Florida

My commission expires: _____

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

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2. The Company is the owner of those certain platted lots more commonly known as LOT 3, BLOCK 1B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-01B00-0030) and LOT 2, BLOCK 1B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-01B00-0020);
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FURTHER AFFIANT SAYETH NOT.

Date: October 16, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 16 day of October 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or
☐ produced _____ (type of identification) as identification.

(seal)



Kristina Adams
Notary Public, State of Florida
My commission expires: _____



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02900-0010 (Lot 1, Block 29)	29908 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-02900-0020 (Lot 2, Block 29)	29904 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 29 and the Eastern 1/2 of Lot 2, Block 29 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- | | |
|---|---|
| • Is Title (Ownership) the same for each parcel? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are Real Estate Taxes current? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels in the same Tax Area | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels contiguous (touching) to each other? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

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Applicant Signature: _____

Date: 7/31/2020Phone Number: (813) 230-7794Email Address: santosh@convergentcap.com

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New Port Richey, FL 34654
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Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02900-0030 (Lot 3, Block 29)	29900 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-02900-0020 (Lot 2, Block 29)	29904 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 29 and the Western 1/2 of Lot 2, Block 29 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

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Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

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Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

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Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

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BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 29 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-02900-0010) and LOT 2, BLOCK 29 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-02900-0020);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 29 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the EASTERN 1/4 OF LOT 2, BLOCK 29 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 21, 2020

Santosh Govindaraju

Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

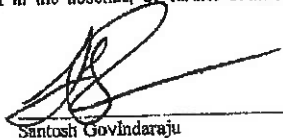
UNITY OF TITLE AFFIDAVIT

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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
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produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02700-0010 (Lot 1, Block 27)	29962 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-02700-0020 (Lot 2, Block 27)	29950 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 27 and the Eastern 1/2 of Lot 2, Block 27 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- | | |
|---|---|
| • Is Title (Ownership) the same for each parcel? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are Real Estate Taxes current? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels in the same Tax Area | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels contiguous (touching) to each other? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature:  Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02700-0030 (Lot 3, Block 27)	29944 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-02700-0020 (Lot 2, Block 27)	29950 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 27 and the Western 1/2 of Lot 2, Block 27 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.


☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

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Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature:  Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

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(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

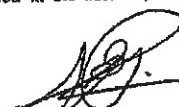
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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23



Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020

Santosh Govindaraju

Witness

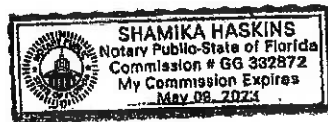
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produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02600-0010 (Lot 1, Block 26)	29988 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-02600-0020 (Lot 2, Block 26)	29980 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 26 and the Eastern 1/2 of Lot 2, Block 26 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption? Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.


☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel? Yes ☒ No ☐
- Are Real Estate Taxes current? Yes ☒ No ☐
- Are both parcels in the same Tax Area? Yes ☒ No ☐
- Are both parcels contiguous (touching) to each other? Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's **taxpaying convenience only**; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature:  Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02600-0030 (Lot 3, Block 26)	29974 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-02600-0020 (Lot 2, Block 26)	29980 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 26 and the Western 1/2 of Lot 2, Block 26 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

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Activity log # _____
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Prepared by and return to upon recording:

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UNITY OF TITLE AFFIDAVIT


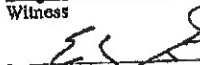
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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by **SANTOSH GOVINDARAJU**, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: _____

Prepared by and return to upon recording:

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Tampa, FL 33607

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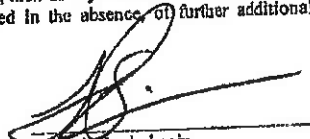
UNITY OF TITLE AFFIDAVIT

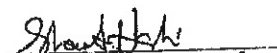
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Santosh Govindaraju


Witness


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STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 26 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02400-0010 (Lot 1, Block 24)	29947 Yamuna Way, Wesley Chapel, FL 33543
32-26-20-0230-02400-0020 (Lot 2, Block 24)	29953 Yamuna Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 24 and the Western 1/2 of Lot 2, Block 24 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

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- Are Real Estate Taxes current?
- Are both parcels in the same Tax Area
- Are both parcels contiguous (touching) to each other?

Yes ☒ No ☐

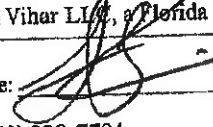
Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

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Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

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(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02400-0030 (Lot 3, Block 24)	29955 Yamuna Way, Wesley Chapel, FL 33543
32-26-20-0230-02400-0020 (Lot 2, Block 24)	29953 Yamuna Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 24 and the Eastern 1/2 of Lot 2, Block 24 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel?
- Are Real Estate Taxes current?
- Are both parcels in the same Tax Area
- Are both parcels contiguous (touching) to each other?

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: 

Date: 7/31/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
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Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 24 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-02400-0010) and LOT 2, BLOCK 24 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-02400-0020);

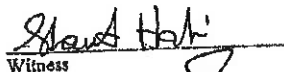
3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 24 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the WESTERN 1/4 OF LOT 2, BLOCK 24 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

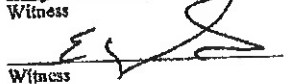
3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence, of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 8, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02000-0010 (Lot 1, Block 20)	29867 Yamuna Way, Wesley Chapel, FL 33543
32-26-20-0230-02000-0020 (Lot 2, Block 20)	29873 Yamuna Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 20 and the Western 1/2 of Lot 2, Block 20 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- | | |
|---|---|
| • Is Title (Ownership) the same for each parcel? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are Real Estate Taxes current? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels in the same Tax Area | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels contiguous (touching) to each other? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: _____

Date: 7/31/2020Phone Number: (813) 230-7794Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
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Dade City
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(352) 521-4433

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Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-02000-0030 (Lot 3, Block 20)	29881 Yamuna Way, Wesley Chapel, FL 33543
32-26-20-0230-02000-0020 (Lot 2, Block 20)	29873 Yamuna Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 20 and the Eastern 1/2 of Lot 2, Block 20 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel?
- Are Real Estate Taxes current?
- Are both parcels in the same Tax Area
- Are both parcels contiguous (touching) to each other?

Yes ☒ No ☐

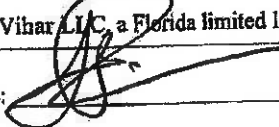
Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature:  Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

New Port Richey
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New Port Richey, FL 34654
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Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 20 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-02000-0010) and LOT 2, BLOCK 20 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-02000-0020);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 20 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the WESTERN 1/4 OF LOT 2, BLOCK 20 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020

Santosh Govindaraju

Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shanti H.
Notary Public, State of Florida
My commission expires: 5/9/23



Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

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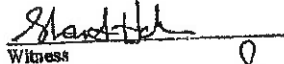
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FURTHER AFFIANT SAYETH NOT.

Date: July 21, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH COVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Santosh Haskins
Notary Public, State of Florida
My commission expires: 5/8/23



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-01500-0010 (Lot 1, Block 15)	30030 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-01500-0020 (Lot 2, Block 15)	30024 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 15 and the Eastern 1/2 of Lot 2, Block 15 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.


☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel? Yes ☒ No ☐
- Are Real Estate Taxes current? Yes ☒ No ☐
- Are both parcels in the same Tax Area Yes ☒ No ☐
- Are both parcels contiguous (touching) to each other? Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature:  Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

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(352) 521-4433

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Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-01500-0030 (Lot 3, Block 15)	30018 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-01500-0020 (Lot 2, Block 15)	30024 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 15 and the Western 1/2 of Lot 2, Block 15 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

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- | | |
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Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: [Signature] Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

New Port Richey
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New Port Richey, FL 34634
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Activity log # _____
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Fax to GIS Department 352-521-4480 or
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Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020

Santosh Govindaraju

Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence, or ☐ online notarization,
this 21 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)



Shant Haskins
Notary Public, State of Florida
My commission expires: 5/9/23

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

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UNITY OF TITLE AFFIDAVIT

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FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness

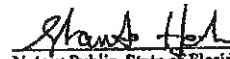

Witness

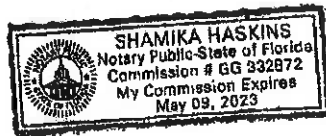
ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(real)


Notary Public, State of Florida
My commission expires: 5/9/23





REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-01400-0010 (Lot 1, Block 14)	30058 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-01400-0020 (Lot 2, Block 14)	30052 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 14 and the Eastern 1/2 of Lot 2, Block 14 as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- | | |
|---|---|
| • Is Title (Ownership) the same for each parcel? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are Real Estate Taxes current? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels in the same Tax Area | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| • Are both parcels contiguous (touching) to each other? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: _____

Date: 7/31/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0230-01400-0030 (Lot 3, Block 14)	30046 Ganga Way, Wesley Chapel, FL 33543
32-26-20-0230-01400-0020 (Lot 2, Block 14)	30052 Ganga Way, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 14 and the Western 1/2 of Lot 2, Block 14 as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel? Yes ☒ No ☐
- Are Real Estate Taxes current? Yes ☒ No ☐
- Are both parcels in the same Tax Area Yes ☒ No ☐
- Are both parcels contiguous (touching) to each other? Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: _____

Date: 7/31/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
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(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykus, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

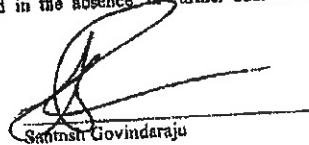
2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-01400-0010) and LOT 2, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-01400-0020);

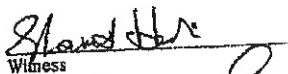
3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the EASTERN 1/2 OF LOT 2, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence, or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23



Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 3, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-01400-0030) and LOT 2, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0230-01400-0020);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 3, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the WESTERN 1/4 OF LOT 2, BLOCK 14 OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness



Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 21 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)


Notary Public, State of Florida
My commission expires: 5/9/23





REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-02B00-0010 (Lot 1, Block 2B)	29912 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-02B00-0020 (Lot 2, Block 2B)	29906 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 2B and the Eastern 1/2 of Lot 2, Block 2B as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel?
- Are Real Estate Taxes current?
- Are both parcels in the same Tax Area
- Are both parcels contiguous (touching) to each other?

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: _____

Date: 7/31/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

Land O' Lakes
4111 Land O' Lakes Blvd.
Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-02B00-0030 (Lot 3, Block 2B)	29900 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-02B00-0020 (Lot 2, Block 2B)	29906 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 2B and the Western 1/2 of Lot 2, Block 2B as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel?
- Are Real Estate Taxes current?
- Are both parcels in the same Tax Area
- Are both parcels contiguous (touching) to each other?

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's **taxpaying convenience only**; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: [Signature]

Date: 7/3/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
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Dade City
14236 6th St., Ste. 101
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(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT


BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");
2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-30-0240-02B00-0010) and LOT 2, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-30-0240-02B00-0020);
3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the EASTERN ¼ OF LOT 2, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,
3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness



Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)


Notary Public, State of Florida
My commission expires: 5/9/23



Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 3, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-02B00-0030) and LOT 2, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-02B00-0020);

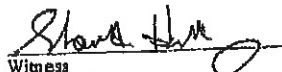
3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 3, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the WESTERN 1/4 OF LOT 2, BLOCK 2B OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence, of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

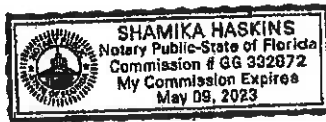
ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shanti Haskins
Notary Public, State of Florida
My commission expires: 3/9/23





REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-02A00-0010 (Lot 1, Block 2A)	29938 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-02A00-0020 (Lot 2, Block 2A)	29932 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 1, Block 2A and the Eastern 1/2 of Lot 2, Block 2A as one buildable lot for the purposes of constructing a two unit residential townhome thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel? Yes ☒ No ☐
- Are Real Estate Taxes current? Yes ☒ No ☐
- Are both parcels in the same Tax Area? Yes ☒ No ☐
- Are both parcels contiguous (touching) to each other? Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature:  Date: 7/31/2020

Phone Number: (813) 230-7794 Email Address: santosh@convergentcap.com

New Port Richey
8731 Citizens Dr., Ste. 130
New Port Richey, FL 34654
(727) 847-8151

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Land O' Lakes, FL 34639
(813) 929-2780

Dade City
14236 6th St., Ste. 101
Dade City, FL 33523
(352) 521-4433

www.pascopa.com

Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801



REQUEST FOR SPLIT OR COMBINE OF REAL PROPERTY

Parcel ID Number:	Property Address:
32-26-20-0240-02A00-0030 (Lot 3, Block 2A)	29926 Anand Vihar Drive, Wesley Chapel, FL 33543
32-26-20-0240-02A00-0020 (Lot 2, Block 2A)	29932 Anand Vihar Drive, Wesley Chapel, FL 33543
Reason for Request: To combine Lot 3, Block 2A and the Western 1/2 of Lot 2, Block 2A as one buildable lot for the purposes of constructing a single residential townhome unit thereupon.	

Does the above parcel have homestead exemption?

Yes ☐ No ☒

☐ Split Property

- Please provide survey (if required) with legal description indicating portion of property to be split out.

☒ Combine Property

Parcels will be joined **ONLY** if all parcels are being used for the same purpose. Title must be the same on each parcel. Taxes must be current. Joined parcels may be subject to multiple Tax Notices for current year. Owner is responsible for taxes due. Refer any questions regarding Tax Notice to Pasco County Tax Collector.

- Is Title (Ownership) the same for each parcel?
- Are Real Estate Taxes current?
- Are both parcels in the same Tax Area
- Are both parcels contiguous (touching) to each other?

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Yes ☒ No ☐

Please Note: Reconfiguring of an owner's parcel(s) on the tax roll is for the owner's taxpaying convenience only; it does not alter the zoning or parcel conformity requirements, or create any entitlements as to current or future property use.

Print Name: Anand Vihar LLC, a Florida limited liability company, by Santosh Govindaraju, its Manager

Applicant Signature: [Signature]

Date: 7/31/2020

Phone Number: (813) 230-7794

Email Address: santosh@convergentcap.com

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Activity log # _____
Initials _____

Fax to GIS Department 352-521-4480 or
Mail reply to PO Box 401 Dade City, FL 33526-9801

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 1, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-02A00-0010) and LOT 2, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-02A00-0020);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 1, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the EASTERN 1/2 OF LOT 2, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof; and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020

Santosh Govindaraju

Witness

Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ a physical presence; or ☐ an online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☒ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shamika Haskins
Notary Public, State of Florida
My commission expires: 5/9/23



Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

SPACE ABOVE RESERVED FOR CLERK

UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day, personally appeared SANTOSH GOVINDARAJU, who, being first duly sworn, deposes and says:

1. That he is the duly appointed and authorized Manager of ANAND VIHAR LLC, a Florida limited liability company (the "Company");

2. The Company is the owner of those certain platted lots more commonly known as LOT 3, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-02A00-0030) and LOT 2, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida (Pasco County PIN 32-26-20-0240-02A00-0020);

3. That the Company intends to construct a single residential townhome unit upon the property consisting of LOT 3, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and the WESTERN 1/4 OF LOT 2, BLOCK 2A OF ANAND VIHAR PHASE 2 according to the map or plat thereof recorded in Plat Book 76, page 107 et. seq. of the Public Records of Pasco County, Florida and to combine the use of the said lots or parts thereof in conjunction with each other as if they consisted of one overall parcel of land under the Pasco County Land Use Regulations so that the development and use of both lots or parts thereof can be reviewed for compliance under, and be subject to regulation as if the same were a single combined parcel, rather than two separate lots or parts thereof, and,

3. That the Company understand(s) and acknowledge(s) that by proceeding with this course of development and utilization of the said lots or parts thereof, their ability to utilize the said lots or parts thereof as two separate independently developable lots will be precluded in the absence of further additional formal County approvals authorizing otherwise.

FURTHER AFFIANT SAYETH NOT.

Date: July 31, 2020


Santosh Govindaraju


Witness


Witness

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed before me by means of (check one): ☒ physical presence; or ☐ online notarization,
this 31 day of July 2020, by SANTOSH GOVINDARAJU, who (check one): ☐ is personally known to me; or ☐
produced _____ (type of identification) as identification.

(seal)

Shamika Haskins
Notary Public, State of Florida,
My commission expires: 5/9/23



10B.

**TULLAMORE HOMEOWNERS
ASSOCIATION, INC. AND MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT PARKING ENFORCEMENT AGREEMENT**

WHEREAS, Tullamore Homeowners Association, Inc. (the “**Association**”) has coordinated with the Meadow Pointe II Community Development District (the “**CDD**”) for the Association to be the entity primarily responsible for the enforcement measures related to the CDD owned and maintained parking areas situated off Tullamore Drive, Goodwick Way, Blackwater Drive and Mossbank Drive (the “**Parking Areas**”) and the roadways of Tullamore Drive, Goodwick Way, Blackwater Drive and Mossbank Drive (the “**Roads**”) all at no cost to the CDD; and

FOR AND IN CONSIDERATION of the Association taking responsibility for the parking enforcement related to the use of the Parking Areas and the Roads and enforcing for violations of the Association’s governing documents, as defined in *Florida Statutes* Chapter 720, and the Tullamore Homeowners Association Rules and Regulations adopted April 21, 2021, as amended from time to time (the “**Rules and Regulations**”) related to the same, the Association and the CDD agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein as if repeated at length.

2. The Association shall defend, indemnify, save and hold the CDD, including its supervisors, managers, employees, attorneys, insurers, representatives, agents, successors, and assigns (collectively, the “**CDD Parties**”) harmless from and against and reimburse the CDD and the CDD Parties for any and all liabilities, obligations, losses, damages, injunctions, suits, actions, fines, penalties, claims, demands, costs and expenses of every kind or nature, including attorneys’ fees and court costs, incurred by the CDD arising directly or indirectly from or out of, or relating to or in any way connected with, the Association’s actions taken to govern the use of the Parking Areas and the Roads, and enforce its governing documents and Rules and Regulations related to the same. This provision is limited to the Association’s actions taken to govern the use of the Parking Areas and the Roads and enforce its governing documents and Rules and Regulations related to the same, and does not apply to any liabilities, obligations, losses, damages, injunctions, suits, actions, fines, penalties, claims, demands, costs and expenses of every kind or nature, including attorneys’ fees and court costs incurred by the CDD and the CDD Parties arising from or related to the CDD’s maintenance, repair and paving of the Parking Areas and the Roads or incidents occurring on Parking Areas and the Roads not related to the Association’s enforcement of its governing documents and Rules and Regulations. Should it be discovered before, during or following the filing of any lawsuit arising from the Association’s actions taken to govern the use of the Parking Areas and the Roads, and enforce its governing documents and Rules and Regulations related to the same, that a CDD Board member or any of the CDD Parties encouraged, enticed, or in any way contributed to the filing of a lawsuit that the Association would be responsible for indemnifying the CDD in under this Paragraph 2, the Association shall not be required to indemnify the CDD in said lawsuit and this Paragraph 2 shall not apply.

3. The CDD grants the Association the primary authority to govern the use of the Parking Areas and the Roads by enforcing its governing documents, as defined in *Florida Statutes* Chapter 720, and the Rules and Regulations. This permitted enforcement shall include, but not be limited to, the following: (1) the towing of vehicles, as permitted by F.S. §715.07 and F.S. §713.78, parked in violation of the Association’s governing documents and the Rules and Regulations; (2) the fining of owners, as permitted by the Association’s governing documents and *Florida Statutes* Chapter 720,

who park or whose tenants, guests or invitees park in violation of the Association's governing documents and the Rules and Regulations; and (3) the initiation of legal proceedings pursuant to F.S. §720.311, F.S. §720.305 and the Association's governing documents, in order to obtain injunctive relief requiring an owner, their tenants, guests or invitees to comply with the Association's governing documents and Rules and Regulations. The Association shall notify the CDD, in the same manner that the Association notifies its membership, of any changes to the Rules and Regulations or its governing documents with respect to the Association's enforcement related to the Parking Areas and Roads.

4. The CDD and the Association acknowledge that the Association has the rightful authority to enforce its governing documents and the Rules and Regulations with respect to the Parking Areas and the Roads pursuant to the entry of this Agreement. Moreover, the CDD and the Association agree that the actions taken by the Association prior to the entry of this Agreement to enforce its governing documents and the Rules and Regulations with respect to the Parking Areas and the Roads were not objected to by the CDD.

5. The CDD shall remain responsible in its current capacity for the maintenance, repair and paving of the Parking Areas, the Roads and sidewalks located within the roadway rights-of-ways. The Parking Areas are identified (circled in red) in the attached **Exhibit "A."** No actions on the part of the CDD or the Association shall transfer ownership of the Parking Areas or the Roads.

6. If the CDD is contacted by any Association member, resident, occupant, tenant, guest, etc. or any other individual, regarding any issue related to the Association's enforcement of its governing documents and Rules and Regulations with respect to the Parking Areas and the Roads, the CDD will forward the issue to the Association and the CDD will refrain from responding to said inquiry. This paragraph shall apply to and restrict the CDD's Board and CDD personnel from responding to Association members, residents, occupants, tenants, guests, etc. or any other individual, on all social media platforms, via e-mail or on any other form of electronic communication during the term of this Agreement.

7. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida. The covenants, terms, and provisions of this Agreement may be modified only by way of a written instrument, mutually accepted by the parties hereto.

8. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by Certified Mail, Return Receipt Requested, to the parties, as follows:

- | | |
|--------------------|---|
| (a) If to the CDD: | Meadow Pointe II Community
Development District
c/o Inframark Management Services
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544
Attn: Bob Nanni |
|--------------------|---|

With a copy to:
Persson, Cohen & Mooney, P.A.
6853 Energy Court
Lakewood Ranch, Florida 33602
Attn: Andrew Cohen, Esq.

(b) If to the Association: Tullamore Homeowners Association, Inc.
c/o Wise Property Management, Inc.
18550 N. Dale Mabry Highway
Lutz, FL 33548
Attn: Douglas Lee, LCAM

With a copy to:
Glausier Knight Jones, PLLC
400 N. Ashley Dr. Suite 2020
Tampa, FL 33602
Attn: Stan Rowe, Esq.

9. The effective date of this Agreement ("Effective Date") shall be the date of last signature by the CDD or the Association. The Agreement term shall be for one (1) year from the Effective Date and shall automatically renew for one (1) year terms thereafter unless terminated or modified as referenced herein. During the term of the Agreement, the Agreement shall be terminable for cause. Should either party be deemed in breach of this Agreement, the non-breaching party shall provide the other party with a seven (7) calendar day notice to cure said breach. If the alleged breach of this Agreement is not cured within said seven (7) day period, the non-breaching party shall provide the other party with a written notice of termination. In addition, either party may terminate this Agreement with or without cause, at their convenience, at any time after providing the other party with a written thirty (30) calendar days' notice of such termination.

10. The Parties understand and agree that all documents of any kind provided to the CDD in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

The Association understands that by virtue of this Agreement, all of its documents, records, and materials of any kind, relating to the relationship created hereby, shall be open to the public for inspection in accordance with Florida law. If the Association will act on behalf of CDD, as provided under Section 119.011(2), Florida Statutes, the Association, subject to the terms of Section 287.058(1)(c), Florida Statutes, and any other applicable legal and equitable remedies, shall: keep and maintain public records required by CDD to perform the service, upon request from CDD's custodian of public records, provide CDD with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Florida

law, and ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Association does not transfer the records to the CDD. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to CDD, upon request from CDD's custodian of public records, in a format that is compatible with CDD information technology systems. If the Association does not comply with a public records request, CDD shall enforce the Agreement provisions in accordance with the Agreement.

11. If any litigation occurs between the parties as a result of this Agreement or any document or act required by this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any appellate and/or bankruptcy proceedings as well as proceedings to determine entitlement to and reasonableness of fees and costs.

12. The parties agree to observe and comply with all applicable federal, state, and local rules, orders, laws, and regulations pertaining to their operations under this Agreement. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement shall be assignable by the Association only upon the express written consent of the CDD.

13. Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement, or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but same shall remain in full force and effect.

14. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. In accordance with State of Florida, Office of the Governor, Executive Order 11- 116 (superseding Executive Order 11-02, Verification of Employment Status), in the event performance of this Agreement is or will be funded using state or federal funds, the Association must comply with the Employment Eligibility Verification Program ("E-Verify Program") developed by the federal government to verify the eligibility of individuals to work in the United States, and 48 CFR 52.222-54 (as amended) is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the Association must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States; (3) use E-Verify to verify the employment eligibility of all employees assigned to the Agreement; and (4) include these requirements in certain subcontracts, such as construction. Information on registration for and use of the E-Verify Program can be obtained via the internet at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

16. This Agreement has been negotiated fully between the CDD and the Association as an arm's length transaction. The CDD and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provisions of this Agreement, the parties are each deemed to have drafted, chose and selected the language, any doubtful language will not be interpreted or construed against any party.

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

18. The execution of this Agreement has been duly authorized by the appropriate body or official of the CDD and the Association and both the CDD and the Association have the full power and authority to comply with the terms and provisions of this Agreement. Tullamore Homeowners Association, Inc. and Meadow Pointe II Community Development District have caused this Agreement to be executed by their undersigned officer authorized to execute such documents for and on their behalf.

**TULLAMORE HOMEOWNERS
ASSOCIATION, INC.**

By (Print Name): Gregory Bolzle
 Its: President
 Dated: _____

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

By (Print Name): _____
 Its: _____
 Dated: _____

10C.

October 13, 2021

Board of Supervisors
Meadow Pointe II Community Development District
210 N. University Drive, Suite 702
Coral Springs, FL 33071

The following represents our understanding of the services we will provide *Meadow Pointe II Community Development District*.

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of *Meadow Pointe II Community Development District*, as of September 30, 2021, and for the year then ended and the related notes to the financial statements, which collectively comprise *Meadow Pointe II Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit applicable to those basic financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with U.S. GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the basic financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and Government Auditing Standards.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Meadow Pointe II Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the engagement are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The engagement is limited to the drafting of financial statements as previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account codings and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Reporting

We will issue a written report upon completion of our audit of *Meadow Pointe II Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Meadow Pointe II Community Development District*. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2022 and the audit reports and all corresponding reports will be issued no later than March 31, 2022.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,400 for the year ended September 30, 2021, unless the scope of the engagement is changed; the assistance that *Meadow Pointe II Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Meadow Pointe II Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

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

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

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDirmit Davis

McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Meadow Pointe II Community Development District

Acknowledged and agreed on behalf of Meadow Pointe II Community Development District by:

Title: _____

Date: _____