



## **Meadow Pointe II CDD**

**August 20, 2025**

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# **Agenda**

**Board of Supervisors**

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

- ☐ Jayna Cooper, District Manager
- ☐ Jennifer Kilinski, District Counsel
- ☐ Jerry Whited, District Counsel
- ☐ Justin Wright, Operations Manager

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**Wednesday, August 20, 2025 – 6:30 p.m.**  
**Regular Meeting Agenda**

**Communications Media Technology Via Zoom:**

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWlrcz09&omn=87393916259>

**Meeting ID: 452 747 8885      Passcode: 6DfetC**  
**Call In #: 1-929-205-6099**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. District Manager Report**
  - A. Public Hearing on the Final Budget and Levying the O&M Assessment
    - i. Consideration of Resolution 2025-07, Adopting the Fiscal Year 2025-2026 Final Budget.....Page 3
    - ii. Consideration of Resolution 2025-08, Levying the O&M Assessment.....Page 50
  - B. Consideration of Resolution 2025-09, Adopting the Fiscal Year 2025-2026 Meeting Schedule.....Page 53
  - C. Council Rates from Possible Applicants
  - D. Discussion on Legal Council
  - E. Supervisors Guidelines
- 7. District Engineer Report**
  - A. Engineers Report
  - B. All Outstanding Permits
  - C. Update on Construction Road/6<sup>th</sup> Lane for Lap Pool
- 8. District Counsel Report**
  - A. Update on Any Ongoing Litigation
  - B. Special Council Updates- Wrencrest Gate
    - i. Requirements for the Appeal to the Planning Commission
  - C. Update on DRVC Violation, Meditation Daniel Fernandez
- 9. Consent Agenda**
  - A. Approval of Minutes of the July 16, 2025, Meeting.....Page 55
- 10. Government/Community Updates**
  - A. Community Representative Update
    - i. Wrencrest Gate
    - ii. Joint Use Agreement for LEO Between MPI and MPII
  - B. **Event Planning Committee Update on Next Event**
    - i. Updates
- 11. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
- 12. Operations Manager Report**
  - A. Covina Key Broken Sewer Line
- 13. Approval/Disapproval/Discussion**
  - A. Deer Run/Morning Side Sidewalk Repairs Owed
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

**Management**

Inframark Management Services  
11555 Heron Bay, Suite 204  
Coral Springs, Florida 33076  
(954)-603-0055

**Meeting Location**

Meadow Pointe II Clubhouse  
30051 County Line Road  
Wesley Chapel, FL 33543  
(813)-991-5016

## **RESOLUTION 2025-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the District Manager has, prior to June 15, 2025, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Meadow Pointe II Community Development District (the “**District**”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the “**Proposed Budget**”) the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

**WHEREAS**, on June 11, 2025, the Board set August 20, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

**WHEREAS**, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

**WHEREAS**, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Pasco County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2025 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

**WHEREAS**, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

**WHEREAS**, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

**WHEREAS**, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

**Section 1. Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2. Budget.**

a. The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the District's Records Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-25 and/or revised projections for Fiscal Year 2025-26.

c. The adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District's Record's Office and identified as "The Budget for Meadow Pointe II Community Development District for the Fiscal Year Ending September 30, 2026, as adopted by the Board of Supervisors on August 20, 2025.

### Section 3. Appropriations.

There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$

Total All Funds \$

### Section 4. Supplemental Appropriations.

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

### Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board.

a. The Fiscal Year 2025-26 Maintenance Special Assessment Levy (the “**Assessment Levy**”) for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached **Exhibit “A”**, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. The Assessment Levy shall be distributed as follows:

General Fund O & M

\$[See Assessment Levy Resolution 2025- 08]

b. The designee of the Chair of the Board shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Collier County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

**Section 6. Effective Date.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of the Meadow Pointe II Community Development District this 20th day of August, 2025.

Attest:

**MEADOW POINTE II COMMUNITY  
DEVELOPMENT DISTRICT**

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Jayna Cooper  
Secretary

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Chairperson

## **MEADOW POINTE II**

Community Development District

### ***Annual Operating Budgets and Debt Service***

**Fiscal Year 2026**

**Final Budget**

Prepared by:





## MEADOW POINTE II

### Community Development District

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## MEADOW POINTE II

Community Development District

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Community Development District

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**MEADOW POINTE II**  
Community Development District

**Operating Budgets**  
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balance  
Fiscal Year 2026 Budget  
General Fund

	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
ACCOUNT DESCRIPTION		
<b>REVENUES</b>		
Interest - Investments	\$ 100	\$ 100
Garbage/Solid Waste Revenue	273,456	273,456
Interest - Tax Collector		-
Special Assmnts- Tax Collector	1,927,753	2,064,518
Special Assmnts- Discounts	(88,048)	(93,519)
Other Miscellaneous Revenues	25,000	25,000
Gate Bar Code/Remotes	5,000	5,000
Access Cards	1,300	1,300
<b>TOTAL REVENUES</b>	<b>2,144,561</b>	<b>2,275,855</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
P/R-Board of Supervisors	24,000	24,000
FICA Taxes	1,836	1,836
ProfServ-Arbitrage Rebate	3,850	3,850
ProfServ-Dissemination Agent	1,000	1,000
ProfServ-Engineering	64,500	64,500
ProfServ-Legal Services	42,000	42,000
ProfServ-Mgmt Consulting Serv	79,612	82,000
ProfServ-Property Appraiser	150	150
ProfServ-Special Assessment	9,134	9,134
ProfServ-Trustee	4,050	4,407
ProfServ-Web Site Maintenance	1,553	1,553
Auditing Services	4,400	4,400
Postage and Freight	1,500	1,500
Insurance - General Liability	57,658	52,212
Printing and Binding	100	100
Legal Advertising	1,000	1,000

Summary of Revenues, Expenditures and Changes in Fund Balance  
Fiscal Year 2026 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
Misc-Assessmnt Collection Cost	38,555	41,290
Misc-Supervisor Expenses	500	500
Office Supplies	150	-
Annual District Filing Fee	175	175
<b>Total Administrative</b>	<b>335,897</b>	<b>335,608</b>
<b>Field</b>		
Contracts-Security Services	30,000	130,000
Contracts-Security Alarms	516	516
R&M-General	15,000	15,000
Misc-Contingency	20,760	30,000
<b>Total Field</b>	<b>66,276</b>	<b>175,516</b>
<b>Landscape</b>		
ProfServ-Landscape Architect	10,000	10,000
Contracts-Landscape	245,000	245,000
Contracts - Perennials	15,750	15,750
R&M-Irrigation	14,000	14,000
R&M-Landscape Renovations	25,000	25,000
R&M-Mulch	25,000	25,000
R&M-Tree and Trimming	7,500	7,500
<b>Total Landscape</b>	<b>342,250</b>	<b>342,250</b>
<b>Utilities</b>		
Contracts-Solid Waste Services	257,049	257,049
Utility - General	8,500	14,000
Electricity - Streetlighting	275,000	275,000
Utility - Reclaimed Water	8,000	8,000
Misc-Property Taxes	11,000	11,000
Misc-Assessmnt Collection Cost	5,469	5,469
<b>Total Utilities</b>	<b>565,018</b>	<b>570,518</b>

Summary of Revenues, Expenditures and Changes in Fund Balance  
Fiscal Year 2026 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
<b>Lakes and Ponds</b>		
Contracts-Lakes	82,500	82,500
R&M-Mitigation	1,000	1,000
R&M-Ponds	40,000	40,000
Reserve - Ponds	5,000	5,000
<b>Total Lakes and Ponds</b>	<b>128,500</b>	<b>128,500</b>
<b>Parks and Recreation - General</b>		
ProfServ-Info Technology	14,000	14,000
Contracts-Pools	30,000	30,000
Communication - Telephone & WiFi	10,000	12,000
Utility - General	1,650	2,000
Utility - Water & Sewer	8,800	7,500
Electricity - Rec Center	17,500	15,000
Lease - Copier	4,682	4,000
R&M-Clubhouse	13,000	13,000
R&M-Court Maintenance	2,000	2,000
R&M-Pools	8,000	8,000
R&M-Fitness Equipment	1,000	1,000
R&M-Playground	1,000	1,000
Misc-Clubhouse Activities	12,500	12,500
Office Supplies	3,000	3,000
Op Supplies - General	40,000	65,000
Op Supplies - Fuel, Oil	5,000	5,000
Cleaning Supplies	6,000	1,000
Reserve - Renewal&Replacement	20,000	20,000
<b>Total Parks and Recreation - General</b>	<b>198,132</b>	<b>216,000</b>

Summary of Revenues, Expenditures and Changes in Fund Balance

Fiscal Year 2026 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
<b>Personnel</b>		
Payroll-Maintenance	442,000	442,000
Payroll-Benefits	3,600	3,600
FICA Taxes	33,813	33,813
Workers' Compensation	20,000	20,000
Unemployment Compensation	2,150	2,150
ProfServ-Human Resources	900	900
Op Supplies - Uniforms	5,000	3,000
Subscriptions and Memberships	1,200	2,000
<b>Total Personnel</b>	<b>508,663</b>	<b>507,463</b>
<b>TOTAL EXPENDITURES</b>	<b>2,144,736</b>	<b>2,275,855</b>
Excess (deficiency) of revenues		
Over (under) expenditures	(175)	-
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers Out	-	-
Contribution to (Use of) Fund Balance	(175)	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(175)</b>	<b>-</b>
Net change in fund balance	(175)	-
<b>FUND BALANCE, BEGINNING</b>	<b>2,496,331</b>	<b>2,520,296</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,496,156</b>	<b>\$ 2,520,296</b>



Exhibit "A"  
Allocation of Fund Balances

AVAILABLE FUNDS

	Amount
Beginning Fund Balance - Fiscal Year 2025	\$ 2,520,296
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2026 Addition	25,000
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>2,545,296</b>

ALLOCATION OF AVAILABLE FUNDS

*Nonspendable Fund Balance*

Deposits	29,950
Subtotal	29,950

*Assigned Fund Balance*

Operating Reserve - Operating Capital	562,714	(1)
Reserve - Ponds Prior Years	249,440	
Reserve - Ponds - FY 2025	5,000	
Less FY 2025 Expenses	(5,000)	
Reserve - Ponds - FY 2026	5,000	254,440
Reserve - Renewal&Replacement Prior Years	286,754	
Reserve - Renewal&Replacement - FY 2025	20,000	
Less FY 2025 Expenses	(21,279)	
Reserve - Renewal&Replacement - FY 2026	20,000	305,475
Subtotal	1,122,629	

<b>Total Allocation of Available Funds</b>	<b>1,152,579</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 1,392,717</b>
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Notes

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest-Investments (361001)**

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

**Garbage/Solid Waste Revenue (343400)**

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

**Special Assessments-Tax Collector (363010)**

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

**Special Assessments-Discounts (363090)**

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

**Other Miscellaneous Revenues (369900)**

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

**Gate Bar Code/Remotes (369940)**

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

**Access Cards (369941)**

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

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES - Administrative****P/R-Board of Supervisors (511001-51101)**

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

**FICA Taxes (521001-51101)**

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

**Professional Services-Arbitrage Rebate (531002-51301)**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services-Dissemination Agent (531012-51301)**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services-Engineering (531013-51501)**

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

**Professional Services-Legal Services (531023-51401)**

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

**Professional Services-Management Consulting Services (531027-51301)**

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

**Professional Services-Property Appraiser (531035-51301)**

The Property Appraiser Mike Wells provides the District with a listing of the legal description of each property parcel within the District boundaries and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs is based on the Pasco County Flat Fee of \$150.

## MEADOW POINTE II

Community Development District

General Fund

### Budget Narrative Fiscal Year 2026

#### EXPENDITURES – Administrative (continued)

##### **Professional Services-Special Assessment (531038-51301)**

This budget line is for preparation of the District's assessment roll.

##### **ProfServ-Trustee Fees (531045-51301)**

This budget line is for Trustee Fees paid to US Bank

##### **Professional Services-Web Site Maintenance (531094-51301)**

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

##### **Auditing Services (532002-51301)**

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

##### **Insurance-General Liability (545002-51301)**

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

##### **Printing and Binding (54701-51301)**

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

##### **Legal Advertising (548002-51301)**

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

##### **Miscellaneous-Assessment Collection Costs (549070-51301)**

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

## MEADOW POINTE II

Community Development District

General Fund

### Budget Narrative Fiscal Year 2026

#### EXPENDITURES – *Administrative (continued)*

##### **Miscellaneous-Supervisor Expenses (549140-51301)**

Any Supplies to be reimbursed from the Supervisors.

##### **Office Supplies (551002-51301)**

Any Supplies used for special projects.

##### **Annual District Filing Fee (554007-51301)**

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

#### EXPENDITURES – *Field*

##### **Contracts-Security Services (534037-53901)**

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

##### **Contracts-Security Alarms (534090-53901)**

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

##### **R&M-General (546001-53901)**

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

##### **Misc Contingency (549900-53901)**

This budget line is for any additional expenses not budgeted.

#### EXPENDITURES – *Landscape*

##### **Professional Services-Landscape Architect (531022-53902)**

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

##### **Contracts-Landscape (534050-53902)**

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

#### EXPENDITURES – *Landscape*

## MEADOW POINTE II

Community Development District

General Fund

### Budget Narrative Fiscal Year 2026

#### EXPENDITURES – *Landscape (cont'd)*

##### **R&M-Irrigation (546041-53902)**

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

##### **R&M-Landscape Renovations (546051-53902)**

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

##### **R&M-Mulch (546059-53902)**

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

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

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

#### EXPENDITURES – *Utilities*

##### **Contracts-Solid Waste Services (534039-53903)**

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

##### **Utility – General (543001-53901)**

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

##### **Electricity – Streetlights (543013-53903)**

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

##### **Utility – Reclaimed Water (543028-53903)**

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

##### **Miscellaneous-Property Taxes (549044-53903)**

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

## MEADOW POINTE II

Community Development District

General Fund

### Budget Narrative Fiscal Year 2026

#### EXPENDITURES – *Utilities (continued)*

##### **Miscellaneous-Assessment Collection Cost (549070-53903)**

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

#### EXPENDITURES – *Lakes and Ponds*

##### **Contracts-Lake (534084-53917)**

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

##### **R&M-Mitigation (546056-53917)**

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

##### **R&M-Ponds (546073-53917)**

Repairs and maintenance to ponds within the District.

##### **Reserve- Ponds (568126-53901)**

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

#### EXPENDITURES – *Parks and Recreation*

##### **Professional Services-Information Technology (531020-57201)**

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

##### **Contracts-Pools (534078-57201)**

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

##### **Communication-Telephone & WiFi (541007-53901)**

The District is charged for Telephone and WiFi expenditures.

## MEADOW POINTE II

Community Development District

General Fund

### Budget Narrative Fiscal Year 2026

#### EXPENDITURES – *Parks and Recreation (continued)*

##### **Utility-General (543001-57201)**

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

##### **Utility – Water & Sewer (543021-57201)**

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

##### **Electric – Recreation Center (543040-57201)**

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

##### **Lease – Copier (544008-57201)**

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

##### **R&M-Clubhouse (546015-57201)**

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

##### **R&M-Court Maintenance (546017-57201)**

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

##### **R&M-Pools (546074-57201)**

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

##### **R&M-Fitness Equipment (546115-57201)**

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

##### **R&M-Playground (546326-57201)**

This budget line is for items related to the children's playground and its upkeep.

##### **Miscellaneous-Clubhouse Activities (549120-5701)**

This represents any miscellaneous clubhouse activity expenditures during the Fiscal Year.



## MEADOW POINTE II

Community Development District

General Fund

### Budget Narrative Fiscal Year 2026

#### EXPENDITURES – *Parks and Recreation (continued)*

##### **Office Supplies (551001-57201)**

This represents any office supplies expenditures during the Fiscal Year.

##### **Operating Supplies-General (552001-57201)**

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

##### **Operating Supplies-Fuel, Oil (552030-57201)**

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

##### **Cleaning Supplies (552077-57201)**

This represents any cleaning supplies expenditures during the Fiscal Year.

##### **Reserve-Renewal & Replacement (568130-57201)**

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

#### EXPENDITURES – *Personnel*

##### **Payroll-Maintenance (512006-57230)**

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

##### **Payroll-Benefits (512010-57230)**

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

##### **FICA Taxes (521001-57230)**

Payroll taxes for employees.

##### **Workers' Compensation (524001-57230)**

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

## MEADOW POINTE II

Community Development District

General Fund

### Budget Narrative

Fiscal Year 2026

<b>EXPENDITURES – Personnel (continued)</b>
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**Unemployment compensation (525001-57230)**

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

**ProfServ-Human Resources (531081-57230)**

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

**Operating Supplies-Uniforms (552028-57230)**

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

**Subscriptions and Memberships (554001-57230)**

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

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 04/30/25	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 2,000	\$ 3,955	\$ -	\$ 3,955	\$ 2,000
Special Assmnts- Tax Collector	49,798	49,039	759	49,798	49,798
Special Assmnts- Discounts	(1,992)	(1,846)	-	(1,846)	(1,992)
Settlements	4,000	5,275	-	5,275	4,000
<b>TOTAL REVENUES</b>	<b>53,806</b>	<b>56,423</b>	<b>759</b>	<b>57,182</b>	<b>53,806</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Payroll-Salaries	39,000	21,413	17,587	39,000	39,000
FICA Taxes	2,984	1,598	1,345	2,943	2,984
ProfServ-Legal Services	6,000	439	5,561	6,000	6,000
ProfServ-Mgmt Consulting Serv	2,364	1,379	985	2,364	2,364
Postage and Freight	2,000	1,492	508	2,000	2,000
Misc-Assessmnt Collection Cost	996	944	15	959	996
Office Supplies	2,085	647	1,438	2,085	2,085
Op Supplies - General	-	-	-	-	-
<i>Total Administrative</i>	<b>55,428</b>	<b>27,912</b>	<b>27,439</b>	<b>55,351</b>	<b>55,429</b>
<b>TOTAL EXPENDITURES</b>	<b>55,428</b>	<b>27,912</b>	<b>27,439</b>	<b>55,351</b>	<b>55,429</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,622)	28,511	(26,680)	1,831	(1,622)
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(1,622)	-	-	-	(1,622)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(1,622)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,622)</b>
Net change in fund balance	(1,622)	28,511	(26,680)	1,831	(1,622)
<b>FUND BALANCE, BEGINNING</b>	125,120	125,120	-	125,120	126,951
<b>FUND BALANCE, ENDING</b>	<b>\$ 123,498</b>	<b>\$ 153,631</b>	<b>\$ (26,680)</b>	<b>\$ 126,951</b>	<b>\$ 125,328</b>

Exhibit "B"  
Allocation of Fund Balances

AVAILABLE FUNDS

	Amount
Beginning Fund Balance - Fiscal Year 2025	\$ 126,951
Net Change in Fund Balance - Fiscal Year 2025	(1,622)
Reserves - Fiscal Year 2026 Addition	-
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>125,328</b>

ALLOCATION OF AVAILABLE FUNDS

<i>Assigned Fund Balance</i>	
Operating Reserve - Operating Capital	13,857 <sup>(1)</sup>
<b>Total Allocation of Available Funds</b>	<b>13,857</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 111,471</b>
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Notes

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments (361001)**

The interest is earned on available operating funds.

**Special Assessments-Tax Collector (363010)**

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

**Special Assessments-Discounts (363090)**

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

**Settlements (369300)**

The District receives amounts for settlements on Deed Restriction violations.

**EXPENDITURES - Administrative**

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

This is for the payroll for the Deed Restriction employee.

**FICA Taxes (521001-57230)**

Payroll taxes for employees.

**Professional Services-Legal Services (531023-51401)**

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

**Professional Services-Management Consulting Services (531027-51301)**

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

**Budget Narrative**

Fiscal Year 2026

**Postage and Freight (541006-51301)**

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

**Miscellaneous-Assessment Collection Costs (549070-51301)**

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

**Office Supplies (551001-51301)**

Supplies used in the required mailings and other special projects.

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 8,000	\$ 14,529	\$ 2,906	\$ 17,435	\$ 8,000
Special Assmnts- Tax Collector	25,205	24,820	385	25,205	25,205
Special Assmnts- Discounts	(1,008)	(934)		(934)	(1,008)
TOTAL REVENUES	32,197	38,415	3,291	41,706	32,197
EXPENDITURES					
Field					
Communication - Telephone & WiFi	1,300	575	725	1,300	1,300
R&M-Gate	4,500	1,360	3,140	4,500	4,500
R&M-Security Cameras	3,000	966	2,034	3,000	3,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	504	478	26	504	504
Reserve - Roadways	1,000	-	1,000	1,000	1,000
Reserve - Sidewalks	12,000	-	12,000	12,000	12,000
Reserve - Gates	2,000	-	2,000	2,000	2,000
Total Field	24,306	3,379	20,927	24,306	24,306
TOTAL EXPENDITURES	24,306	3,379	20,927	24,306	24,306
Excess (deficiency) of revenues Over (under) expenditures	7,891	35,036	(17,636)	17,400	7,891
Net change in fund balance	7,891	35,036	(17,636)	17,400	7,891
FUND BALANCE, BEGINNING	374,683	374,683	-	374,683	392,083
FUND BALANCE, ENDING	\$ 382,574	\$ 409,719	\$ (17,636)	\$ 392,083	\$ 399,973

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 2,000	\$ 3,564	713	\$ 4,277	\$ 2,000
Special Assmnts- Tax Collector	9,080	8,942	138	9,080	9,080
Special Assmnts- Discounts	(363)	(337)		(337)	(363)
<b>TOTAL REVENUES</b>	<b>10,717</b>	<b>12,169</b>	<b>851</b>	<b>13,020</b>	<b>10,717</b>
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone & WiFi	1,550	525	1,025	1,550	1,550
R&M-Gate	3,000	1,182	1,818	3,000	3,000
R&M-Security Cameras	2,000	198	1,802	2,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	182	172	10	182	182
Reserve - Roadways	1,000	-	1,000	1,000	1,000
Reserve - Sidewalks	2,000	-	2,000	2,000	2,000
Reserve - Gates	1,000	-	1,000	1,000	1,000
<i>Total Field</i>	<b>10,734</b>	<b>2,077</b>	<b>8,657</b>	<b>10,734</b>	<b>10,734</b>
<b>TOTAL EXPENDITURES</b>	<b>10,734</b>	<b>2,077</b>	<b>8,657</b>	<b>10,734</b>	<b>10,734</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(17)	10,092	(7,806)	2,286	(17)
<b>OTHER FINANCING SOURCES (USES)</b>					
Operating Transfers-Out	-	-	-	-	-
Contribution to (Use of) Fund Balance	(17)	-	-	-	(17)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(17)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(17)</b>
Net change in fund balance	(17)	10,092	(7,806)	2,286	(17)
<b>FUND BALANCE, BEGINNING</b>	<b>88,692</b>	<b>88,692</b>	<b>-</b>	<b>88,692</b>	<b>90,978</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 88,675</b>	<b>\$ 98,784</b>	<b>\$ (7,806)</b>	<b>\$ 90,978</b>	<b>\$ 90,961</b>



Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 10,000	\$ 16,216	3,243	\$ 19,459	\$ -
Special Assmnts- Tax Collector	15,234	15,002	232	15,234	15,234
Special Assmnts- Discounts	(609)	(565)		(565)	(609)
<b>TOTAL REVENUES</b>	<b>24,625</b>	<b>30,653</b>	<b>3,475</b>	<b>34,128</b>	<b>14,625</b>
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone & WiFi	1,550	525	1,025	1,550	1,550
R&M-Gate	3,000	1,780	1,220	3,000	3,000
R&M-Security Cameras	2,000	198	1,802	2,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	305	289	16	305	305
Reserve - Roadways	8,000	-	8,000	8,000	8,000
Reserve - Gates	1,000	-	1,000	1,000	1,000
<i>Total Field</i>	<b>15,857</b>	<b>2,792</b>	<b>13,065</b>	<b>15,857</b>	<b>15,857</b>
<b>TOTAL EXPENDITURES</b>	<b>15,857</b>	<b>2,792</b>	<b>13,065</b>	<b>15,857</b>	<b>15,857</b>
Excess (deficiency) of revenues Over (under) expenditures	8,768	27,861	(9,589)	18,272	(1,232)
Net change in fund balance	8,768	27,861	(9,589)	18,272	(1,232)
<b>FUND BALANCE, BEGINNING</b>	329,872	329,872	-	329,872	348,144
<b>FUND BALANCE, ENDING</b>	<b>\$ 338,640</b>	<b>\$ 357,734</b>	<b>\$ (9,589)</b>	<b>\$ 348,144</b>	<b>\$ 346,912</b>

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 1,200	\$ 2,380	-	\$ 2,380	\$ -
Special Assmnts- Tax Collector	10,624	10,462	-	10,462	10,624
Special Assmnts- Discounts	(425)	(394)	-	(394)	(425)
TOTAL REVENUES	11,399	12,448	-	12,448	10,199
EXPENDITURES					
Field					
Communication - Telephone & WiFi	1,550	525	1,025	1,550	1,550
R&M-Gate	3,000	317	2,683	3,000	3,000
R&M-Security Cameras	2,000	198	1,802	2,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	212	201	11	212	212
Reserve - Roadways	1,000	-	1,000	1,000	1,000
Reserve - Sidewalks	2,000	-	2,000	2,000	2,000
Reserve - Gates	1,000	-	1,000	1,000	1,000
Total Field	10,764	1,241	9,523	10,764	10,764
TOTAL EXPENDITURES	10,764	1,241	9,523	10,764	10,764
Excess (deficiency) of revenues Over (under) expenditures	635	11,207	(9,523)	1,684	(565)
Net change in fund balance	635	11,207	(9,523)	1,684	(565)
FUND BALANCE, BEGINNING	67,804	67,804	-	67,804	69,488
FUND BALANCE, ENDING	\$ 68,439	\$ 79,011	\$ (9,523)	\$ 69,488	\$ 68,922

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 500	\$ 12,926	2,585	\$ 15,511	\$ 500
Special Assmnts- Tax Collector	25,724	25,332	392	25,724	25,724
Special Assmnts- Discounts	(1,029)	(953)	-	(953)	(1,029)
<b>TOTAL REVENUES</b>	<b>25,195</b>	<b>37,305</b>	<b>2,977</b>	<b>40,282</b>	<b>25,195</b>
<b>EXPENDITURES</b>					
<i>Field</i>					
Communication - Telephone & WiFi	1,550	525	1,025	1,550	1,550
R&M-Gate	3,000	380	2,620	3,000	3,000
R&M-Security Cameras	2,000	198	1,802	2,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	514	488	26	514	514
Reserve - Roadways	10,000	-	10,000	10,000	10,000
Reserve - Sidewalks	2,000	-	2,000	2,000	2,000
Reserve - Gates	1,000	-	1,000	1,000	1,000
<i>Total Field</i>	<b>20,066</b>	<b>1,591</b>	<b>18,475</b>	<b>20,066</b>	<b>20,066</b>
<b>TOTAL EXPENDITURES</b>	<b>20,066</b>	<b>1,591</b>	<b>18,475</b>	<b>20,066</b>	<b>20,066</b>
Excess (deficiency) of revenues Over (under) expenditures	5,129	35,714	(15,498)	20,216	5,129
Net change in fund balance	5,129	35,714	(15,498)	20,216	5,129
<b>FUND BALANCE, BEGINNING</b>	248,907	248,907	-	248,907	269,123
<b>FUND BALANCE, ENDING</b>	<b>\$ 254,037</b>	<b>\$ 284,622</b>	<b>\$ (15,498)</b>	<b>\$ 269,123</b>	<b>\$ 274,251</b>

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2025	4/30/2025	9/30/2025	FY 2025	FY 2026
REVENUES					
Special Assmnts- Tax Collector	18,029	17,580	\$ 449	\$ 18,029	\$ 18,029
Special Assmnts- Other (1)	11,402	11,402	\$ -	11,402	11,402
Special Assmnts- Discounts	(1,177)	(1,091)	-	(1,091)	(1,177)
TOTAL REVENUES	28,254	27,891	449	28,340	28,254
EXPENDITURES					
Field					
Communication - Telephone & WiFi	1,550	570	980	1,550	1,550
R&M-Gate	3,000	339	2,661	3,000	3,000
R&M-Security Cameras	2,000	198	1,802	3,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	589	558	31	589	589
Reserve - Roadways	1,000	-	1,000	1,000	1,000
Reserve - Sidewalks	5,000	-	5,000	5,000	5,000
Reserve - Gates	3,000	-	3,000	3,000	3,000
Total Field	16,141	1,665	14,476	17,141	16,141
TOTAL EXPENDITURES	16,141	1,665	14,476	17,141	16,141
Excess (deficiency) of revenues					
Over (under) expenditures	12,113	26,226	(14,027)	11,199	12,113
Net change in fund balance	12,113	26,226	(14,027)	11,199	12,113
FUND BALANCE, BEGINNING	(7,274)	(7,274)	-	(7,274)	3,925
FUND BALANCE, ENDING	\$ 4,839	\$ 18,952	\$ (14,027)	\$ 3,925	\$ 16,038

Note (1): Special Assessments will end after the last payment received in FY2026.

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 8,000	\$ 19,742	3,948	\$ 23,690	\$ -
Special Assmnts- Tax Collector	37,989	37,410	579	37,989	37,989
Special Assmnts- Discounts	(1,520)	(1,408)	-	(1,408)	(1,520)
TOTAL REVENUES	44,469	55,744	4,527	60,271	36,469
EXPENDITURES					
Field					
Communication - Telephone & WiFi	1,550	481	1,069	1,550	1,550
R&M-Gate	4,500	340	4,160	4,500	4,500
R&M-Security Cameras	4,000	1,189	2,811	4,000	4,000
R&M-Sidewalk	4,500	-	4,500	4,500	4,500
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	760	720	40	760	760
Reserve - Roadways	8,000	-	8,000	8,000	8,000
Reserve - Sidewalks	5,000	-	5,000	5,000	5,000
Reserve - Gate	1,000	-	1,000	-	1,000
Total Field	29,311	2,730	26,581	28,311	29,311
TOTAL EXPENDITURES	29,311	2,730	26,581	28,311	29,311
Excess (deficiency) of revenues Over (under) expenditures	15,158	53,014	(22,053)	31,961	7,158
Net change in fund balance	15,158	53,014	(22,053)	31,961	7,158
FUND BALANCE, BEGINNING	376,078	376,078	-	376,078	408,039
FUND BALANCE, ENDING	\$ 391,236	\$ 429,092	\$ (22,053)	\$ 408,039	\$ 415,197

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 5,000	\$ 10,639	2,128	\$ 12,767	\$ -
Special Assmnts- Tax Collector	21,473	21,146	327	21,473	21,473
Special Assmnts- Discounts	(859)	(796)	-	(796)	(859)
TOTAL REVENUES	25,614	30,989	2,455	33,444	20,614
EXPENDITURES					
Field					
Communication - Telephone & WiFi	1,550	525	1,025	1,550	1,550
R&M-Gate	3,000	317	2,683	3,000	3,000
R&M-Security Cameras	2,000	198	1,802	2,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	429	407	22	429	429
Reserve - Roadways	10,000	-	10,000	10,000	10,000
Reserve - Sidewalks	2,000	-	2,000	2,000	2,000
Reserve - Gate	1,000	-	1,000	1,000	1,000
Total Field	19,981	1,447	18,534	19,981	19,981
TOTAL EXPENDITURES	19,981	1,447	18,534	19,981	19,981
Excess (deficiency) of revenues Over (under) expenditures	5,633	29,542	(16,080)	13,462	633
Net change in fund balance	5,633	29,542	(16,080)	13,462	633
FUND BALANCE, BEGINNING	191,851	191,851	-	191,851	205,313
FUND BALANCE, ENDING	\$ 197,484	\$ 221,393	\$ (16,080)	\$ 205,313	\$ 205,946

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 7,000	\$ 13,574	2,715	\$ 16,289	\$ -
Special Assmnts- Tax Collector	23,039	22,688	351	23,039	23,039
Special Assmnts- Discounts	(922)	(854)	-	(854)	(922)
TOTAL REVENUES	29,117	35,408	3,066	38,474	22,117
EXPENDITURES					
Field					
Communication - Telephone & WiFi	1,550	525	1,025	1,550	1,550
R&M-Gate	3,000	317	2,683	3,000	3,000
R&M-Security Cameras	2,000	198	1,802	2,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	461	437	24	461	461
Reserve - Roadways	1,000	-	1,000	1,000	1,000
Reserve - Sidewalks	10,000	-	10,000	10,000	10,000
Reserve - Gate	5,000	-	5,000	-	5,000
Total Field	23,013	1,477	21,536	18,013	23,013
TOTAL EXPENDITURES	23,013	1,477	21,536	18,013	23,013
Excess (deficiency) of revenues					
Over (under) expenditures	6,105	33,931	(18,470)	20,461	(895)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	6,105	-	-	-	(895)
TOTAL OTHER SOURCES (USES)	6,105	-	-	-	(895)
Net change in fund balance	6,105	33,931	(18,470)	20,461	(895)
FUND BALANCE, BEGINNING	310,186	310,186	-	310,186	330,647
FUND BALANCE, ENDING	\$ 316,291	\$ 344,117	\$ (18,470)	\$ 330,647	\$ 329,752

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 650	\$ 12,486	2,497	\$ 14,983	\$ -
Special Assmnts- Tax Collector	19,944	19,641	303	19,944	19,944
Special Assmnts- Discounts	(798)	(739)	-	(739)	(798)
TOTAL REVENUES	19,796	31,388	2,800	34,188	19,146
EXPENDITURES					
Field					
Communication - Telephone & WiFi	1,300	525	775	1,300	1,300
R&M-Gate	3,000	697	2,303	3,000	3,000
R&M-Security Cameras	2,000	1,950	50	2,000	2,000
R&M-Sidewalk	1	-	1	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	399	378	21	399	399
Reserve - Roadways	7,000	-	7,000	7,000	7,000
Reserve - Sidewalks	2,000	-	2,000	2,000	2,000
Reserve - Gate	1,000	-	1,000	1,000	1,000
Total Field	16,701	3,550	13,151	16,701	16,701
TOTAL EXPENDITURES	16,701	3,550	13,151	16,701	16,701
Excess (deficiency) of revenues					
Over (under) expenditures	3,095	27,838	(10,351)	17,487	2,445
Net change in fund balance	3,095	27,838	(10,351)	17,487	2,445
FUND BALANCE, BEGINNING	240,305	240,304	-	240,304	257,791
FUND BALANCE, ENDING	\$ 243,399	\$ 268,142	\$ (10,351)	\$ 257,791	\$ 260,237



Exhibit "C"  
Allocation of Reserves - Villages

	003 Charlesworth	004 Colehaven	005 Covina Key	006 Glenham	007 Iverson	008 Lettingwell	009 Longleaf	010 Manor Isle	011 Sedgwick	012 Tullamore	013 Vermillion	014 Wrencrest	015 Deer Run	016 Morning Side
<b>AVAILABLE FUNDS</b>														
Beginning Fund Balance - Fiscal Year 2025	\$ 392,083	\$ 90,978	\$ 348,144	\$ 69,488	\$ 269,123	\$ 3,925	\$ 408,039	\$ 205,313	\$ 330,647	\$ 257,791	\$ 294,482	\$ 562,748	\$ 7,190	\$ (5,868)
Net Change in Fund Balance - Fiscal Year 2025	7,891	(17)	(1,232)	-	5,129	12,113	7,158	633	(895)	2,445	2,538	8,733	-	-
Reserves - Fiscal Year 2026 Addition	15,000	4,000	10,000	4,000	13,000	9,000	14,000	13,000	16,000	10,000	9,000	21,000	9,390	6,000
Total Funds Available (Estimated) - 9/30/2026	414,973	94,961	356,912	73,488	287,251	25,038	429,197	218,946	345,752	270,237	306,021	592,481	16,580	132
<b>ALLOCATION OF AVAILABLE FUNDS</b>														
<b>Assigned Fund Balance</b>														
Operating Reserve - Operating Capital	6,077	2,684	3,964	2,691	5,017	-	7,328	4,995	5,753	4,175	3,844	7,081	3,125	3,734
Reserves - Roadways Prior Years	199,923	57,730	192,645	38,341	203,930	5,040	195,798	112,267	152,667	110,160	178,966	284,447	-	-
Reserves - Roadways FY 2025	27,660	1,000	8,000	1,000	10,000		8,000	10,000	1,000	7,000	8,000	15,000	-	-
Reserves - Roadways FY 2025 Expenses	-	-	-	-	-	1,000	-	-	-	-	-	(15,000)	-	-
Reserves - Roadways FY 2026	1,000	1,000	8,000	1,000	10,000	1,000	8,000	10,000	1,000	7,000	8,000	15,000	-	-
Total Reserves-Roadways	228,583	59,730	208,645	40,341	223,930	7,040	211,798	132,267	154,667	124,160	194,966	299,447	-	-
Reserves - Sidewalks Prior Years	27,660	4,614	3,293	2,412	9,219	5,040	54,479	10,744	23,380	29,544	1,936	33,330	-	-
Reserves - Sidewalks FY 2025	12,000	2,000	-	2,000	2,000	-	5,000	2,000	10,000	2,000	-	5,000	-	-
Reserves - Sidewalks FY 2025 Expenses	12,000	(2,000)	-	(2,000)	(2,000)	(5,000)	(5,000)	2,000	(10,000)	2,000	-	(5,000)	-	-
Reserves - Sidewalks FY 2026	12,000	2,000	1,000	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	5,000	9,390	6,000
Total Reserves-Sidewalks	63,660	6,614	4,293	4,412	11,219	5,040	59,479	16,744	33,380	35,544	1,936	38,330	9,390	6,000
Reserves - Gates FY 2025	2,000	1,000	1,000	1,000	1,000	3,000	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Reserves - Gates FY 2025 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Gates FY 2026	2,000	1,000	1,000	1,000	1,000	3,000	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Total Reserves-Gates	4,000	2,000	2,000	2,000	2,000	6,000	2,000	2,000	10,000	2,000	2,000	2,000	-	-
Subtotal	302,320	71,028	218,902	49,444	242,166	18,080	280,605	156,006	203,800	165,879	202,746	346,858	12,515	9,734
Total Allocation of Available Funds	302,320	71,028	218,902	49,444	242,166	18,080	280,605	156,006	203,800	165,879	202,746	346,858	12,515	9,734
Total Unassigned (undesignated) Cash	\$ 112,654	\$ 23,933	\$ 138,009	\$ 24,043	\$ 45,086	\$ 6,958	\$ 148,592	\$ 62,940	\$ 141,951	\$ 104,357	\$ 103,275	\$ 245,623	\$ -	\$ -

Notes  
(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2025	4/30/2025	9/30/2025	FY 2025	FY 2026
REVENUES					
Interest - Investments	\$ 1,300	\$ 24,920	4,984	\$ 29,904	\$ -
Special Assmnts- Tax Collector	38,601	38,013	588	38,601	38,601
Special Assmnts- Discounts	(1,544)	(1,431)	-	(1,431)	(1,544)
TOTAL REVENUES	38,357	61,502	5,572	67,074	37,057
Field					
Communication - Telephone & WiFi	1,550	525	1,025	1,550	1,550
R&M-Gate	3,000	820	2,180	3,000	3,000
R&M-Security Cameras	2,000	516	1,484	2,000	2,000
R&M-Sidewalk	1	2,700	(2,699)	1	1
R&M-Tree Removal	1	-	1	1	1
Misc-Assessmnt Collection Cost	772	732	40	772	772
Reserve - Roadways	15,000	-	15,000	15,000	15,000
Reserve - Sidewalks	5,000	8,212	(3,212)	5,000	5,000
Reserve - Gate	1,000	-	1,000	1,000	1,000
Total Field	28,324	13,505	14,819	28,324	28,324
TOTAL EXPENDITURES	28,324	13,505	14,819	28,324	28,324
Excess (deficiency) of revenues					
Over (under) expenditures	10,033	47,997	(9,247)	38,750	8,733
Net change in fund balance	10,033	47,997	(9,247)	38,750	8,733
FUND BALANCE, BEGINNING	523,998	523,998	-	523,998	562,748
FUND BALANCE, ENDING	\$ 534,031	\$ 571,995	\$ (9,247)	\$ 562,748	\$ 571,481

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	5,781	5,693	\$ 88	\$ 5,781	\$ 13,021
Special Assmnts- Discounts	(231)	(214)	\$ -	(214)	(521)
TOTAL REVENUES	5,550	5,479	88	5,567	12,500
EXPENDITURES					
Field					
Communication - Telephone & WiFi	850	245	605	850	850
R&M-Security Cameras	2,000	298	1,702	2,000	2,000
Misc-Assessmnt Collection Cost	116	110	2	112	260
Reserve - Sidewalks	-	-	-	-	9,390
Total Field	2,966	653	2,309	2,962	12,500
TOTAL EXPENDITURES	2,966	653	2,309	2,962	12,500
Excess (deficiency) of revenues Over (under) expenditures	2,584	4,826	(2,221)	2,605	-
Net change in fund balance	2,584	4,826	(2,221)	2,605	-
Fund balance - audit adjustments	-	-	-	-	-
Rounding	-	-	-	-	-
Check Totals (rev,expense,other)	11,100	6,132	-	6,132	-
FUND BALANCE, BEGINNING	4,585	4,585	-	4,585	7,190
FUND BALANCE, ENDING	\$ 7,169	\$ 9,411	\$ (2,221)	\$ 7,190	\$ 7,190

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Special Assessments-Tax Collector (363010)**

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

**Special Assessments-Discounts (363090)**

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

**EXPENDITURES - Field**

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

The District is charged for Telephone and WiFi expenditures.

**R&M-Security Cameras (546345-53901)**

This budget line is to repair the security cameras.

**Miscellaneous-Assessment Collection Costs (549070-53901)**

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

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	6,250	6,155	\$ 95	\$ 6,250	\$ 15,559
Special Assmnts- Discounts	(250)	(232)	-	(232)	(622)
TOTAL REVENUES	6,000	5,923	95	6,018	14,936
EXPENDITURES					
Field					
Communication - Telephone & WiFi	15,000	245	14,755	15,000	6,625
R&M-Security Cameras	2,000	412	1,588	2,000	2,000
Misc-Assessmnt Collection Cost	125	118	7	125	311
Reserve - Sidewalks	-	-	-	-	6,000
Total Field	17,125	775	16,350	17,125	14,936
TOTAL EXPENDITURES	17,125	775	16,350	17,125	14,936
Excess (deficiency) of revenues					
Over (under) expenditures	(11,125)	5,148	(16,255)	(11,107)	-
Net change in fund balance	(11,125)	5,148	(16,255)	(11,107)	-
FUND BALANCE, BEGINNING	5,239	5,239	-	5,239	(5,868)
FUND BALANCE, ENDING	\$ (5,886)	\$ 10,387	\$ (16,255)	\$ (5,868)	\$ (5,868)

Budget Narrative  
Fiscal Year 2026

REVENUES

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES - Field

Communication-Telephone & WiFi (541007-53901)

The District is charged for Telephone and WiFi expenditures.

R&M-Security Cameras (546345-53901)

This budget line is to repair the security cameras.

Miscellaneous-Assessment Collection Costs (549070-53901)

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

Reserve - Sidewalks (568162-53901)

This budget line is to repair the sidewalk and includes prior years expenses.

**MEADOW POINTE II**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2026 Budget

JNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	-	-	-	-	644,315
Special Assmnts- Prepayment	-	-	-	-	-	-	-
Special Assmnts- Discounts	-	-	-	-	-	-	(25,773)
<b>TOTAL REVENUES</b>	-	-	-	-	-	-	<b>618,543</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	12,886
<b>Total Administrative</b>	-	-	-	-	-	-	<b>12,886</b>
<i>Debt Service</i>							
Principal Debt Retirement	-	-	-	-	-	-	360,000
Principal Prepayment	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	249,239
<b>Total Debt Service</b>	-	-	-	-	-	-	<b>609,239</b>
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-	-	<b>622,125</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-	-	(3,582)
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance			-	-	-	-	(3,582)
<b>TOTAL OTHER SOURCES (USES)</b>			-	-	-	-	<b>(3,582)</b>
Net change in fund balance	-	-	-	-	-	-	(3,582)
<b>FUND BALANCE, BEGINNING</b>	298,577	299,808	297,814	297,814	-	297,814	297,814
<b>FUND BALANCE, ENDING</b>	<b>298,577</b>	<b>299,808</b>	<b>\$ 297,814</b>	<b>\$ 297,814</b>	<b>\$ -</b>	<b>\$ 297,814</b>	<b>\$ 294,232</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>							
			11/1/2025				11/1/2026
Series 2018 Bonds:			\$ 6,440,000				\$ 6,440,000



DEBT SERVICE SCHEDULE  
Special Assessment Bonds, Series 2018

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	6,790,000.00			129,869.38	129,869.38	
5/1/2025	6,790,000.00	350,000	3.000%	129,869.38	479,869.38	609,738.76
11/1/2025	6,440,000.00			124,619.38	124,619.38	
5/1/2026	6,440,000.00	360,000	3.125%	124,619.38	484,619.38	609,238.76
11/1/2026	6,080,000.00			118,994.38	118,994.38	
5/1/2027	6,080,000.00	370,000	3.250%	118,994.38	488,994.38	607,988.76
11/1/2027	5,710,000.00			112,981.88	112,981.88	
5/1/2028	5,710,000.00	380,000	3.400%	112,981.88	492,981.88	605,963.76
11/1/2028	5,330,000.00			106,521.88	106,521.88	
5/1/2029	5,330,000.00	395,000	3.500%	106,521.88	501,521.88	608,043.76
11/1/2029	4,935,000.00			99,609.38	99,609.38	
5/1/2030	4,935,000.00	410,000	3.875%	99,609.38	509,609.38	609,218.76
11/1/2030	4,525,000.00			91,665.63	91,665.63	
5/1/2031	4,525,000.00	425,000	3.875%	91,665.63	516,665.63	608,331.26
11/1/2031	4,100,000.00			83,431.25	83,431.25	
5/1/2032	4,100,000.00	445,000	3.875%	83,431.25	528,431.25	611,862.50
11/1/2032	3,655,000.00			74,809.38	74,809.38	
5/1/2033	3,655,000.00	460,000	3.875%	74,809.38	534,809.38	609,618.76
11/1/2033	3,195,000.00			65,896.88	65,896.88	
5/1/2034	3,195,000.00	480,000	4.125%	65,896.88	545,896.88	611,793.76
11/1/2034	2,715,000.00			55,996.88	55,996.88	
5/1/2035	2,715,000.00	500,000	4.125%	55,996.88	555,996.88	611,993.76
11/1/2035	2,215,000.00			45,684.38	45,684.38	
5/1/2036	2,215,000.00	520,000	4.125%	45,684.38	565,684.38	611,368.76
11/1/2036	1,695,000.00			34,959.38	34,959.38	
5/1/2037	1,695,000.00	540,000	4.125%	34,959.38	574,959.38	609,918.76
11/1/2037	1,155,000.00			23,821.88	23,821.88	
5/1/2038	1,155,000.00	565,000	4.125%	23,821.88	588,821.88	612,643.76
11/1/2038	590,000.00			12,168.75	12,168.75	
5/1/2039	590,000.00	590,000	4.125%	12,168.75	602,168.75	614,337.50
		6,790,000		2,362,061	9,152,061	9,152,061

**MEADOW POINTE II**  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2026

2026 vs 2025 ASSESSMENT MATRIX

Parcel Unit	Subdivision Name	Lot Size	Product Type	# Lots	Assessments								
					O&M	Garbage Pick Up	Special Village	Deed Rest. Enforcement	Series 2018 DS	FY 2026 Total	FY 2025 Total	\$ Increase/ (Decrease)	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$1,089.28	\$216.00	\$79.38	\$51.87	\$174.08	\$1,610.62	\$1,491.57	\$119.05	7.98%
9.2	Morningside	60'x110'	SF	63	\$1,089.28	\$216.00	\$79.38	\$51.87	\$174.08	\$1,610.62	\$1,491.57	\$119.05	7.98%
9.3	Morningside	60'x110'	SF	56	\$1,089.28	\$216.00	\$79.38	\$51.87	\$174.08	\$1,610.62	\$1,491.57	\$119.05	7.98%
10.1	Deer Run	65'x115'	SF	66	\$1,089.28	\$216.00	\$87.39	\$51.87	\$178.55	\$1,623.10	\$1,502.95	\$120.15	7.99%
10.2	Deer Run	65'x115'	SF	51	\$1,089.28	\$216.00	\$87.39	\$51.87	\$178.55	\$1,623.10	\$1,502.95	\$120.15	7.99%
10.3	Deer Run	65'x115'	SF	32	\$1,089.28	\$216.00	\$87.39	\$51.87	\$178.55	\$1,623.10	\$1,502.95	\$120.15	7.99%
11.1	Manor Isle	80'x120'	SF	38	\$1,089.28	\$216.00	\$278.87	\$51.87	\$402.63	\$2,038.65	\$1,967.10	\$71.55	3.64%
11.2	Manor Isle	80'x120'	SF	39	\$1,089.28	\$216.00	\$278.87	\$51.87	\$402.63	\$2,038.65	\$1,967.10	\$71.55	3.64%
12.1	Longleaf	35'x110'	SVIL	124	\$1,089.28	\$216.00	\$172.68	\$0.00	\$318.33	\$1,796.29	\$1,724.73	\$71.56	4.15%
12.2	Longleaf	35'x110'	SVIL	96	\$1,089.28	\$216.00	\$172.68	\$0.00	\$318.33	\$1,796.29	\$1,724.73	\$71.56	4.15%
14.1	Covina Key	Townhome	TH	84	\$622.44	\$0.00	\$91.77	\$0.00	\$296.59	\$1,010.81	\$969.92	\$40.89	4.22%
14.2	Covina Key	Townhome	TH	82	\$622.44	\$0.00	\$91.77	\$0.00	\$296.59	\$1,010.81	\$969.92	\$40.89	4.22%
14.3	Anand Vihar	Multi Family	MF	24	\$363.09	\$0.00	\$0.00	\$0.00	\$51.77	\$414.87	\$391.02	\$23.85	6.10%
14.4	Anand Vihar	Townhome	TH	155	\$622.44	\$0.00	\$0.00	\$0.00	\$88.76	\$711.20	\$670.31	\$40.89	6.10%
15.1	Lettingwell	40'x110	SVIL	86	\$1,089.28	\$216.00	\$342.22	\$0.00	\$405.78	\$2,053.29	\$1,981.73	\$71.56	3.61%
15.2	Glenham	40'x110	SF	64	\$1,089.28	\$216.00	\$166.00	\$51.87	\$461.60	\$1,984.75	\$1,913.20	\$71.55	3.74%
16.1	Sedgwick	Townhome	TH	129	\$622.44	\$0.00	\$178.60	\$0.00	\$297.53	\$1,098.57	\$1,057.68	\$40.89	3.87%
16.2	Vermillion	Townhome	TH	174	\$622.44	\$0.00	\$107.24	\$0.00	\$249.77	\$979.46	\$938.57	\$40.89	4.36%
16.3	Charlesworth	Townhome	TH	118	\$622.44	\$0.00	\$213.60	\$0.00	\$346.68	\$1,182.73	\$1,141.84	\$40.89	3.58%
16.4	Tullamore	Townhome	TH	130	\$622.44	\$0.00	\$153.42	\$0.00	\$229.14	\$1,004.99	\$964.11	\$40.88	4.24%
17.1	Wrencrest	50'x110	SF	71	\$1,089.28	\$216.00	\$152.57	\$51.87	\$363.77	\$1,873.50	\$1,801.94	\$71.56	3.97%
17.2	Wrencrest	50'x110	SF	102	\$1,089.28	\$216.00	\$152.57	\$51.87	\$363.77	\$1,873.50	\$1,801.94	\$71.56	3.97%
17.3	Wrencrest	40'x110	SF	80	\$1,089.28	\$216.00	\$152.57	\$51.87	\$363.77	\$1,873.50	\$1,801.94	\$71.56	3.97%
18.1	Iverson	60'x110'	SF	81	\$1,089.28	\$216.00	\$151.32	\$51.87	\$478.13	\$1,986.60	\$1,915.05	\$71.55	3.74%
18.2	Iverson	60'x110'	SF	89	\$1,089.28	\$216.00	\$151.32	\$51.87	\$478.13	\$1,986.60	\$1,915.05	\$71.55	3.74%
18.3	Colehaven	80'x120'	SF	51	\$1,089.28	\$216.00	\$178.04	\$51.87	\$565.54	\$2,100.73	\$2,029.18	\$71.55	3.53%
ZCOM			ZCOM	6.151	\$21,785.61	\$0.00	\$0.00	\$0.00		\$21,785.61	\$20,354.53		7.03%
Total				2168.151									

## RESOLUTION 2025-08

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS, AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2025-26; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various operations and maintenance activities described in the District’s General Fund Budget for Fiscal Year 2025-26 attached hereto as Exhibit “A” and incorporated by reference herein (“**Operations and Maintenance Budget**”); and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2025-26; and

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

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

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”); and

**WHEREAS**, the District has previously evidenced its intention to utilize the Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the Board finds that the District's total Operations and Maintenance special assessments, taking into consideration other revenue sources during Fiscal Year 2025-26 (defined as October 1, 2025 through September 30, 2026), will amount to \$\_\_\_\_\_; and

**WHEREAS**, the Board finds that the non-ad valorem special assessments it levies and imposes by this Resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments; and

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NAPLES HERITAGE COMMUNITY DEVELOPMENT DISTRICT OF PASCO COUNTY, FLORIDA;**

**Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

**Section 2. Benefit.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefited lands is shown in Exhibits "A" and "B".

**Section 3. Assessment Imposition.** A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefited lands within the District in accordance with Exhibits "A" and "B" (the "**Assessments**"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 4. Collection.** The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

**Section 5. Assessment Roll.** The District's Assessment Roll, attached to this Resolution as Exhibit "B" is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The Chair of the Board designates the District Manager to perform the certification duties. A copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

**Section 6. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

**Section 7. Conflict.** All Resolutions, sections or parts of sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of the Meadow Pointe II Community Development District this 20th day of August, 2025.

Attest:

**MEADOW POINTE II COMMUNITY  
DEVELOPMENT DISTRICT**

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Jayna Cooper  
Secretary

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Chairperson

**RESOLUTION 2025-09**

**A RESOLUTION OF THE MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT ADOPTING  
THE ANNUAL MEETING SCHEDULE FOR FISCAL  
YEAR 2025/2026**

WHEREAS, the Meadow Pointe II Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings, which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF AUGUST, 2025.**

ATTEST:

**MEADOW POINTE II COMMUNITY  
DEVELOPMENT DISTRICT**

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Asst. Secretary

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Chair / Vice Chair

**Notice of Meetings Fiscal Year 2026**  
**Meadow Pointe II Community Development District**

The Board of Supervisors of the Meadow Pointe II Community Development District will hold their meetings for Fiscal Year 2025-2026 at the Meadow Pointe II Clubhouse, located at 30051 County Line Road; Wesley Chapel, Florida 33543, at 6:30 p.m. on the first and third Wednesdays of each month.

October 1, 2025	April 1, 2026
October 15, 2025	April 15, 2026
November 5, 2025	May 6, 2026
November 19, 2025	May 20, 2026
December 3, 2025	June 3, 2026
December 17, 2025	June 17, 2026
	July 1, 2026
January 7, 2026	July 15, 2026
January 21, 2026	August 5, 2026
February 4, 2026	August 19, 2026
February 18, 2026	September 2, 2026
March 4, 2026	September 16, 2026
March 18, 2026	

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

The Deed Restriction Violation Committee (DRVC) Meetings are also scheduled for Fiscal Year 2025-2026 and will meet on the following Mondays at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

October 13, 2025	April 13, 2026
November 17, 2025	May 18, 2026
December 15, 2025	June 15, 2026
January 12, 2026	July 13, 2026
February 16, 2026	August 17, 2026
March 16, 2026	September 14, 2026

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time and location to be specified on the record at the meetings and workshops without further publication of notice. Anyone wishing to participate in such meetings via communications media technology should refer to the District's website for the latest information: <https://www.meadowpointe2cdd.org/>.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Management Company, Inframark at 954-603-0033 at least two (2) calendar days prior to the meetings and workshops. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 9558771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Management Company.

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

Jayna Cooper  
District Manager



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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, July 16, 2025 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present were:

Justin Wright	Operations Manager
Kevin Ginsberg	ARC/DRC
Anthony Vega	LMP
Residents	

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Picarelli called the meeting to order.

**SECOND ORDER OF BUSINESS** **Roll Call**

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

**THIRD ORDER OF BUSINESS** **Pledge of Allegiance**

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

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

There were no additions or corrections to the agenda.

**FIFTH ORDER OF BUSINESS** **Audience Comments**

The Board received comments on the following:

**Lap Pool**

- Resident expressed concern about potential outside swim team use, noting original intent was for residents, children, and persons with disabilities.
- Concern over noise from early morning practices.

- Board stated:

- Project updates posted on district website.
- Six-lane option under review; no delay caused by this.
- Delay due to change in construction access.
- Zero-entry design remains.
- Any outside use will be considered only after one year of resident usage data; resident access will take priority.

**Back Gate & Traffic**

- Resident reported speeding, noise from motorcycles/dirt bikes, and questioned gate security.
- Board stated speed bumps are not feasible due to driveways, road design, emergency response impact, and potential to increase speeding/noise.
- Reducing traffic volume is preferred approach.

**Traffic Enforcement & Safety**

- Resident asked for next steps beyond legal action; suggested organizing resident support to meet with commissioners.
- Board considering sheriff patrol funding in next budget cycle.
- Noted speeding is county-wide; enforcement limited by resources.
- Emphasized funding/staffing decisions rest with Board of County Commissioners.
- Urged residents not to use back gate as shortcut if safety is a concern.

**SIXTH ORDER OF BUSINESS****District Managers' Report****A. Discussion and Consideration of Architectural & Engineering Proposal Regarding Lap Pool**

The Board discussed entering into a formal agreement with Pirelli & Partners. The firm has been providing services for the District without a signed contract, and District Counsel is preparing the formal agreement based on the original proposal. The Board confirmed the proposal is included in the meeting packet. Following brief discussion, a motion was made and seconded to approve entering into a formal agreement with Pirelli & Partners.

On MOTION by Ms. Childers, seconded by Mr. Molder, with all in favor, the Board approved for Pirelli & Partners to enter into a contract pending a formal agreement from District Counsel.
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**B. Consideration of Request for Proposal for District Counsel- Kilinski Van Wyk PLLC**

The Board reviewed a proposal from Kilinski Van Wyk to serve as District Counsel. The firm currently acts as Special Counsel for the Rehnquist case and requires attendance at all regular meetings, in person or via Zoom, but not workshops. Attendance would be billed at attorney rates, with estimated costs of \$600–\$900 per meeting. The Board discussed the need to clarify hourly rates for specific attorneys who would attend and to determine consistency for budgeting purposes.

Current District Counsel, Andy Cohen, requested the opportunity to address the Board before a decision is made. Several members agreed to extend this courtesy, though some noted it would not change their decision.

The Board agreed to:

- Invite Mr. Cohen to call in during the District Counsel portion of the next meeting.
- Postpone a decision on the proposal until after Mr. Cohen's remarks.
- Obtain clarification from the firm regarding attorney assignments and rates.

## **SEVENTH ORDER OF BUSINESS**

### **District Engineers' Report**

#### **A. Engineers' Report**

There were no major updates.

#### **B. All Outstanding Permits**

The Engineer reported that SWFWMD permits remain ahead of schedule and are expected to be completed within a few months, well before year-end. Mr. Molder suggestion to connect the small conference room to the office with a door has been forwarded to the engineers; revised drawings are pending.

#### **C. Update on Construction Road/6<sup>th</sup> Lane for Lap Pool**

Regarding the lap pool, SWFWMD has requested the pool design be included in the construction road permit. The design will be obtained from Borelli and submitted. The original rear construction road plan was denied due to conservation impacts; the side road option is under review.

The Board discussed potential alternatives if the side road is not approved, including:

- Constructing an access road through District property, which would require closing the basketball and tennis courts during construction.
- Scrapping the pool project, which would result in bond funds being returned and applied to debt repayment.

The Board acknowledged the time invested in the project and discussed the importance of identifying a feasible construction access route to proceed without further delays.

**EIGHTH ORDER OF BUSINESS****District Counsels' Report****A. Update on Any Ongoing Litigation****B. Special Council Updates- Wrencrest Gate****C. Update on DRVC Violation Mediation**

Special Counsel Rendres deferred to Mr. Picarelli for update. Regarding the DRVC violation case, the Board's previously approved settlement offer was sent to the resident's attorney. The offer requires the resident to replace the mailbox entirely and reimburse all legal fees incurred to date. An itemized list of costs, provided by District Counsel, was included with the settlement proposal.

As of several days ago, the resident's attorney had contacted the resident and is awaiting their response. The Board reaffirmed its position to require full compliance and cost recovery. It was noted that proceeding to mediation would incur additional costs, approximately \$400 per hour for the mediator, making settlement the more cost-effective resolution.

The Board noted that a response from Ms. Spiritos was expected but not received on the anticipated date. Ms. Spiritos is currently on vacation for two weeks. Her paralegal indicated that she had no knowledge of the matter, as she does not handle the case. The Board expressed concern over the prolonged timeline, as the matter was initiated in August or October of the previous year, with little progress to date.

Members discussed the broader issue of county departments assuming additional responsibilities due to new community developments without increasing staffing in key areas such as law enforcement, fire services, permitting, or infrastructure planning. It was noted that while tax revenues from these new homes are increasing, there appears to be no proportional investment in staffing or infrastructure upgrades.

The Board considered options to expedite resolution, including sending a formal letter to the county stating that, absent a timely decision, the District would proceed with enforcement as if the matter fell under its own authority. However, this will be revisited after decisions are made regarding legal representation.

Regarding the dog park project, the County has reassigned the matter to Ms. Selena, following the retirement of the previous project contact without notice. A meeting will be held to review the planned project. The Board discussed obtaining comparative information on permitting and approval timelines for similar county projects, such as the Union Park dog park, in order to advocate for timely processing and equitable treatment.

**NINTH ORDER OF BUSINESS****Consent Agenda**

The Board reviewed the Consent Agenda, which included minutes from the previous two meetings and the financial report. A motion was made and seconded to approve the Consent Agenda.

During the discussion, Mr. Molder requested an update on mailboxes previously replaced but not in compliance with District guidelines. Management confirmed that vendors had been contacted and provided with instructions regarding proper installation. Seven mailbox posts with medallions and eight additional posts were identified as requiring action. Ron has offered to remove all medallions at no cost to the District. Homeowners will receive a letter instructing them to allow removal by the vendor and, if necessary, to replace any non-compliant mailboxes within 19 days.

The Board discussed vendor responsibilities, noting that homeowners retain some responsibility for compliance if non-approved vendors were used. It was clarified that approved vendors must follow District specifications, including mailbox height requirements established by the postal service. It was agreed that vendors must publish their pricing and sign an acknowledgment agreeing to install mailboxes according to District guidelines in order to remain on the preferred vendor list. Vendors failing to comply will not be approved for future work.

After discussion, the Board confirmed that there were 15 total mailbox posts requiring attention within the community. No additional items were raised regarding the Consent Agenda.

The motion to approve the Consent Agenda passed unanimously (5-0).

On MOTION by Ms. Childers seconded by Mr. Kluender, with all in favor, the Consent Agenda, as presented, was approved. 5-0
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#### **TENTH ORDER OF BUSINESS**

#### **Architectural Review Discussion Items**

- There were no updates.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Non-Staff Reports (CONTINUED)**

##### **A. Government/Community Updates**

##### **i. Wrencrest Gate**

##### **ii. Speed, Traffic, and Caution Signs**

##### **iii. Joint Use Agreement for LEO Between MPI and MPII**

There were no new items reported under the Architectural Review.

Rob provided updates regarding ongoing legal matters and traffic concerns in the community:

##### **1. Legal Matters:**

The Board is currently evaluating the engagement of Kalinsky Van Wick as District Counsel. Van Wick and Kalinsky are reviewing a submission and preparing a legal brief to be submitted to the County either this evening or tomorrow. The matter pertains to an ongoing appeal, which will proceed as necessary.

##### **2. Traffic and Speed Limits:**

A discussion was held regarding speed limits in the District. It was noted that certain master plan documentation regarding approved speed limits is missing, which limits the District's ability to modify current limits. The Board discussed potential options, including petitioning residents to request lower speed limits.

It was noted that decreasing the speed limit alone may not significantly reduce speeding, and other traffic-calming measures may need to be considered. Specific areas, such as Deer Run Morningside and Raincrest, were identified as high-priority for review, particularly in proximity to school zones. Management will contact the County traffic department and copy the District attorney to request guidance on proceeding given the missing documentation.

3. Law Enforcement:

Management reported a meeting with Mike Smith, Chairperson of MP1, was rescheduled to next week. The Board anticipates receiving a response from MP1 regarding enforcement within the District by the 29th of the month, at which time the matter will be revisited.

No further updates were provided, and the items will be included on the agenda for the next meeting.

**B. Event Planning Committee Update on Next Event**

Mr. Signoretti discussed speed, stop signs and permit update. Discussion ensued.

**TWELFTH ORDER OF BUSINESS**

**Operations Managers' Report**

**A. Update on Landscaping Renovation**

1. Solitude Pond Reports & LMP Reports: Reports have been submitted and are attached for Board review.
2. District Maintenance:
  - Staff continues routine cleaning of storm drains and ponds throughout the District.
  - Walls and fences throughout the District have been cleaned, repaired, and repainted as needed.
  - Electrical repairs to the pool bathroom have been completed.
  - The pool bathroom has been repainted, and the surrounding pool deck fencing has been refreshed.
3. Resident Lawsuit: John provided an update regarding ongoing resident litigation. A letter has been presented to the resident; no response has been received to date.
4. Entrance Landscaping: All District entrances have been completed by OMP, including the refreshing of plants, shrubs, and trees.

**B. Covina Key Broken Sewer Line**

The HOA President of Convenient Key reached out regarding a sewer issue caused by a tree located on HOA property. Management clarified that the tree is not District-

owned, and therefore, repair of the road and sewer line is not the District's responsibility. The HOA and their management company have been advised to contact Pasco County, as the sewer line is part of the County system. No further updates have been received from either the HOA or Pasco County to date. It is anticipated that Pasco County may hold the HOA responsible for any damage and road repairs.

**1. Entrance Landscaping and Annuals:**

- Coleus plants will be installed in multiple colors at the District entrances; these varieties are heat- and drought-tolerant.
- Annual plantings will be refreshed and maintained for seasonal growth.
- Irrigation issues were noted with certain valves; proposals for valve replacements have been received, and work is scheduled.
- Existing patchy grass areas are being treated with fertilizer and additional care to promote recovery, with replacement proposals being prepared for areas beyond recovery.

**2. Playground Improvements:**

- Two proposals were received for playground replacement and upgrades:
  - **Proposal 1:** \$196,682.20 – includes replacement of playground equipment, shade structures, swings, and rubber mulch.
  - **Proposal 2:** \$207,399 – includes the same equipment with additional rubber flooring.
- Staff recommends Proposal 1 due to cost efficiency and inclusion of two approved sandboxes for children. This project will be funded through the Parks and Recreation Reserves.
- The Board approved the recommendation by roll call vote, with all supervisors voting in favor. The vendor will be notified to hold the price until a final schedule is confirmed based on road access determinations.

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor, the Board approved Proposal 1 from Southern Recreation, in the amount of \$196,682.20.

**3. Miscellaneous Property and Safety Items:**

- An outdated utility cabinet near the tennis courts is currently a trip hazard. Management will coordinate with Frontier (formerly Verizon) to address the safety issue.
- Rusted and obsolete utility towers previously located on District property have been removed. Private property structures that remain have been addressed via resident notification, and follow-up with those residents is underway.

**THIRTEENTH ORDER OF BUSINESS**

**Approval/Disapproval/Discussion**

**A. Fiscal Year 2026 Budget for Villages**

The Board reviewed the budgets and current financials for each community. For gate systems, \$1,500 per system per year was allocated for maintenance, with security cameras budgeted at \$1,000 per gate system to account for potential replacements due to wiring or equipment issues. Reserve funds are maintained separately for future replacements, while annual R&M funds cover routine maintenance. Communications budgets were reviewed, with adjustments made where appropriate, including reducing the communication budget from \$1,300 to \$1,000 for certain communities. Errors in the Morningside and Morning Side budgets, particularly regarding telecom and Wi-Fi allocations, were noted and will be corrected in an updated version for the next meeting.

12. Revenues and expenses for the fiscal year are generally balanced, with slight variances. The deed restriction enforcement fund will not collect additional assessments this year; instead, existing reserves totaling approximately \$110,000 will be used to fund operations, including personnel costs. This adjustment will reduce the overall percentage allocated to each village, including Deer Run and Morningside. Interest income and settlements from paid fines remain the only revenue sources for this fund.

13. Community concerns raised during audience comments were addressed, including pool access modifications, hurricane-related damages, insurance claims, and speed and safety issues on County Line Road. Clarifications were provided regarding speed studies, Sheriff's Department responsibilities, and compliance with Florida statutes concerning noise and vehicle operation. It was emphasized that all Board communications and meetings are conducted in compliance with the Sunshine Law, and past concerns regarding private meetings or representation at HOA meetings were addressed and clarified. A corrected financial and assessment matrix will be distributed to reflect all updates and adjustments, ensuring transparency and accurate reporting.

#### **FOURTEENTH ORDER OF BUSINESS                      Audience Comments**

A resident raised several items for clarification, either for immediate response or at a future meeting:

1. **Approved Vendors:** The resident inquired about the public availability of the CDD-approved vendor list for residents to utilize. While some information may be included in correspondence from the Deed Restrictions department, it was noted that no such list appears on the CDD website.
2. **Vendor Criteria:** The resident requested clarification on the criteria used to designate a preferred vendor. Additionally, if there is an agreement with a vendor, the resident noted that such an agreement is necessary to ensure fixed pricing; otherwise, vendors may charge at their discretion.
3. **Mailbox at Mansfield Clubhouse:** The resident reported that the mailbox at the Mansfield Clubhouse entrance has been down, referencing the same box previously mentioned in discussions regarding Verizon.



- 324 4. **Workshops:** The resident observed that workshops are not broadcast on Zoom and, to their  
325 knowledge, are typically not recapped in meeting minutes, requesting an explanation for this  
326 practice.  
327

- 328 5. **Playground Quote:** The resident expressed appreciation for the playground improvements and  
329 requested confirmation regarding the validity period of vendor quotes prior to installation. This  
330 ensures pricing remains fixed and avoids unexpected cost increases.  
331

332 The resident thanked the Board for their attention to these matters.  
333

#### 334 FIFTEENTH ORDER OF BUSINESS

#### Supervisor Comments

335 Ms. Childers would like to remind everyone that residents have the ability to request  
336 meeting minutes, as well as audio or video recordings of our meetings. While there may be  
337 an associated cost, this ensures that accurate information is available. She has observed that  
338 some residents have been sharing information from meetings with others, which has  
339 occasionally led to misinformation and misunderstandings. For example, regarding the  
340 situation with Mr. Kluender and the Meadow Point One clubhouse board, some residents  
341 may have misinterpreted discussions related to the Sheriff's Department. She encouraged  
342 residents to request the official recordings to verify what was actually discussed before  
343 sharing information.  
344

345 Additionally, she would like to address longstanding rumors regarding the pool. The pool  
346 was approved, voted on, and included in the bond prior to the election of the current board  
347 members. At the time, Mr. Picarelli was the only newly elected board member, and the  
348 decision was made based on a survey of residents requesting a lap pool. The objective was  
349 to construct a pool large enough to accommodate the community, given that Meadow Point  
350 is the largest community and previously had the smallest pool, with a capacity of only 52  
351 people.  
352

353 After her election, she suggested that, if feasible and after assessing community usage, the  
354 pool could potentially be rented to the local high school swim team. This would not benefit  
355 her family personally, but would provide a community benefit, as many Meadow Point Two  
356 residents have children attending Wiregrass Ranch High School. Any consideration of such

usage would only occur after at least one year of observing community usage patterns and evaluating whether it would interfere with resident access. Factors such as swim team schedules and operational practices would also be considered, and no arrangement would be made if it negatively impacted residents.

She wanted to set the record straight that these discussions reflect the actual decisions and considerations of the board. She also wishes to acknowledge and appreciate the residents who provide feedback and engage in our meetings, as well as the board members for their continued effort and dedication.

Finally, for the next meeting, we will obtain information from Jana regarding the Kilinski Van Wyk Law Group, have Mr. Cohen call in, and potentially review the joint use agreement. Residents are welcome to submit additional items they would like to address at the upcoming meeting.

**SIXTEENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor, the meeting was adjourned at 8:34 p.m. 5-0
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John Picarelli  
Chairperson

# **Tab 2**

## MEADOW POINTE II CDD

### ENGINEERS REPORT FOR AUGUST 20<sup>th</sup>, 2025 BOARD MEETING

#### Discussion items:

- **Environmental Resource Permits Update:** The field work for the inspections of permits 032, 057, 074 & 048 has been completed. Some of the suggested maintenance opportunities have been communicated to staff for resolution. We will complete the SOI reports and provide a reconciled report on the inspections on what was observed in the field for all 4 permits to provide to staff and the Board.

Permit#	District	Inspections	Project Name	Last O&M	Next O&M
493010.032	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 9, Units 1, 2 & 3	9/11/2020	9/11/2025
493010.048	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 15	9/11/2020	9/11/2025
493010.057	Meadowpointe II CDD	Yes	Meadow Pointe - Mansfield Boulevard - Phase DE	9/11/2020	9/11/2025
493010.074	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 16, Unit 3B	9/11/2020	9/11/2025

- **Building Construction on County Line Rd & Mansfield Blvd:** The preliminary conceptual Architectural Site Plan has been completed and presented. Renker Eich Parks Architects will follow up in a few weeks with final conceptual sketches, including building elevations. The next phases will be Schematic Design, Design Development, and Construction Documents. Structural, Mechanical, Plumbing, and Electrical Engineering will be introduced into the project in that next phase.
- **Warning Gate at Wrencrest Drive:** We received a denial letter from the County in response to our application for the Wrencrest Gate. Our council is currently working on the appeal that would be made in front of the Planning Commission.

- **Lap Pool:** We have submitted our responses and updated plan set to SWFWMD for their consideration for the access road to the West of the amenity center. The Borrelli Group Architects contract is fully executed and they will begin programming the project. We have a programming call scheduled for 8/20/2025 at 1:30pm to get an update for the Board.
- **Deer Run & Morningside County Conveyances:** We received a draft interlocal agreement from the County that includes language about maintaining the ROW including the landscaping, sidewalks and driveway aprons. The County did not include the referenced exhibit 1 in the agreement that outlines the infrastructure to be maintained and there was no inclusion of the language from our street parking resolutions in the draft agreement. We have requested that District Counsel add the street parking language as a 2<sup>nd</sup> exhibit to the draft contract and to work on a redlined version to send the County for their review. We will also need the County to provide the exhibit 1 they reference in the agreement as well as the agreement termination language that they left out in the draft they sent the District.
- **Dog Park at Iverson:** The design plan including parking has been submitted to the County and they have confirmed they have reviewed the new plans for the dog park and have scheduled an exploratory meeting with us for August 25th at 4:15pm.

# **Tab 3**

MPII DRC LOG				CDD Meeting 08.20.2025			
Case #	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery	Notes
2025-263	Morningside	29551	Morwen Pl	#10: Garbage containers stored on the side of the home, must be walled in on both sides on the side of the home. #14: The front landscape bed needs to be cleaned out and the border trimmed/edged. #14: The small bed next to the driveway/garage needs the weeds removed, cleaned out and the border trimmed.#14: The side of the vinyl fence, south side of the home, and around the A/C unit needs to be edged.	10,14,	ARC_DRC Delivery	Case will receive a 2nd notice letter due to same infraction within a year. 9.15.DRVC meeting
2025-264	Morningside	29545	Morwen Pl	#14: The weeds in the driveway expansion joints need to be removed and the driveway pressure washed. #14: The driveway, sidewalk, apron and tree lawn curb needs to be edged. #14: The weeds in the rock bed by the entryway needs to be removed and the border edged. #14: The border around the bed and Gardenia tree needs to be edged. #14, The gardenia bush needs trimmed, as well as the Robellini palm to a 9:00-3:00 position. The bed needs to be weeded and mulched by the Variegated Schefflera.and underneath the Robellini palm. #14: The south side lawn needs to be cut, the side of the home trimmed with a string trimmer and the large shrub trimmed. The PVC mailbox post installed IS NOT compliant by MPII standards and must be replaced with a CDD board approved PVC post.	14,18	ARC_DRC Delivery	
2025-265	Colehaven	1446	O'Bear Ct	#20 The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The support arm is deteriorating, cracking and sagging and the base is deteriorating by 25%.	20	ARC_DRC Delivery	
2025-266	Colehaven	1443	O'Bear Ct	#16: The front entryway and driveway need to be pressure washed and all stains removed.	16	ARC_DRC Delivery	

2025-267	Colehaven	1503	O'Bear Ct	#16: The driveway needs to be pressure washed and all stains removed. #20: The Mailbox needs to be cleaned with a bleach/water solution and the post replaced with a PVC post. There is a large crack that extends the length of the post abd the support arm is deteriorating as well as the bottom of the post.	16,20	ARC_DRC Delivery	
2025-268	Colehaven	1435	O'Bear Ct	#16: The driveway needs to be pressure washed and all stains removed	16	ARC_DRC Delivery	
2025-269	Colehaven	30340	Treyburn Loop	#20: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arms are deteriorating along with the top of the post. There are cracks along the sides and the base is deteriorating from moisture in the rock bed.	20	ARC_DRC Delivery	
2025-270	Colehaven	30346	Treyburn Loop	#16: The weeds in the front rock bed need to be treated with an organic weed killer. #16: The driveway needs to be pressure washed and all stains removed. #20: The mailbox needs cleaned with a bleach/water solution and recommending the post be replace with a PVC post. The support arm on the numbered side is beginning to deteriorate and the post is cracking more. Also, the base of the post is deteriorating more due to lawn equipment use.	16,20	ARC_DRC Delivery	
2025-271	Colehaven	30406	Treyburn Loop	#16: The driveway needs to be pressure washed and all stains removed	16	ARC_DRC Delivery	
2025-272	Colehaven	30429	Treyburn Loop	#16: The driveway needs to be pressure washed and the stains removed. #16: The robellini palms need to be trimmed to a 9:00-3:00 Position. #20: The mailbox post has cracks along the front of the post near the top and extending down the post on the numbered side. The repairs must be done, post sanded and then painted with MPH colors. If repairs cannot be done properly, the post must then be replaced with a PVC post.	16,20	ARC_DRC Delivery	



2025-273	Colehaven	30430	Treyburn Loop	#20: There are small cracks on all sides of the post. The bottom is beginning to deteriorate due to both age and lawn equipment, a post guard would be beneficial. One of the support arms is sagging a little and needs to be secured to the post. The small cracks need to be repaired, sanded and the post painted with MPII colors.	16,20	ARC_DRC Delivery	
2025-274	Colehaven	30437	Treyburn Loop	#20: The mailbox post has small crack damage on the front, sides and rear of the post. The support arm(s) and the base of the post is beginning to deteriorate due to age. Repairing and painting this post is permitted, however, it is recommended to replace with a PVC post.	20	ARC_DRC Delivery	
2025-275	Colehaven	30446	Treyburn Loop	#10: The garbage containers must be stored out of sight, either in the garage or walled in on two sides on the side of the home.	10	ARC_DRC Delivery	
2025-276	Colehaven	30447	Treyburn Loop	#20: The mailbox needs cleaned with a bleach water solution and the mailbox post must be replaced with a PVC post. The support arm on the numbered side is cracked through and extends half the length, as well as the base of the post is deteriorating by 25%. The post is also painted non MPII colors.	20	ARC_DRC Delivery	
2025-277	Colehaven	30502	Treyburn Loop	#16: The driveway needs to be pressure washed and all stains removed. #20: The mailbox needs cleaned with a bleach water solution and the mailbox post must be replaced with a PVC post. The post has large cracks extending the length of the post down to the base and cannot be repaired properly.	16,20	ARC_DRC Delivery	
2025-278	Colehaven	30517	Treyburn Loop	#16: Driveway needs to be pressure washed and all stains removed. #20: The mailbox needs cleaned with a bleach/water solution and the mailbox post replaced with PVC. There is a crack along the front of the upper post. The support arms are deteriorating, as well as the base of the post 25%.	16,20	ARC_DRC Delivery	

<b>2025-279</b>	<b>Colehaven</b>	<b>30514</b>	<b>Treyburn Loop</b>	<b>#20: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The damage on both the front and back of the post was repaired once before and is now damaged again. There are new cracks forming at the base of the post as well and the support arms are deteriorating.</b>	<b>20</b>	<b>ARC_DRC Delivery</b>	
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# **Tab 4**

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	08.20.2025					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	ARC REC	NOTES	ARC App Submit Date
2025-051	Morningside	29716	Morwen Pl	New Window Replacements						Approve	5 Impact Single Hung Windows, 3 Impact Horizontal Sliding Windows, 3 Impact Fixed Windows, 1 above the front door and 2 sidelites next to the single door. Low - E clear glass, No grids.	08.15.2025
2025-052	Wrencrest	30434	Tremont Dr	New Roof Replacement						Approve	Tamko Titan X Premium Architectural shingle -Weathered Wood. Approved in Wrencrest	08.12.2025

# **Tab 5**

**Justin Wright**

**Operations Manager/Maintenance Report**

**August 20, 2025**

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- Solitude Pond Maintenance Report/ attached.
- LMP Reports. / Attached.
- LMP storm cleanup plan and prices attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls and fences throughout the district.
- Maintenance staff have cleaned and repainted all gates arms at the village entrances.
- Maintenance staff started to clean out around pond structures so engineer can certify ponds.
- Maintenance staff painted meeting rooms.
- Update on Covina Key sewer line.

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### **Board Discussion / Approval**

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

# **Tab 6**



# SOLITUDE

## LAKE MANAGEMENT

### CUSTOMER LAKE MANAGEMENT REPORT

Customer: MeadowPoint II

Account Number: \_\_\_\_\_

Technician: Kerny

Date: 08/14/25 Time: \_\_\_\_\_

#### WORK PERFORMED

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

SITE ID	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111
Method Used																			
Treated Algae	X												X						
Treated Cyanobacteria	X	X						X				X							
Treated Submersed Weeds	X											X							
Treated Grasses/Brush	X																		
Treated Floating Weeds	X																		
Treated Mosquitoes and/or Midges																			
Lake Dye																			
Site Inspection																			
<b>WETLAND/UPLAND</b>																			
Spot Spraying																			
Physical weed removal																			
<b>CARP PROGRAM</b>																			
Carp Observed																			
Barriers Inspected																			
RESTRICTION TYPE(S) DO NOT: <b>I</b> (Irrigate) <b>F</b> (Fish) <b>S</b> (Swim) <b>O</b> (Other):																			
Restriction # of days																			
Restriction Type																			

#### GENERAL OBSERVATIONS OF THE WATER

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

#### GENERAL FIELD OBSERVATIONS

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

#### CONCERNS FOR FOLLOW-UP

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







# SOLITUDE

## LAKE MANAGEMENT

### CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Palat 11

Account Number: \_\_\_\_\_

Technician: Kenny

Date: 08/08/25 Time: \_\_\_\_\_

#### WORK PERFORMED

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

SITE ID	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Method Used																				
Treated Algae																				
Treated Cyanobacteria																				
Treated Submersed Weeds																				
Treated Grasses/Brush	X																			
Treated Floating Weeds	X																			
Treated Mosquitoes and/or Midges																				
Lake Dye																				
Site Inspection																				
<b>WETLAND/UPLAND</b>																				
Spot Spraying																				
Physical weed removal																				
<b>CARP PROGRAM</b>																				
Carp Observed																				
Barriers Inspected																				
RESTRICTION TYPE(S) DO NOT: <b>I</b> (Irrigate) <b>F</b> (Fish) <b>S</b> (Swim) <b>O</b> (Other):																				
Restriction # of days																				
Restriction Type																				

#### GENERAL OBSERVATIONS OF THE WATER

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

#### GENERAL FIELD OBSERVATIONS

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

#### CONCERNS FOR FOLLOW-UP

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

# **Tab 7**



Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 08/20/2025

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Mowed, edged and weedeated Clubhouse, County Line Rd, Beardsley Dr. and Mansfield Blvd. All areas were blown and any debris picked up and disposed of.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 08/18/2025

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Detail work, trimming, pulling weeds from beds, treating ant mounds as seen. Bed weeds sprayed on the following: Wrencrest entrance Glenham, letting well, Longleaf entrance and exit side, Both morning side entrances. All debris picked up and disposed of.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE





Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 08/14/2025

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Mowed, edged and weeded Clubhouse, Mansfield Blvd, Beardsley Dr. and County Line Rd. All debris picked up and disposed of. Ants treated with Advion granular ant bait as seen on site.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 08/13/2025

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input type="checkbox"/>	Pruning <input type="checkbox"/>	Turf <input type="checkbox"/>	Inspection <input type="checkbox"/>
Edging Curbs <input type="checkbox"/>	Hedging <input type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input type="checkbox"/>	Weeding <input type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input type="checkbox"/>	Tree Pruning <input type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input type="checkbox"/>	<u>TURF</u>	<u>TREES</u>
Shrubs <input type="checkbox"/>	Blowing Off <input type="checkbox"/>	Insects <input type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input type="checkbox"/>	Disease <input type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input type="checkbox"/>	Weeds <input type="checkbox"/>	
	Other <input type="checkbox"/>	<u>SHRUBS</u>	<u>OTHER</u>
		Insects <input type="checkbox"/>	Fire Ants <input type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:			

Mowed, edged, weedeated all common areas and mowed and weedeated all ponds from Wrencrest to Iverson all ponds on Beardsley Dr, all ponds on Mansfield Blvd. and ponds on County Line Rd. Ponds in Manor Isle, Deer Run, Longleaf and Morningside.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 08/07/2025

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input checked="" type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

Clubhouse Trimmmed, treated for ants, bed weed pulling, palm trees Robellinies were pruned. Woodline behind courts cut back. Beds and rock areas sprayed for weeds. We will continue spraying as it has been raining some afternoons.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE





Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: LMP Service Date: 08/06/2025

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing <input type="checkbox"/>	Pruning <input type="checkbox"/>	Turf <input type="checkbox"/>	Inspection <input type="checkbox"/>
Edging Curbs <input type="checkbox"/>	Hedging <input type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input type="checkbox"/>	Weeding <input type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input type="checkbox"/>	Tree Pruning <input type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <input type="checkbox"/>	
PLANTING	CLEANUP	PEST CONTROL	
Annuals <input type="checkbox"/>	Trash <input type="checkbox"/>	<u>TURF</u>	<u>TREES</u>
Shrubs <input type="checkbox"/>	Blowing Off <input type="checkbox"/>	Insects <input type="checkbox"/>	Insects <input type="checkbox"/>
Mulch <input type="checkbox"/>	Leaves <input type="checkbox"/>	Disease <input type="checkbox"/>	Disease <input type="checkbox"/>
Other <input type="checkbox"/>	Debris <input type="checkbox"/>	Weeds <input type="checkbox"/>	
	Other <input type="checkbox"/>	<u>SHRUBS</u>	<u>OTHER</u>
		Insects <input type="checkbox"/>	Fire Ants <input type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed, edged, weedeating Clubhouse, Mansfield, Beardsley Dr. and County Line. All debris picked up and areas blown.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 08/02/2025

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input type="checkbox"/>	Turf	<input checked="" type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input checked="" type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input type="checkbox"/>	Shrubs	<input checked="" type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input type="checkbox"/>	Insects	<input checked="" type="checkbox"/>	Insects	<input checked="" type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input type="checkbox"/>	Disease	<input checked="" type="checkbox"/>	Disease	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input checked="" type="checkbox"/>	Fire Ants	<input type="checkbox"/>
				Disease	<input checked="" type="checkbox"/>	Weed Beds	<input type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

All property was treated for Turf weeds, turf fungus, turf insecticide applications. Clubhouse was treated completely. All annual flowers were treated with fertilizers, fungicides and insecticides. Full IPM blanket spraying property.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE

# **Tab 8**



**Dear Property Owners & Representatives,**

At LMP, A Juniper Company, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

**Storm Response Rates:**

- **\$72.50/hour (All non-arborist functions)**
- **\$350.00/truck for debris hauling\***
- **\$110.00/hour for all LMP owned equipment\*\*Includes operator.**
- **\$75.00/tree staking kit (Standard)**
- **\$100.00/tree staking kit (Large)\*\*\***
- **\$2,900.00/day for arbor crew (5-person crew)**

*\*Debris hauling based on a LMP service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expenses. \*\*This rate is for standard loader, skid steer, chipper or bucket truck. If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. \*\*\*In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

**Pre-Storm Procedures:**

1. Stage equipment on site (if applicable)
2. Appoint LMP first responders (NEW TAMPA BRANCH)
  1. Bill Conrad – 813-365-8551
  2. Anthony Vega – 813-392-9920
  3. Kevin Pajala – 813-597-6250
  4. Felix LaPorte – 813-326-5739
  5. Scott Carlson – 813-784-7990

**Post-Storm Procedures:**

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting

[illegible]

# **Tab 9**

## YTD FHP Off Duty Activity Report

YTD as of 1/1/25	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
6/30/2025	335	101	1	6	14	204	67
8/15/2025	86	39	1	1	2	57	4

		<b>FHP OFF DUTY ACTIVITY REPORT</b>						
<b>DATE</b>	<b>SHIFT</b>	<b>SPEED WARNINGS</b>	<b>SPEED CITATIONS</b>	<b>ARRESTS</b>	<b>STOP SIGN</b>	<b>SEAT BELT</b>	<b>OTHER</b>	<b>STREET PARKING</b>
1/7/2025	4am-8am	7	3	0	0	0	5 1 tag/reg ; 1 driving w/o headlights; 3 ins	0
1/14/2025	1pm-5pm	9	3	0	0	0	6 4 tag/reg vio; 1 texting while driving; 1 insurance	0
1/15/2025	2pm-6pm	9	1	0	0	0	5 1 tag/reg vio; 1 window tint; 1 ins; 1 DL vio; 1 careless driving	0
1/16/2025	4am-8am	7	3	0	0	0	6 1 tag/reg; 3 faulty equip; 2 ins	5 warnings
1/21/2025	4am-8am	5	0	0	0	0	2 Insurance violations	0
1/22/2025	4pm-8pm	8	0	0	0	0	3 1 ins; 2 tag/reg	0
1/28/2025	4am-8am	6	4	0	0	0	5 1 ins; 1 tag/reg; 2 DL; 1 following to close	0
1/29/2025	3pm-7pm	6	5	0	1	0	6 3 ins; 1 tag/reg; 1 texting while driving; 1 move over law	0
2/3/2025	4am-8am	8	2	0	0	0	5 2 ins; 1 tag/reg; 1 driving w/o headlights; 1 driving while suspended	0
2/12/2025	4pm-8pm	10	5	0	1	0	7 3 ins; 1 tag/reg; 1 DL vio; 2 window tint	0



<b>2/13/2025</b>	<b>4am-8am</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b> 1 ins; 1 tag/reg; 1 DL vio; 3 driving w/o headlights; 1 faulty equip	<b>0</b>
<b>2/18/2025</b>	<b>4am-8am</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b> 1 ins; 1 tag/reg; 1 DL vio; 1 faulty equip	<b>0</b>
<b>2/19/2025</b>	<b>4pm-8pm</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b> 1 tag/reg; 1 window tint; 2 driving w/o headlights	<b>0</b>
<b>2/20/2025</b>	<b>2pm-6pm</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1 warning</b>
<b>2/25/2025</b>	<b>4am-8am</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18 warnings</b> <b>4 DR/14MS</b>
<b>2/26/2025</b>	<b>4pm-8pm</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b> 2 ins; 2 tag/reg; 1 DL	<b>0</b>
<b>3/5/2025</b>	<b>4pm-8pm</b>	<b>9</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b> 3 ins; 1 tag/reg	<b>0</b>
<b>3/10/2025</b>	<b>4am-8am</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b> 1 ins; 1 DL; 1 driving w/o lights	<b>8 warnings</b> <b>1 citation</b>
<b>3/12/2025</b>	<b>1:30p- 5:30p</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b> 2 ins; 1 DL; 1 equipment; 1 stopping on roadway	<b>0</b>
<b>3/19/2025</b>	<b>2pm-6pm</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b> 1 ins; 1 DL; 1 exhaust; 2 tag	<b>0</b>
<b>3/24/2025</b>	<b>4am-8am</b>	<b>7</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b> 2 ins; 1 DL vio	<b>0</b>
<b>3/25/2025</b>	<b>4am-8am</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b> 1 ins; 2 DL vios; 1 tag/reg	<b>6 warnings</b> <b>1 citation</b> <b>Deer Run</b>
<b>3/26/2025</b>	<b>2pm-6pm</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b> traffic enforcement	<b>0</b>
<b>3/31/2025</b>	<b>4am-8am</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b> 1 ins; 1 DL; 1 tag/reg; 1 stopping inb roadway; 1 driving while suspended	<b>0</b>
<b>4/2/2025</b>	<b>4pm-8pm</b>	<b>8</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>5</b> 2 ins; 1 faulty equip; 1 tag/reg; 1 driving while suspended	<b>0</b>

4/3/2025	4am-8am	8	0	0	0	0	4 1 ins; 1 equip; 1 tag/reg; 1 DL	5 warnings 1 citation Morningside
4/9/2025	4pm-8pm	8	4	0	0	0	3 ins; 1 window tint; 1 tag/reg; 1 DL	0
4/14/2025	4am-8am	6	2	0	1	0	4 1 driving w/o lights; 1 equip vio; 1 tag/reg vio; 1 DL vio	0
4/16/2025	4pm-8pm	7	4	0	0	0	6	0
4/22/2025	4am-8am	7	2	0	0	0	5 1 texting while driving; 1 tag/reg; 2 ins; 1 DL	4 warnings 1 citation
4/23/2025	4pm-8pm	5	0	0	0	0	3 2 tag/reg; 1 DL presence at public meeting	0
4/29/2025	4am-8am	4	3	1	0	0	4	Morningside 4 warnings
5/7/2025	4pm-8pm	7	3	0	0	2	2	0
5/8/2025	4am-8am	9	0	0	1	0	3	Deer Run 2 citations
5/13/2025	4am-8am	7	2	0	0	2	2	0
5/14/2025	4pm-8pm	5	4	0	0	0	4	0
5/20/2025	1:30-5:30pm	9	1	0	0	1	4	0
5/21/2025	4am-8am	7	5	0	0	0	6	0
5/27/2025	4am-8am	7	3	0	0	0	7 3 driving w/o headlights; 1 window tint; 1 reg vio; 2 DL vio	0
5/29/2025	7a-11am	8	5	0	0	0	7 2 window tint; 1 reg vio; 2 DL vio; 2 ins	0
6/4/2025	4pm-8pm	11	3	0	0	0	8 1 following too close; 1 reg vio; 2 DL vio; 4 ins	0
6/9/2025	4am-8am	10	0	0	0	1	4 1 reg; 1 DL vio; 2 ins	0
6/10/2025	4am-8am	5	3	0	1	1	2 1 driving w/o head lights; 1 ins	0
6/11/2025	4pm-8pm	10	2	0	0	3	6 1 move over law; 2 ins; 1 DL; 1 tag/reg; 1 Learners DL	0

6/18/2025	4pm-8pm	9	2	0	0	1	6 1 move over law; 1 ins; 1 DL vio; 1 tag/reg; 2 window tint	0
6/19/2025	12:30pm- 4:30pm	3	0	0	0	0	1	0
6/23/2025	4am-8am	4	0	0	0	0	2 1 ins; 1 stopped in roadway	MS & DR 9 warnings 1 citation
6/24/2025	4am-8am	8	0	0	0	0	3 insurance violations	0
7/9/2025	4pm-8pm	6	2	0	0	1	3 2 insurance; 1 window tint	0
7/10/2025	4am-8am	7	4	0	0	0	5 3 insurance; 2 DL vios	0
7/16/2025	4:30pm- 8:30pm	3	3	0	0	0	2 Insurance violations	0
7/17/2025	1-5pm	6	0	0	0	0	1	0
7/23/2025	4pm-8pm	6	0	0	0	0	3 2 insurance; 1 DL	0
7/24/2025	4am-8am	7	5	0	0	1	6 3 ins; 1 tag/reg; 1 driving w/o headlights; 1 texting while driving	0
7/29/2025	4am-8am	8	3	0	0	0	4 1 ins; 1 tag/reg; 2 window tint	0
7/31/2025	4am-8am	13	3	1	0	0	10	0
8/4/2025	4am-8am	4	4	0	0	0	3	0
8/6/2025	4pm-8pm	7	3	0	0	0	4	0
8/7/2025	4am-8am	9	4	0	1	0	7	0
8/12/2025	4am-8am	8	3	0	0	0	6	0
8/15/2025	4am-8am	2	5	0	0	0	3 2 ins; 1 driving w/o headlights	DR & MS 2 warnings 2 citations