



Meadow Pointe II CDD

June 17, 2026

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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
- Lindsay Moczynski, District Counsel
- Jerry Whited, District Engineer
- Justin Wright, Operations Manager
- John Khatiblou, Accountant

Wednesday, June 17, 2026 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJIcWlrcz09&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. Landscaping report from Juniper**
- 6. Audience comments**
- 7. District Manager Report**
 - A. Brown & Brown Insurance Proposal
 - B. EGIS Insurance Proposal
- 8. District Engineer Report**
 - A. Discussion of Engineer report
 - B. Discussion on new cost and floor plans for buildings
- 9. District Counsel Report**
 - A. Wrencrest Appeal Status
 - B. Update on Rules and Guidelines
 - C. Update on Supervisor code and conduct
 - D. Consideration of Resolution 2026-10 Adopting Ethics Policy and Code of Conduct
- 10. Consent Agenda**
 - A. DRVC Violation log/pictures
 - B. Approval of Meeting Minutes from May 6, 2026
 - C. Approval of Meeting Minutes from May 20, 2026
- 11. Architectural Review Discussion Items**
- 12. Government/Community Updates**
 - A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer
 - B. Event Planning Representative/ Supervisor Jamie Childers
 - i. Next Event Update
- 13. Items to approve/disapprove/discuss**
- 14. Operations Manager Report**
- 15. Audience Comments**
- 16. Supervisor Comments**
- 17. Adjournment**

Management

Inframark Management Services
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Meeting Location

Meadow Pointe II Clubhouse
30051 County Line Road
(813)-991-5016

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

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Discussion on FY 2027 Budget Items
 - B. Deed Restrictions changes for Morningside
- 3. Adjournment**

The next CDD Meeting is scheduled for Wednesday, July 1, 2026, at 6:30 p.m.

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT



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Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.



- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
 - 22 Counties
 - 70 Cities
 - 20 Public Airports
 - 7 Public School Districts
 - State of Florida

An Introduction to Your Service Team

Account Executives

Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
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Michelle Perry Vice President / Business Development	(386) 366-6378	Michelle.Perry@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Vice President / Account Executive	(386) 239-4044	Robin.Russell@bbrown.com
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Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
Ethan Reedy Insurance Broker	(386) 239-7264	Ethan.Reedy@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com

Service Representatives

Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Jessica Conway Public Risk & Claims Specialist	(386) 333-6001	Jessica.Conway@bbrown.com
Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Moretti Public Risk & Claims Specialist	(386) 800-1164	Mallory.Moretti@bbrown.com

Certificate Requests: 179.certificates@bbrown.com
Claim Reporting: 179.claims@bbrown.com

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers’ compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred’s history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: **preferred** for unmatched public entity experience, innovation, stability and personalized service.

***Preferred*’s Member Types**

Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

***Preferred*’s Comprehensive Coverages**

Property	Workers’ Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators’ Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred*’s sole focus on government ensures that members’ unique needs are met.

Underwriting and Administration

Behind *Preferred's* underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.



Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

***Preferred's* Expert Boards Know Your Business**

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to \$10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

***Preferred* Safety and Risk Management Services**

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred's* Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations. Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred's* approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.
- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.
- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a “Best Practice” measure when designing and formulating safety and risk control plans.
- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.
- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred's* dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

Property – Inland Marine

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
\$2,622,873	Blanket Value Buildings and Contents
Special Property Coverages	
\$1,000,000	Flood
\$1,000,000	Earth Movement
Not Included	TRIA Terrorism
Inland Marine (Per Schedule Provided)	
\$35,831	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
\$35,000	Contractor’s / Mobile Equipment***
Included in Blanket	Electronic Data Processing Equipment***
Included in Blanket	Emergency Portable Service Equipment***
Included in Blanket	Fine Arts***
\$455,400	Other Inland Marine
Not Included	Rented, Leased or Borrowed Equipment◆◆
Included in Blanket	Valuable Papers
Not Included	Watercraft, Not Including Hull Coverage**

Deductibles: \$2,500 per Occurrence – Buildings and Contents, Earth Movement

5% of TIV per Occurrence / Per Location for “Named Storm” subject to minimum of \$35,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine.

\$2,500 any one occurrence for Flood, except:
Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

\$1,000 per Occurrence – Inland Marine

***Unscheduled items are subject to a maximum value of \$25,000 or less per item. Items valued above this amount must be scheduled.

**Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.

◆◆Unscheduled items are subject to a maximum value of \$250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above \$250,000 must be scheduled.

Property – Inland Marine

Coverage:

1. Special form (formerly “All Risk”), subject to policy exclusions.
2. Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
3. Inland Marine coverage paid at “Agreed Value” if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule. See policy for complete details.
4. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
 - a. At the location shown on the Schedule of the Declarations,
 - b. Property in the open within 1,000 feet of locations described in a. above,**
 - c. With respects to Inland Marine, at or away from your covered location.
5. No Coinsurance Clause.
6. Certain coverages subject to sub-limits stated in policy.
7. During the current Coverage Agreement period, *Preferred* will not charge an additional premium for **new locations** if the value of a **new location** or total value of all **new locations** at the same physical address that are acquired or newly constructed during the coverage agreement period **is less than \$15,000,000** and if the location is acquired after the inception date of the Coverage Agreement. If the newly added location was owned or acquired prior to the inception date of the Coverage Agreement then premium is due at the time the location is added.
8. The *Preferred* Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by *Preferred* on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
- 9. Preferred will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect. In addition, trending will be provided every 3 years to ensure adequate Replacement values are insured.**

Property – Inland Marine

Sublimits of Coverage	
Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit.	
\$500,000	Accounts Receivable, per occurrence
\$1,000,000	Additional Expense
\$40,000	Animals, annual aggregate
\$500,000	Business Income
\$250,000, or 25% of loss whichever is greater	Debris Removal, per occurrence
\$500,000	Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence
\$250,000	Errors and Omissions, per occurrence
\$5,000	Expediting Expense, per occurrence
\$25,000	Fire Department Charges, per occurrence
\$50,000	Fungus Cleanup Expense, annual aggregate
\$25,000 Per Occurrence \$1,000 Max per Tree	Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions)
\$2,000,000	New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details.
\$50,000	Personal Property of Employees, per occurrence
\$50,000	Pollution Cleanup Expense, annual aggregate
\$250,000	Preservation of Property, per occurrence
\$20,000	Professional Fees, per occurrence
\$150,000	Property at Miscellaneous Unnamed Locations
\$10,000	Recertification, per occurrence
\$100,000	Service Interruption Coverage, per occurrence
\$250,000	Transit, per occurrence

Property – Inland Marine Major Exclusions

Property Not Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the “Extensions of Coverage” section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
11. **Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Dune walkovers, unless loss is at a covered location and from a specified peril other than collapse. **No wind coverage is afforded for dune walkovers.**
15. Electrical or communication lines, towers, and poles you own that are not located on a “covered location” insured under this policy.
16. Personal property of volunteers.
17. Underground pipes, unless loss is from a specified peril.
18. If building has been vacant for more than 90 consecutive days before a loss or damage, the following perils will be excluded: Vandalism, Sprinkler leakage, unless the system has been protected against freezing, building glass breakage, water damage, theft or attempted theft.
19. Loss or damage to any portion of the roof, roof surfacing, awnings, or covered walkways that alters only the appearance of any portion of the roof, roof coverings, awnings or covered walkways (including but not limited to marring, pitting, scratches, or dents) but does not result in damage that allows the penetration of water through the roof covering or result in the failure of the roof covering to perform its intended function to keep out elements over an extended period of time. Roof coverings means shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof, and includes all materials used in securing the roof surface and all materials applied to or used under the roof surface for moisture protection.

Property – Inland Marine Major Exclusions

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Data Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under “Extensions of Coverage”
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under “Extensions of Coverage”
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill

“Named Storm” Definition: “...*the direct action of wind, including wind driven water and storm surge when associated with or occurring in conjunction with a storm or weather disturbance which is named...*” Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be \$1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

Equipment Breakdown

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	\$2,622,873
Water Damage	\$1,000,000
Ammonia Contamination	\$1,000,000
Hazardous Substance Coverage	\$1,000,000
Utility Interruption (24 Hour Waiting Period)	\$2,000,000
Spoilage Damage	\$250,000
Ordinance or Law	\$1,000,000
Expediting Expenses	\$1,000,000
Data or Media	\$250,000
Fungus, Wet Rot, Dry Rot	\$15,000

Deductibles: Same as Property – Building and Contents
24 Hours – Utility Interruption

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	\$100,000	\$1,000
Forgery or Alteration Coverage	\$100,000	\$1,000
Theft, Disappearance and Destruction Coverage Inside	\$100,000	\$1,000
Outside	\$100,000	\$1,000
Computer Fraud Coverage (Including Funds Transfer)	\$100,000	\$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

General Liability

Term: October 1, 2026 to October 1, 2027
Company: Preferred Governmental Insurance Trust (*Preferred*)
Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	\$3,000,000	\$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	\$5,000	
Employee Benefits Liability, per Occurrence	\$3,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	\$2,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, "Bert J. Harris, Jr., Private Property Rights Protection Act" per Occurrence / Annual Aggregate.	\$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	\$10,000/\$200,000 \$200,000/\$200,000	
Herbicide and Pesticide, per Occurrence	\$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to \$2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - \$300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Deadly Weapon Protection

Term: October 1, 2026 to October 1, 2027
Company: Preferred Governmental Insurance Trust (*Preferred*)
Form: Claims Made

Deadly Weapon Protection – Claims Made Retroactive Date: 10/1/2026		
Coverage	Limit	Deductible
Deadly Weapon Event (Including Claims Expenses), per event	\$1,000,000	\$0 Per Event
Deadly Weapon Protection – Sublimits		
Business Interruption	Included	\$0 Per Event
Demolition, Clearance, and Memorialization, per event	\$250,000	
Extra Expense, per event	\$250,000	
Crisis Management	Included	
Property Damage Extension, per event	Included	
Counseling Services, per event	\$250,000	
Funeral Expenses, per event	\$250,000	
Claims Expenses	Included	
Medical Expense, per person	\$25,000	
Accidental Death & Dismemberment, per person	\$50,000	

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
 - owned, leased, rented or occupied by the Covered Party.
 - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.
- Swatting and any other fictitious event of hoax.

Deadly Weapon Protection

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI: Claims Made – Duty to Defend**

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services Per Employee	\$2,500	
Aggregate	\$5,000	
Non-Monetary Claims Defense Costs, Aggregate	\$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of "Who is an Insured."
4. Limits of Liability are subject to Florida Statute 768.28.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the “Bert J. Harris Jr., Private Property Rights Protection Act” or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers’ Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers’ Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 10/1/2026		
Coverage	Limit	Deductible
Policy Limit – Annual Aggregate	\$2,000,000	Per Below
Third Party Liability Coverage		
Privacy & Security Liability, each claim	\$2,000,000	\$25,000
Media Content Services Liability, each claim	\$2,000,000	\$25,000
PCI DSS, sublimit	\$1,000,000	\$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	\$500,000	\$25,000
Data Breach & Crisis Management, each claim	\$2,000,000	\$25,000
Data Recovery, each claim	\$2,000,000	\$25,000
Business Interruption / Extra Expense, each claim	\$2,000,000	\$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Social Engineering Financial Fraud*	\$500,000	\$25,000
Funds Transfer Fraud	\$500,000	\$25,000
Invoice Manipulation	\$500,000	\$25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Crypto Jacking	\$500,000	\$25,000
Telecommunications Fraud	\$500,000	\$25,000
System Failure – BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Bricking Coverage, sublimit	\$1,000,000	\$25,000
Consequential Reputation Loss Period of Restoration	\$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity of the request prior to acting upon any transfer instructions.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability and Physical Damage

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability (Based on 6 Vehicles)			
Primary Bodily Injury and Property Damage Liability – Combined Limit	\$3,000,000	7,8,9	\$0 Each Accident
Personal Injury Protection	Statutory	5	\$0 Per Person
Medical Payments	\$2,500	2	N/A
Uninsured Motorist	\$100,000	7	N/A
Physical Damage			
Comprehensive (Based on 6 Vehicles)	Per Schedule	7, 8	\$1,000 per Vehicle
Collision (Based on 6 Vehicles)	Per Schedule	7, 8	\$1,000 per Vehicle
Rental Coverage	\$50 per day / \$5,000 Aggregate		N/A
Hired Physical Car Damage	\$35,000		\$1,000 per Vehicle

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. If Physical Damage is a Symbol 7, newly acquired vehicles must be reported in writing within 30 days of purchase in order to be covered for physical damage.
5. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
6. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
7. Limits of Liability are subject to Florida Statute 768.28.

Automobile Liability and Physical Damage

Description of Covered Auto Designation Symbols:

SYMBOL	=	DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Workers' Compensation

Term: October 1, 2026 to October 1, 2027

Insurer: Preferred Governmental Insurance Trust (*Preferred*)

Class Code	Description of Class Code	Estimated Payroll
8810	Clerical Office Employees NOC	\$117,985
9102	Lawn Maintenance – Commercial or Domestic & Drivers	\$212,355
Total Payroll		\$330,340
Estimated Manual Premium		\$5,488
Experience Modification		.92
Estimated Annual Premium		\$6,067

Notes of Importance:

1. The “Estimated Annual Premium” does not include safety program and drug-free workplace credits as per Florida Statute 440.
2. Employer’s Limit of Liability is \$1,000,000/\$1,000,000/\$1,000,000.
3. Experience modification factor is subject to verification. This final amount of credit is dependent upon compliance with program requirements.
4. Final premium subject to payroll audit.
5. The expense constant charge has been included.
6. **Payment terms are annual.**

Premium Recapitulation
Page 1 of 2

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
Preferred Package			
Property including Equipment Breakdown	\$17,146.00	<input type="checkbox"/>	<input type="checkbox"/>
Inland Marine	\$1,906.00	<input type="checkbox"/>	<input type="checkbox"/>
Crime / Employee Dishonesty	\$749.00	<input type="checkbox"/>	<input type="checkbox"/>
General Liability	\$10,903.00	<input type="checkbox"/>	<input type="checkbox"/>
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	\$3,000.00	<input type="checkbox"/>	<input type="checkbox"/>
Cyber Liability	\$1,000.00	<input type="checkbox"/>	<input type="checkbox"/>
Automobile Liability	\$3,928.00	<input type="checkbox"/>	<input type="checkbox"/>
Automobile Physical Damage	\$771.00	<input type="checkbox"/>	<input type="checkbox"/>
Package Payment Plan:	Annual		

***Deadly Weapon Protection Coverage:** Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, **MUST BE** reported to **AND APPROVED** by Preferred **PRIOR** to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

Workers' Compensation	\$6,067.00	<input type="checkbox"/>	<input type="checkbox"/>
Workers' Compensation Payment Plan:	Annual		

All lines of coverage must be accepted in order to bind coverage with Preferred.

**Premium Recapitulation
Page 2 of 2**

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

(Signature)

(Name & Title)

(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.
2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.
3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.
4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.
5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**
6. Not all coverages requested may be provided in this quotation.
7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.
8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.
9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.
10. **With the exception of Workers' Compensation, the total premium is due within 30 days of inception. Premium financing can be arranged if needed.**
11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.
12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.
13. Higher limits of liability may be available. Please consult with your agent.
14. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.
15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities (“we”) are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or “pooled”) with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at <https://www.bbrown.com/us/contact/contact-general/>

***PREFERRED* Compensation Disclosure**

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated “A-” or better by AM Best Company. However, we cannot predict whether a company’s financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated “A-” or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust (“Preferred”), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.
- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.
- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Meadow Pointe II Community Development District
Line of Coverage(s):	Property/Equipment Breakdown, Inland Marine, Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability and Physical Damage, Deadly Weapon, Workers’ Compensation
Policy Number(s):	PK FL1 0514301 26-01 01 & WC FL1 0514301 26-01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	5/21/2026

* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	Rating	Description
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	I	Less than \$1,000,000
	II	\$1,000,000 - \$2,000,000
	III	\$2,000,000 - \$5,000,000
	IV	\$5,000,000 - \$10,000,000
	V	\$10,000,000 - \$25,000,000
	VI	\$25,000,000 - \$50,000,000
	VII	\$50,000,000 - \$100,000,000
	VIII	\$100,000,000 - \$250,000,000
	IX	\$250,000,000 - \$500,000,000
	X	\$500,000,000 - \$750,000,000
	XI	\$750,000,000 - \$1,000,000,000
	XII	\$1,000,000,000 - \$1,250,000,000
	XIII	\$1,250,000,000 - \$1,500,000,000
	XIV	\$1,500,000,000 - \$2,000,000,000
	XV	Greater than \$2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.



Public Entity Application
 PO Box 958455
 Lake Mary, FL 32795-8455
 Phone: 321-832-1450
 Fax: 321-832-1496

Public Entity Application
 Renewal Application Muni
 Coverage Term: 10/01/2026 to 10/01/2027

General Member Information	
Name: Meadow Pointe II Community Development District	
Mailing: 2005 Pan Am Circle Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information	Additional Member Information
Contact: Jayna Cooper	FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____

TITLE: _____

DATE: _____

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	Y	Auto Physical Damage	Y
Boiler & Machinery	Y	Crime	Y
Flood	Y	Garage Keepers	N
General Liability	Y	Inland Marine	Y
Professional Liability	Y	Property	Y
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are \$1M/\$1M/\$1M)	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Applicable
Auto Physical Damage	Coverage	Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Applicable



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

APPLICATION GENERAL INFORMATION

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	Jayna Cooper 813-608-8242 jayna.cooper@inframark.com
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	5/7/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	15
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	\$0
Fire - Estimated Payroll	\$0
All Other - Estimated Payroll	\$330,340



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES
THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE

POL/EPLI General Questions	Response
1 - POL Limit:	\$1,000,000
2 - POL Deductible:	\$0
3 - EPLI Limit:	\$1,000,000
4 - EPLI Deductible:	\$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	\$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	\$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	5
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	Yes
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	Yes
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name:

Agency: Risk Management Associates, Inc.

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS
THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization's endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed _____ Title _____ Date _____

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Auto Liability

Coverage	Response
1 - AL Limit:	\$3,000,000
2 - AL Territory:	Gulf Coast
3 - AL Deductible:	\$0
4 - Medical Payment limit:	\$2,500
5 - Uninsured/Underinsured motorist limit (Maximum \$100,000):	\$100,000
6 - Hired and Non-Owned Liability? (Y/N)	Y
7 - If symbol 10 for AL is required, provide definition:	
8 - How often do you inspect vehicles for safety hazards?	Annually
9 - Are safety inspection records maintained?	Yes
10 - Are vehicles assigned to specific drivers with back up drivers?	No
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	No
12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.)	No
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	No
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN, LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	None
15 - Driver Training Program:	None
16 - MVR Criteria:	None
17 - Formal Written Accident Reporting Procedure:	None
18 - Employee Disciplinary Program for Driver Safety	None



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Auto Physical Damage

Coverage	Response
1 - Collision Auto Symbol:	N/A
2 - Comprehensive Auto Symbol:	7, 8
3 - Hired Physical Damage Limit (0/35K/50K/75K/100K):	\$35,000
4 - Hired Physical Damage Deductible:	\$1,000
5 - If symbol 10 required, provide definition:	
6 - Approximate maximum total insured value parked in any one lot	



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	\$100,000
2 - Employee Dishonesty Deductible:	\$1,000
3 - Theft, Disappearance or Destruction Limit	\$100,000
4 - Theft, Disappearance or Destruction Deductible	\$1,000
5 - Computer Fraud Limit	\$100,000
6 - Computer Fraud Deductible	\$1,000
7 - Forgery or Alteration Limit	\$100,000
8 - Forgery or Alteration Deductible	\$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - General Liability

Coverage	Response
1 - GL Occurrence Limit	\$3,000,000
2 - GL Deductible	\$0
3 - Employee Benefits Occurrence Limit	\$3,000,000
4 - Medical Expense Limit (Max \$5,000)	\$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	Yes
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	Yes
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	No
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 - Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name:

Agency: Risk Management Associates, Inc.

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes, explain in the comment box. (Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Property

Coverage	Response
1 - ISO Protection Class:	Unknown
2 - AOP Property Deductible:	\$2,500
3 - Excess Flood Limit (primary for zones other than A & V) - Maximum Limit \$5,000,000	\$1,000,000
4 - Earth movement Limit - Maximum Limit \$5,000,000	\$1,000,000
5 - Equipment Breakdown Coverage requested (Y/N)	Yes
6 - Do any of the buildings have unrepaired damage from a recent loss? If so, please describe the extent of the damage and location.	No
7 - Date of last property valuation: (4 digit year)	
8 - If new business, have you attached a copy of your most recent appraisal?	No
9 - Does the member own any structures not listed on the Property Application Schedule of Locations? If yes, provide description in the comment box.	No
10 - Are these structures insured with another carrier?	No



Named Covered Party: Meadow Pointe II Community Development District
Term: 10/01/2026 to 10/01/2027
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0514301 26-01 01

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

- a. I hereby reject Uninsured Motorist coverage.
b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits: \$100,000 each person (enter limit if applicable): \$100,000 each accident.
c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE
(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

- X I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature _____ Title _____
Name _____ Date _____

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	Property	TIV: \$2,622,873 Building and Contents Combined
X	Inland Marine	Blanket Unscheduled IM: \$35,831 Scheduled Inland Marine: \$490,400 Total All Inland Marine: \$526,231
N/A	Property TRIA (Terrorism Risk Insurance Act) coverage	
X	Crime	
X	General Liability	Ratable Payroll: \$330,340
N/A	Law Enforcement Liability	Officers: Not Included
X	Professional Liability	Employees: 15
X	Automobile	6 Units - Auto Liability 6 Units - Comprehensive 6 Units - Collision
N/A	Stop Loss Aggregate: Applies to:	Not Included
N/A	Excess Workers' Compensation	Payroll: Not Included
X	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).	
X	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature _____ Title _____
 Name _____ Date _____

Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



Public Entity Application
 PO Box 958455
 Lake Mary, FL 32795-8455
 Phone: 321-832-1450
 Fax: 321-832-1496

Public Entity Application
Worker's Compensation 1st\$ or Deductible Application
Coverage Term: 10/01/2026 to 10/01/2027

General Member Information	
Name:	Meadow Pointe II Community Development District
Mailing:	2005 Pan Am Circle Suite 300
City/State/Zip:	Tampa, Florida 33607
Physical:	2005 Pan Am Circle Suite 300
City/State/Zip:	Tampa, Florida 33607

Member Contact Information	Additional Member Information
Contact: Jayna Cooper	FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone: 813-608-8242 Fax:	Physical County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
	Fax#:
City/State/Zip: : Daytona Beach, FL 32114	Email: devyn.donley@bbrown.com
Phone: (386) 252-6176 Fax: (386) 239-4049	

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____

TITLE: _____

DATE: _____

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



Worker's Compensation 1st\$ or Deductible Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Meadow Pointe II Community Development District

Agency: Risk Management Associates, Inc.

Current Coverages Selected:

Workers' Compensation

Coverage/ Exposure Summary:

<u>Line of Business</u>	<u>Exposure Coverage</u>	<u>Applicable/Not Applicable</u>
General Question	Application General Information	Applicable
Workers' Compensation	1st Dollar (Standard Limits are \$1M/\$1M/\$1M)	Applicable

COVERAGE INFORMATION

General Questions

Response

Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	
Have you attached the most recent audited financials?	
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	5/7/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN:	
NCCI Risk ID #:	
Population:	0
Full Detailed Description of Operations:	community development district
Installment Schedule (Direct Bill):	Annual
Do you have a risk Manager? (Yes/No) If yes, please provide name and phone number	No
Do you have a Human Resources or Personnel Department? (Yes/No) If No, please describe handling of this function:	No
Number of Full Time Police	0
Number of Full Time Fire	0
Number of Full Time All Other Personnel	15
Number of Part Time Police	0
Number of Part Time Fire	0
Number of Part Time All Other Personnel including Seasonal	0
Number of Volunteers Police	0
Number of Volunteers Fire	0
Number of Volunteers All Others	0
Police - Estimated Payroll	0
Fire - Estimated Payroll	0
All Other – Estimated Payroll	330,340

COVERAGE INFORMATION - Worker's Compensation

1st Dollar or Deductible	Response
1. Enter number of broken arm posters needed:	2
2. WC Limit Requested (standard is \$1M/\$1M/\$1M):	\$1,000,000/\$1,000,000/\$1,000,000
3. WC Deductible Requested:	\$0
4. Experience Modification Factor:	1.00
5. Experience Modification Factor Effective Date:	
6. Is a formal drug free program in operation? Attach Drug Free Credit Application.	No
7. Is a formal safety program in operation? Attach Safety Credit Application.	No
8. Is there a formal Return to Work - Light Duty program in place for all operational areas?	Yes
9. Does employer have a safety committee?	No
10. If Yes, is there management participation	No
11. Is there a formal review of all workplace accidents?	Yes
12. Do past, present, or discontinued operations involve storing, treating, discharging, applying, disposing, or transporting hazardous materials? If yes, describe:	No
13. Any work performed underground or above 15 feet? If yes, describe:	No
14. Any work performed on docks, barges, vessels, bridges, or over water? If yes, describe:	No
15. Are sub-contractors used? If yes, describe:	No
16. Are Work Comp COI's required for sub-contractors/ vendors?	Yes
17. Do employees travel out of state? If yes, describe:	No
18. Do you lease employees to or from other employers? If yes, describe:	No
19. Any group transportation provided? If yes, describe:	No
20. Are physicals required after offers of employment are made? If yes, list which departments or positions require physicals.	No

21.	Are there any occupational disease exposures involved in the operation including asbestos, silica, dust, hazardous chemicals, radiation, communicable disease or any other occupational disease exposure? If Yes, describe:	No
22.	Is there any owned, leased or chartered aircraft? If yes, complete aviation supplemental application.	No
23.	Are there any owned or operated airports? If yes, describe:	No
24.	Is there any owned, leased or chartered watercraft? If yes, describe operation:	No
25.	Any employees who may be subject to the Longshore and Harbor Workers' Compensation Act, Jones Act or Federal Employer's Liability Act? If yes, describe:	No
26.	Do operations include electric utility? If yes, describe:	No
27.	Any power generation?	No
28.	Any power distribution?	No
29.	# Lineman	0
30.	Amount of payroll associated with lineman	\$0
31.	Do operations include gas utility? If yes, describe:	No
32.	Do operations include a penal facility? If yes, describe:	No
33.	Do operations include amusement park or similar facility? If yes, describe:	No

PARTICIPATION AGREEMENT

Application for Membership in the Preferred Governmental Insurance Trust

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Trust for continuing workers' compensation, liability, property and/or casualty coverage through membership in the Preferred Governmental

Insurance Trust, to become effective 12:01 a.m. 10/01/2026 (effective date of coverage agreement), and if accepted by the Fund's duly authorized representative, does hereby agree as follows:

(a) To accept and be bound by the provisions of the Florida Workers' Compensation Act;

(b) That, by this reference, the terms and provisions of the Amended Interlocal Agreement creating the Preferred Governmental Insurance Trust date October 1, 2004 are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Amended Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Amended Interlocal Agreement as provided therein;

(c) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(d) To abide by the rules and regulations adopted by the Board of Trustees of the Fund;

(e) That should either the Applicant or the Fund desire to cancel coverage, it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to the Fund as a condition precedent to participation in the Fund is true, correct and accurate in all respects.

(Name of Local Governmental Entity)

Witness Signature

By: _____
Signature

Printed Name

Printed Name

Witness Signature

Title: _____

Printed Name

For Internal Use only

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE THE ____ DAY OF _____, 20__ SIGNED THIS ____ DAY OF _____, 20__ .

By: _____
Administrator/Trustee

**AMENDED INTERLOCAL AGREEMENT CREATING
THE
PREFERRED GOVERNMENTAL INSURANCE TRUST**

This Amended Interlocal Agreement, restating and modifying the Preferred Governmental Insurance Trust, is made and entered into effective October 1, 2004, by and among the Local Governmental Entities who have executed Participation Agreements (Application for Membership in the Preferred Governmental Insurance Trust) to become effective October 1, 2004, such Local Governmental Entities representing one hundred percent (100%) of the Governmental Entities participating in the Preferred Governmental Insurance Trust, together with such other Local Governmental Entities who hereafter become members of the Fund, for the purposes and subject to the conditions and restrictions, as hereinafter set forth.

WITNESSETH:

WHEREAS, Article VIII, Section 2, Florida Constitution, provides municipalities shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, Section 125.01, Florida Statutes, provides that counties shall have the power to carry on county government and to exercise all powers and privileges not specifically prohibited by law; and

WHEREAS, Section 166.021, Florida Statutes, provides in part that "...municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law."; and

WHEREAS, Section 163.01, Florida Statutes, commonly known as the "Florida Interlocal Cooperation Act of 1969", provides that Local Governmental Entities may enter into interlocal agreements in order to make the most efficient use of their powers by enabling them to cooperate with other Local Governmental Entities on a basis of mutual advantage, thereby providing services and facilities in a manner, and pursuant to forms of governmental organization, that will best accord with geographic, economic, population, and other factors influencing the needs and development of Local Communities; and

WHEREAS, Section 624.4622, Florida Statutes, provides that any two or more Local Governmental Entities may enter into an interlocal agreement for the purpose of securing the payment of benefits under Chapter 440, Florida Statutes, provided such local governmental self- insurance fund created thereby has an annual normal premium in excess of five million dollars (\$5,000,000.00), maintains a continuing program of excess insurance coverage, submits annual audited year-end financial statements, and has a governing body which is comprised entirely of local elected officials; and

WHEREAS, Section 768.28, Florida Statutes, provides that the state and its agencies and subdivisions are authorized to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage they may choose, or to have any combination thereof, in anticipation of any claim, judgment, and claims bill which they may be liable to pay pursuant to such section; and

WHEREAS, Section 111.072, Florida Statutes, authorizes any county, municipality, or political subdivision to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage it may choose, or to have any combination thereof in anticipation of any judgment or settlement which its officers, employees, or agents may be liable to pay pursuant to a civil or civil rights lawsuit described in s. 111.07, Florida Statutes; and

WHEREAS, Section 624.462, Florida Statutes, provides that a governmental self-insurance pool created pursuant to Section 768.28(16), Florida Statutes, shall not be considered a commercial self-insurance fund; and

WHEREAS, each of the participating Local Governmental Entities which are party to this Agreement, and all subsequent Local Governmental Entities which become party to this Agreement, are public agencies as defined in Section 163.01, Florida Statutes, and are authorized to enter into this Interlocal Agreement by executing a Participation Agreement; and

WHEREAS, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under Chapter 440, Florida Statutes; and

WHEREAS, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under risk management programs or liability insurance programs; and

WHEREAS, it is in the public interest, and in the best interest of the parties hereto, that they join together to establish a consolidated and comprehensive Fund for the payment of benefits under the Florida Workers' Compensation Law, payment of claims, judgments and claims bills which they may become liable to pay, payment of certain civil rights liabilities, payment of casualty and property losses, and the purchase of appropriate policies of insurance, excess insurance and reinsurance to provide protection against such claims and liabilities; and

WHEREAS, the governing authority of each of the Local Governmental Entities which are a party to this Agreement have duly authorized the execution and delivery of a Participation Agreement obligating such Governmental Entity to full performance of this Agreement; and

WHEREAS, it is the intent of this Agreement to allow participation by additional Local Governmental Entities in the self-insurance fund created hereby, pursuant to the terms and conditions of this Interlocal Agreement;

NOW, THEREFORE, by virtue of the execution and delivery of a Participation Agreement, the parties hereto do hereby covenant and agree as follows

SECTION I

INCORPORATION OF RECITALS

The foregoing WHEREAS clauses are incorporated in, and made a part of, this Amended Interlocal Agreement.

SECTION II

DEFINITIONS

The following definitions shall apply to the provisions of this Amended Interlocal Agreement:

- 2.1** **ADMINISTRATOR.** An individual, partnership or corporation engaged by the Fund to carry out the policies of the Fund and provide the day-to-day executive management and oversight of the Fund's operations, including, but not limited to, administration, marketing, underwriting, quoting, issuance, maintenance and auditing of coverage terms, coordinating other third party service providers retained by the Fund and ensuring that the policies and decisions of the Board of Trustees are implemented.

- 2.2 CLAIMS MANAGEMENT.** “Claims Management” shall mean the process of identifying, receiving, handling, adjusting, reserving, resolving and planning for the funding of eligible claims made by or against any Member of the Trust and any other necessary risk management operations.
- 2.3 CONTRIBUTION(S).** “Contribution(s)” shall mean any premium charge or other consideration imposed or collected by, or on behalf of the Trust, from its Members based on criteria adopted from time to time by the Board of Trustees. Contributions may be determined and set with respect to all Members, any individual Member or otherwise. The terms “Contribution(s)”, “Premium(s)” and “Premium Contribution(s)” are used interchangeably and synonymously throughout this Agreement.
- 2.4 COVERAGE TERMS.** “Coverage Terms” or “Coverage Agreements” shall mean the terms and conditions of certificates of insurance, policies of insurance, endorsements to policies of insurance, excess insurance policies and reinsurance policies which are provided to Fund Members from time to time which comprehensively set forth the insurance coverages provided to the Fund Members, as may be modified or altered from time to time with respect to all Members, any individual Member, or otherwise, within the applicable notice and procedural requirements of law, or in any other rules and regulations adopted by the Board of Trustees.
- 2.5 FUND.** “Fund” shall mean the group self-insurer’s fund or trust fund which is hereby created for the purposes set forth herein, known as the Preferred Governmental Insurance Trust. The terms “Fund”, “Trust” and “Trust Fund” are used interchangeably and synonymously throughout this Agreement.
- 2.6 LOCAL GOVERNMENTAL ENTITY OR ENTITIES.** “Local Governmental Entity or Entities” shall mean any “public agency” as defined by Section 163.01(3)(b), Florida Statutes.
- 2.7 MEMBER.** “Member” shall mean a Local Governmental Entity which has duly executed a Participation Agreement and otherwise has complied with all provisions of this Agreement, and which thereafter is entitled to all the rights and benefits conferred by, and subject to all conditions and obligations imposed by, this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees.
- 2.8 NON-COMPLIANCE.** “Non-Compliance” shall mean the failure to comply with the terms of this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees, but only to the extent that such Non-Compliance is deemed material by, and within the sole discretion of, the Board of Trustees.

- 2.9** **PARTICIPATION AGREEMENT.** “Participation Agreement” shall mean the application for membership in the Preferred Governmental Insurance Trust pursuant to which an applying member agrees to be bound by the provisions of the Florida Workers’ Compensation Act, this Amended Interlocal Agreement, the rules and regulations adopted by the Board of Trustees of the Fund, and when accepted by the Board of Trustees or their duly authorized representative, becomes a part of the Interlocal Agreement between the applying member and the Fund.
- 2.10** **PREMIUM(S).** “Premium(s)” shall mean “Contribution(s)”.
- 2.11** **PREMIUM CONTRIBUTION(S).** “Premium Contribution(s)” shall mean Contribution(s).
- 2.12** **THIRD-PARTY CLAIMS MANAGER.** “Third-Party Claims Manager” shall mean an individual or organization providing claims management services to the Fund.
- 2.13** **TRUST.** “Trust” shall mean the “Fund”.
- 2.14** **TRUSTEES.** “Trustees” or “Board of Trustees” shall mean the collegial body charged with the operation and administration of the Fund pursuant to the provisions of this Agreement.
- 2.15** **TRUST FUND.** “Trust Fund” shall mean the “Fund”.

SECTION III
ESTABLISHMENT OF “PREFERRED
GOVERNMENTAL INSURANCE TRUST”
AS A SELF-INSURED FUND

- 3.1** **ESTABLISHMENT.** The Preferred Governmental Insurance Trust is hereby established and created pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution, Sections 125.01, 163.01, 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, for the purposes, and with the powers, duties and obligations, as herein set forth.
- 3.2** **LOCATION.** The location of the principal office of the Trust shall be determined from time to time by the Board of Trustees.
- 3.3** **PURPOSES.** This Amended Interlocal Agreement is made and executed, and the Fund created hereby is established for the purposes of:
- (a) Pooling Member’s resources to fulfill Members’ legal liabilities and obligations, including, but not limited to, providing for the payment of benefits under the Florida Workers’ Compensation Law;

- (b) To minimize the cost of providing workers' compensation coverage by developing and refining specialized claim services, by developing and refining, internally or through third party service providers, a managed care system, together with the development and refining of loss prevention programs for the Members;
- (c) To pay or provide for general liability and casualty coverage to participating Members, including, but not limited to, public officials errors and omissions, employment practices liability and law enforcement liability claims;
- (d) To pay or provide for property coverage to participating Members;
- (e) To pay for or provide to its participating Members coverage in anticipation of any judgment or settlement resulting from a civil rights action arising under federal law;
- (f) To pay for or provide to participating Members coverage in anticipation of any claims bill passed by the Legislature;
- (g) To pay for or provide to participating Members coverage for any other risk authorized under Florida law to be self-insured;
- (h) To pay for or provide to participating Members all or a part of such coverages.

This Agreement is not intended to create a partnership or other legal entity whereby one Member assumes the obligations of another Member, or the obligations of the Fund in general.

3.4 NON-ASSESSABILITY. Should a deficit develop in the Trust, after excess reinsurance recoveries, whereby claims or other expenses cannot be paid, each individual Member shall assume liability for the costs of claims brought against that Member as if such Member were individually self-insured. Each individual Member shall thereafter be responsible for its individual costs including, but not limited to, claims administration without an obligation to, or a right of contribution from, other Members.

3.5 POWERS. The Trust shall have all the rights, powers, duties and privileges as set forth in Article VIII, Section 2 of the Florida Constitution, and Sections 163.01, et seq., 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, and any other applicable Florida Statutes, which are necessary to accomplish the purposes described in Section 3.3, including but not limited to the following:

- (a) Securing the payment of benefits under Chapter 440, Florida Statutes.

- (b) Collecting premiums from Members for the purpose of paying for or providing casualty, property, and liability coverage, and securing the payment of claims associated therewith.
- (c) Paying for or providing coverage for any other risk authorized under Florida law to be self-insured.
- (d) Paying for or providing all or a part of such coverages.
- (e) To make, enter into, and arrange for insurance, reinsurance, excess insurance, catastrophic insurance, stop-loss insurance, or any other coverage as the Fund shall deem necessary and appropriate, without such purchase being deemed a waiver of sovereign immunity.
- (f) To pay, or approve the payment of, any expenses and fees associated with the operation of the Fund.
- (g) To indemnify and hold harmless any Trustee, officer of the Fund, or any person acting on behalf of the Fund, to the fullest extent such indemnification is permitted by law, against (1) reasonable expenses actually and necessarily incurred in connection with any threatened, pending or completed action, suit or proceeding, whether civil, administrative or civil investigative, including any action, suit or proceeding by or on behalf of the Fund, seeking to hold said person liable by reason of the fact that he or she was acting in such capacity, and (2) reasonable payments made by him or her in satisfaction of any judgment, monetary decree or settlement for which he or she may have become liable in any such action, suit or proceeding by reason of the fact that he or she was acting in such capacity. This indemnification is not intended to, and does not, waive any immunities provided to Members of the Fund, Trustees serving in their capacity as Trustees to the Fund, or to officers or employees of the Fund, by virtue of the laws of the state of Florida, but is merely in addition to such rights, privileges and immunities. (Ref. 624.489 and 768.28, FS).

SECTION IV

ADMINISTRATION OF FUND

- 4.1 MEETINGS.** The Board of Trustees shall meet at such time and in such location as may be acceptable to a majority of the Board of Trustees. The Chairman of the Board of Trustees or his designee shall set the date, time and location of each meeting, and notice thereof shall be furnished to each Trustee by the Chairman or his designee not less than ten (10) days prior to the date of such meeting.

Such notice shall specify the date, time and location of such meeting and may specify the purpose thereof, and any action proposed to be taken there at. Such notice shall be directed to each Trustee by mail to the address of such Trustee as is recorded in the office or offices of the Fund. In no event shall the Board of Trustees meet less than quarterly.

The Chairman of the Board or any three (3) Trustees may call a special meeting and direct the Administrator to send the prerequisite notice for any special meeting of the Board of Trustees. Special meetings of the Board of Trustees may be held at any time and place without notice, or with less than the prerequisite notice, provided all Trustees execute a waiver of notice and consent to said meeting.

For purposes of a duly called meeting of the Board of Trustees, a quorum shall exist if a majority of the members of the Board of Trustees are present. The Administrator shall keep minutes of all meetings, proceedings and acts of the Board of Trustees, but such minutes need not be verbatim. Copies of all minutes of the Board of Trustees shall be sent by the Administrator to all Trustees.

- 4.2** **VOTING.** All actions by, and decisions of, the Board of Trustees shall be by vote of a majority of the Trustees attending a duly called meeting of the Board of Trustees at which a quorum is present; however, in the event of a duly called special meeting, all actions by, and decisions of, the Board of Trustees may be by vote of a majority of the Trustees present and attending such special meeting if a proper waiver of notice and consent was obtained as provided herein.
- 4.3** **OFFICE OF THE FUND.** The Board of Trustees shall establish, maintain and provide adequate funding for an office or offices for the administration of the Fund. The address of such office or offices shall be made known to the units of local governments eligible to participate in, or participating in, the Fund. The books and records pertaining to the Fund and its administration shall be kept and maintained at the office or offices of the Fund.
- 4.4** **EXECUTION OF DOCUMENTS.** A certificate, document, or other instrument signed by the Chairman or the Administrator of the Fund shall be evidence of the action of the Board of Trustees and any such certificate, document, or other instrument so signed shall conclusively be presumed to be authentic. Likewise, all acts and matters stated therein shall conclusively be presumed to be true.

4.5 **APPOINTMENT OF ADMINISTRATOR.** The trustees shall designate and provide compensation for an Administrator to administer the affairs of the Fund. Any Administrator so designated shall furnish the board of Trustees with a fidelity bond with the Trustees as named obligee. The amount of such bond shall be determined by the Trustees and the evidence thereof shall be available to all units of government eligible to participate, or participating in, the Fund.

4.6 **COMPENSATION AND REIMBURSEMENT OF TRUSTEES.** The Board of Trustees may from time to time establish a reasonable amount of compensation to cover attendance at a duly called meeting by the Board of Trustees, or to cover the performance of the normal duties of a Trustee. Such compensation shall include reimbursement for reasonable and necessary expenses incurred therewith.

SECTION V

NUMBER, QUALIFICATION, TERM OF OFFICE AND POWER AND DUTIES OF TRUSTEES

5.1 **NUMBER AND QUALIFICATION OF TRUSTEES.** The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Each Trustee shall be an elected official of a Member. No two (2) Trustees may be elected officials from the same Member. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as an elected official of the Member, whichever shall first occur. A Trustee may serve successive four (4) year terms provided such Trustee continues to remain an elected official of a Member. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such appointment to the chairman, or acting chairman of the Board of Trustees.

5.2 **RESIGNATION AND REMOVAL OF A TRUSTEE.** A Trustee may resign and become and remain fully discharged from all further duties or responsibilities hereunder, by giving at least sixty (60) days prior written notice sent by certified mail, overnight delivery or other appropriate method of delivery to the chairman or acting chairman of the Board of Trustees. Such notice shall state the date said resignation shall take effect, and such resignation shall take effect on the date designated unless a successor Trustee has been elected at an earlier date as herein provided, in which event resignation shall take

effect immediately upon the election of such successor Trustee. Additionally, oral notice of resignation may be given at any duly convened meeting of the Trustees, which said oral notice of resignation shall be incorporated, and made a part of, the minutes of such duly convened meeting. A Trustee may be removed by a majority vote of the Board of Trustees or by a majority vote of the Members. Any Trustee, upon leaving office, shall forthwith turn over and deliver to the chairman or the secretary of the Trustees at the principal office of the Trust any and all records, books, documents or other property in such Trustees possession, or under such Trustees control, which belongs to the Trust.

5.3 ELECTION OF SUCCESSOR TRUSTEES. Successor Trustees shall be elected by a majority vote of the Board of Trustees. Nominations for the election of Trustees may be made by the Board of Trustees or by any Member of the Fund.

5.4 TRUSTEE TITLE. In the event of death, resignation, refusal or inability to act by any one or more of the Trustees, the remaining Trustees shall have all the powers, rights, estates and interests of this Trust and shall be charged with its duties and responsibilities; provided, however, that in such case(s), no action may be taken unless it is concurred in by a majority of the remaining Trustees.

5.5 TRUSTEE OFFICERS. The Trustees shall elect from among themselves a chairman, vice-chairman and secretary of the Board of Trustees. Such officers shall be elected annually at the end of the fiscal year of the Trust, and may succeed themselves.

5.6 POWER AND AUTHORITY. The Board of Trustees shall be charged with the duty of the general supervision and operation of the Fund, and shall conduct the business activities of the Fund in accordance with this Agreement, its by-laws, rules and regulations and applicable federal and state statutes and rules and regulations. In connection therewith, the Board of Trustees may exercise the following authority and powers:

(a) To collect premiums from participating Members in an amount individually agreed to by the Fund and said Members for the purpose of paying for or providing the coverages provided in this Agreement to participating Members.

(b) To pay for or provide such excess insurance or reinsurance coverage as is necessary to accomplish the purpose of the Fund.

- (c) To borrow funds, issue bonds and other certificates of indebtedness, and arrange for lines or letters of credit to assist in providing the coverages provided in this Agreement to participating Members.
- (d) To pay for or provide appropriate liability and other types of insurance to cover the acts of the Board of Trustees of the Fund.
- (e) To contract with appropriate professional service providers to meet the purposes of the Fund, and to expend funds for the reasonable operating and administrative expenses of the Fund, including but not limited to, all reasonable and necessary expenses which may be incurred in connection with the establishment of the Fund, in connection with the employment of such administrative, legal, accounting, and other expert or clerical assistance to the Fund, and in connection with the leasing and purchase of such premise, material, supplies and equipment as the Board, in its discretion, may deem necessary for or appropriate to the performance of its duties, or the duties of the Administrator or the other agents or employees of the Fund.
- (f) To pay claims the Fund becomes legally obliged to pay pursuant to the Coverage Agreements entered into by and between the Fund and participating Members.
- (g) To establish and accumulate as part of the Fund adequate reserves to carry out the purposes of the Fund.
- (h) To pay premiums on, and to otherwise secure or provide, insurance products that are ancillary to the coverages authorized by this Agreement.
- (i) To invest and reinvest funds that may come into the possession of the Fund.
- (j) To assume the assets and liabilities of the Fund.
- (k) To take such actions and expend such funds as are reasonably necessary to facilitate the cessation of the business of the Fund.
- (l) To exercise such powers that are authorized to be exercised by trustees under and pursuant to the laws of Florida.
- (m) To take such other action and expend such funds as are reasonably necessary to accomplish the purposes of the Fund.

5.7 APPROVAL OF MEMBERS. The Board of Trustees, after the inception of the Fund, shall receive applications for membership from prospective new participants in the Fund and shall approve applications for membership in accordance with the terms of this Agreement, any Participation Agreement, applicable federal and state statutes and rules and regulations, and the rules and regulations established by the Board of Trustees for the admission of new members into the Fund; provided, however, no prospective member may

participate in the Fund unless such prospective member is a public agency of the state. As used herein, the phrase "public agency" includes, but is not limited to, the state, its agencies, counties, municipalities, special districts, school districts, and other governmental entities; the independent establishments and constitutional officers of the state, counties, municipalities, school districts, special districts, and other governmental entities; and corporations primarily acting as instrumentalities or agencies of the state, counties, municipalities, special districts, school districts, and other governmental entities. The Board of Trustees shall be the sole judge of whether or not an applicant for membership shall be eligible to participate in the Fund; provided, however, the Board of Trustees may delegate the functions associated with approval of Members to the Administrator.

- 5.8** **REPORTING.** The Board of Trustees shall be responsible for and shall cause to be prepared and filed such annual or other periodic audits, reports and disclosures as may be required from time to time pursuant to applicable federal and state statutes and rules and regulations, including, but not limited to, periodic payroll audits, periodic summary loss reports, periodic statements of financial condition, certified audits, appropriate applications filed by prospective new members, reports as to financial standings, payroll records, reports relating to coverage, experience, loss and compensation payments, summary loss data statements, periodic status reports, and any other such reports as may be required from time to time to accomplish the purpose of the Fund or to satisfy the requirements of appropriate governmental entities.
- 5.9** **TRUSTEES' LIABILITY.** The Trustees and their agents and employees shall not be liable for any act of omission or commission taken pursuant to this Agreement unless such act constitutes a willful breach of fiduciary duties nor shall any Trustee be liable for any act of omission or commission by any other Trustee or by any employee or agent of the Fund. The Fund hereby agrees to save, hold harmless and indemnify the Trustees and their agents and employees for any loss, damage or expense incurred by said persons or entities while acting in their official capacity on behalf of the Fund, unless such action constitutes a willful breach of fiduciary duties.
- 5.10** **RELIANCE ON COUNSEL'S OPINION.** The Board of Trustees may employ and consult with legal counsel concerning any questions which may arise with reference to the duties and powers of the Board of Trustees or with reference to any other matter pertaining to this Agreement or the Fund created thereby; and the opinion of such counsel shall be full and complete authorization and protection from liability arising out of or in respect to any action taken or

suffered by the Board of Trustees or an individual Trustee acting hereunder in good faith and in accordance with the opinion of such counsel.

- 5.11 BY-LAWS, RULES AND REGULATIONS.** The Board of Trustees may adopt and enforce such by-laws, rules and regulations as between the Members of the Fund and the Fund governing the operation of the Fund as are consistent with the terms of this Agreement and as are reasonably necessary to accomplish the purposes of the Fund.

SECTION VI

POWERS AND DUTIES OF THE ADMINISTRATOR

- 6.1 RESPONSIBILITIES.** The Administrator shall have the power and authority to implement the directives of the Board of Trustees and the policy matters set forth by the Board of Trustees as they relate to the on-going operation and supervision of the Fund, the by-laws, rules and regulations established by the Board of Trustees, the provisions of this Agreement, and applicable federal and state statutes, rules and regulations. The powers, duties and responsibilities of the Administrator retained by the Board of Trustees shall be set forth in an Administrative Agreement executed between the Board of Trustees and the Administrator.
- 6.2 CONTRIBUTIONS.** The Administrator shall deposit into the account or accounts designated by the Board of Trustees, at the financial institution or institutions designated by the Board of Trustees, all contributions as and when collected from the Members and said monies shall be disbursed only in the manner provided by this Agreement, the Coverage Agreements, the rules, regulations and by-laws of the Board of Trustees, and the Agreement entered into by and between the Board of Trustees and the Administrator.

SECTION VII

MEMBERS

- 7.1 MEMBERSHIP CANCELLATION, SUSPENSION OR EXPULSION.** The Board of Trustees shall be the sole judge of whether membership in the Fund may be cancelled, or whether a member may be suspended or expelled from the Fund; provided, however, the Board of Trustees may delegate the functions associated with cancellation, suspension or expulsion of a Member to the Administrator. Written notice of any such cancellation, suspension or expulsion shall be provided by the Fund to the member no less than thirty

(30) days prior to the effective date of such cancellation, suspension or expulsion, and no liability under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the member pursuant to this Agreement, shall accrue to the Fund following the effective date of such cancellation, suspensions or expulsion. The minimal notice provisions of this paragraph shall not apply in the event a member fails to make the requisite contributions for coverages under this Agreement when such contributions are due.

- 7.2** **RESPONSIBILITIES OF MEMBERS.** By execution of a Participation Agreement agreeing to be bound by the terms and conditions of this Amended Interlocal Agreement, each Member agrees to abide by the following rules and regulations:
- (a) The Trustees have the sole responsibility to govern and direct the affairs of the Fund pursuant to this Agreement.
 - (b) Any Member who formally applies for Membership in this Fund, and who is accepted by the Board of Trustees, shall thereupon become a party to this Amended Interlocal Agreement and shall be bound by all of the terms and conditions contained herein. The Participation Agreement shall constitute a counterpart of this Amended Interlocal Agreement, and this Amended Interlocal Agreement shall constitute a counterpart of the Participation Agreement.
 - (c) To maintain a reasonable loss prevention program in order to provide the maximum in safety and lawful practices as such may relate to the potential liability assumed by the Fund under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.
 - (d) To comply with the conditions of the Florida Workers' Compensation Law.
 - (e) To provide immediate notification in the event an accident or incident occurs which is likely to give rise to a claim within the scope of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.
 - (f) To promptly make all contributions for coverages arising under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement, at the time and in the manner directed by the Board of Trustees.

Said contributions may be reduced by any discount, participation credit, or other contribution reduction program established by the Board of Trustees.

(g) In the event of the payment of any loss by the Fund on behalf of the Member, the Fund shall be subrogated to the extent of such payment to all the rights of the Member against any party or other entity legally responsible for damages resulting from said loss, and in such event, the Member hereby agrees, on behalf of itself, its officers, employees and agents, to execute and deliver such instruments and papers as is required, and do whatever else is reasonably necessary, to secure such right to the Fund, and to cooperate with and otherwise assist the Fund as may be necessary to effect any recovery sought by the Fund pursuant to such subrogated rights.

(h) The Board of Trustees, its Administrator, and any of their agents, servants, employees or attorneys, shall be permitted at all reasonable times and upon reasonable notice to inspect the property, work places, plants, works, machinery and appliance covered pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and shall be permitted at all reasonable times while the Member participates in the Fund, and up to and including two (2) years following the termination of its membership in the Fund, to examine the Members' books, vouchers, contracts, documents and records of any and every kind which show or tend to show or verify any loss that may be paid or may have been paid by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, or which show or verify the accuracy of any contribution which is paid or payable by the Member pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(i) The Fund is to defend in the name and on behalf of the Member any claims, suits or other legal proceedings which may at any time be instituted against the Member on account of bodily injury liability, property damage, property damage liability, errors and omissions liability or any other such liability, monetary or otherwise, to the extent such defense and liability has been assumed by the Fund pursuant to his Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, subject to any and all of the definitions, terms, conditions and exclusion contained in said

agreements, or any other agreement, certificate, document, or other instruments, although such claims, suits, allegations or demands are wholly groundless, false, fraudulent, and to pay all costs taxed against the Member in any such legal proceedings defended by the Fund or the Member, all interest, if any, legally accruing before and after entry of judgment in such proceedings, and all expense incurred in the investigation, negotiation or defense of such claims, suits, allegations or demands. Such defense shall be subject to the control of the Fund and its Administrator, which may make such investigations and settlement of any such claim, suit, or other legal proceeding, monetary or otherwise, as they deem expedient. The Member agrees to cooperate fully with the Fund, its administrator and their agents, with respect to the investigation, adjustment, litigation, settlement and defense of any claim, suit, or other legal proceeding, monetary or otherwise, which would be covered by the terms of this Agreement and/or any policies of insurance, excess insurance or re-insurance which have been purchased to provide protection against such claims and liabilities. The Member acknowledges that failure to cooperate fully in the investigation, defense or litigation of such claims, suits, or liabilities may constitute grounds for denial of coverage pursuant to this Agreement and/or the applicable policies of insurance.

(j) The liability of the Fund is specifically limited to the discharge of the liability of its Members assumed pursuant to this Agreement or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement; the coverage of the Fund does not apply to punitive or exemplary damages.

(k) Unless the Fund and the Member otherwise expressly agree in writing, coverage by the Fund for a Member under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire automatically on the last day of September of each calendar year, and no liability under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall accrue to the Fund beyond such expiration date unless such Member renews its coverage.

(l) Except as otherwise provided herein, a Member's coverage may be cancelled by the Fund or the Member at any time upon no less than thirty (30) days prior written notice by the Board of Trustees or Administrator to

the Member, or by the Member to the Board of Trustees. The notice shall state the date such cancellation shall become effective.

(m) Excess monies remaining after the payment of claims and claims expenses, and after provision has been made for the payment of open claims and outstanding reserves, may be distributed by the Board of Trustees to the Members participating in the Fund in such manner as the Board of Trustees shall deem to be equitable.

(n) There will be no disbursements out of the reserve fund established by the Fund by way of dividends or distributions of accumulated reserves to Members until after provision has been made for all obligations against the Fund and except at the discretion of the Board of Trustees.

(o) Qualified service providers, including attorneys selected by the Fund, shall defend, investigate, settle and otherwise process and dispose of all claims, suits, allegations or demands that may result in liability assumed by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(p) The Member, through the Board of Trustees, does hereby appoint the Administrator as its agent and attorney-in-fact, to act on its behalf and to execute all necessary contracts, reports, waivers, agreements, excess insurance contracts, service contracts, and other documents reasonably necessary to accomplish the purposes and to fulfill the responsibilities of the Fund; to make or arrange for the payment of claims, claims expenses, and all other matters required or necessary insofar as they affect the matters covered pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and the rules and regulations now or hereafter promulgated by the Board of Trustees.

(q) To make prompt payment of all contributions and penalties as required by the Board of Trustees, said contributions or penalties to be determined by the Board of Trustees. Any disputes concerning contributions or penalties shall be resolved after the payment of said contributions or penalties.

(r) To pay reasonable penalties as determined by the Board of Trustees for late payment of contributions required under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(s) Coverage by the Fund under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire and be cancelled, upon no less than ten (10) days prior written notice from the Fund to the Member, for nonpayment of contributions.

(t) To abide by all the terms and conditions of this Agreement, the Participation Agreement, the Fund's by-laws, the rules and regulations, the terms of any coverage document issued by the Fund to the Member, and any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(u) Each Member voluntarily transfers to the Trust any rights and privileges such Member enjoys under the laws of the State of Florida, including Sections 163.01, and 768.28, Florida Statutes, and specifically those statutory provisions pertaining to such Member's sovereign immunity and the applicable limitations of the Member's liability to \$100,000.00 per individual claim, and to \$200,000.00 for multiple claims, arising out of the same transaction. The purchase of insurance or indemnity hereunder shall not be deemed or be construed as a waiver of sovereign immunity by the Members.

SECTION VIII

ACCOUNTING

True and complete accounts shall be kept of all transactions and of all assets and liabilities of the Trust. The accounts of the Trust shall be audited annually by a firm of independent certified public accountants, which shall be selected by the Board of Trustees.

SECTION IX

DURATION

This Agreement shall continue in full force and effect until it is terminated by the mutual consent of all the Members; provided, however, that this Section IX shall not be construed to preclude the termination and winding up of the Trust within the discretion of the Board of Trustees, or the amendment of this Agreement pursuant to Section X.

SECTION X
AMENDMENT

This Agreement may be amended upon the written consent of the Members of the Fund. Execution of a Participation Agreement or renewal of coverages provided by the Fund shall constitute such written consent.

SECTION XI
STATUTES, RULES AND REGULATIONS

The Trust shall at all times act in accordance with the provisions of statutes, rules and regulations of the State of Florida.

SECTION XII
MISCELLANEOUS PROVISIONS

- 12.1 PROHIBITION AGAINST ASSIGNMENT.** No Member may assign any right, claim, or interest it may have under this Agreement, or any coverage term, and no creditor, assignee, or third-party beneficiary of any Member shall have any right, claim, or title to any part, share, interest, funds, or assets of the Trust except as specifically may be agreed to by the Trust.
- 12.2 APPLICABLE LAW.** This Agreement shall be governed by and construed in accordance with the statutes, rules and regulations of the State of Florida, and all questions pertaining to its validity, construction, and administration shall be determined in accordance with the laws of the State of Florida.
- 12.3 ENFORCEMENT.** The Trust and its Members shall have the power to enforce this Agreement by action brought in any court of appropriate jurisdiction within the State of Florida.
- 12.4 SEVERABILITY.** If any term or provision of this Agreement, or the application of such term or provision to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be effected, and each term or provision of this Agreement shall be valid and enforceable to the full extent permitted by law.
- 12.5 CONSTRUCTION.** Whenever any words are used in this Agreement in the masculine gender, they shall be construed as though they were also used in the feminine or neutral gender in all situations where they would so apply.

Whenever any words are used in this Agreement in the singular, they shall be construed as though they were also used in the plural form in all situations where they would so apply. Whenever any words are used in this Agreement in the plural form, they shall be construed as they thought were used in the singular form in all situations where they would so apply.

12.6 FISCAL YEAR. The Fund shall operate on a fiscal year from 12:01 a.m., October 1, to midnight the last day of September of the succeeding year. Application for membership, when approved in writing by the Board of Trustees or its designee, shall constitute a continuing contract for each succeeding fiscal year unless cancelled by the Board of Trustees or the participating Member in the manner herein provided.

By execution of the attached Participation Agreement or renewal of coverages provided by the Fund, and upon acceptance by the Board of Trustees, or their designated agent, the Member agrees to be fully bound by the terms and conditions of the Amended Interlocal Agreement, effective October 1, 2004, and thereafter.

**AMENDMENT "A" TO THE
AMENDED INTERLOCAL AGREEMENT
CREATING
THE PREFERRED GOVERNMENTAL INSURANCE TRUST**

WHEREAS, Section X of the Amended Interlocal Agreement Creating The Preferred Governmental Insurance Trust (alternatively "Preferred", "Fund" or "Trust") provides that the Interlocal Agreement may be amended by the members of Preferred, and that execution of either a Participation Agreement or an Agreement for Renewal of Coverage shall constitute written consent to such amendment; and

WHEREAS , in order to protect the integrity of Preferred, its continued success and provide security as to its operation and administration, it is essential that the provisions of the Interlocal Agreement, relating to who may serve as a Trustee of Preferred, be fully compliant with applicable Florida Statutes;

NOW, THEREFORE , by execution of a Participation Agreement or Agreement for Renewal of Coverage, the Members of Preferred do hereby amend subsection 5.1 of the Amended Interlocal Agreement to read as follows:

5.1 NUMBER AND QUALIFICATION OF TRUSTEES. The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Upon initial election to the Board of Trustees, a Trustee shall be a local elected official of a member of the Trust. No two (2) Trustees may be local elected officials from the same governmental entity. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as a local elected official. Following a Trustees' initial term of office, such Trustee may continue to serve as a Trustee of Preferred provided: (1) such Trustee holds an office as an elected local official (as required by s. 624.4622(1) (d) Florida Statutes); and (2) a majority of the Board of Trustees, in their sole discretion, determine that it is in the best interest of the Trust that such Trustee continue to serve as a Trustee of Preferred, and so elects such Trustee to continue to serve a successive term, or terms. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such election to the Chairman, or acting Chairman, of the Board of Trustees.

Effective Date: October 1, 2013

**AMENDMENT “B” TO THE
AMENDED INTERLOCAL AGREEMENT
CREATING
THE PREFERRED GOVERNMENTAL INSURANCE TRUST**

WHEREAS, Section X of the Amended Interlocal Agreement Creating The Preferred Governmental Insurance Trust (alternatively “Preferred”, “Fund” or “Trust”) provides that the Amended Interlocal Agreement may be amended by the members of Preferred, and that execution of either a Participation Agreement or an Agreement for Renewal of Coverage shall constitute written consent to such amendment; and

WHEREAS, due to legislative changes to Florida Statutes over time, it is necessary to amend certain provisions of the Amended Interlocal Agreement to be fully compliant with applicable amended Florida Statutes;

NOW, THEREFORE, by execution of a Participation Agreement or Agreement for Renewal of Coverage, the Members of Preferred do hereby amend the Amended Interlocal Agreement set forth as follows:

1. Sections 3.1 and 3.5 of the Amended Interlocal Agreement, references to Section 768.28(15)(a), are hereby amended and restated to read 768.28(**16**)(a).
2. Section 7.2(u) of the Amended Interlocal Agreement is hereby fully amended and restated as follows:

Each Member voluntarily transfers to the Trust any rights and privileges such Member enjoys under the laws of the State of Florida, including Sections 163.01, and 768.28, Florida Statutes, and specifically those statutory provisions pertaining to such Member’s sovereign immunity and the applicable limitations of the Member’s liability set forth therein as amended from time to time. The purchase of insurance or indemnity hereunder shall not be deemed or be construed as a waiver of sovereign immunity by the Members.

3. Except as expressly modified and amended hereby, the terms and conditions of the Amended Interlocal Agreement are hereby ratified and affirmed and shall remain in full force and effect, and the parties promise to continue to perform all obligations of the Amended Interlocal Agreement.

Effective Date: October 1, 2025



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Meadow Pointe II Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Meadow Pointe II Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126946

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,688,451
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$526,231

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$17,678

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$3,000,000 \$0 Deductible	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$3,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$1,000,000 each claim/annual aggregate
Fraudulent Instruction: \$250,000



PREMIUM SUMMARY

Meadow Pointe II Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126946

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$17,678
Crime	\$587
Automobile Liability	\$1,732
Hired Non-Owned Auto	Included
Auto Physical Damage	\$1,107
General Liability	\$9,622
Public Officials and Employment Practices Liability	\$6,484
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$37,210

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

This quote is subject to a completed and signed 2026-2027 Application.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Meadow Pointe II Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Meadow Pointe II Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

Table with 3 columns: Coverage Type, Amount, and Description. Includes Building and Content TIV (\$2,688,451), Inland Marine (\$526,231), and Auto Physical Damage (\$108,946).

Signature: _____ Date: _____

Name: _____

Title: _____



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126946	Term: October 1, 2026 to October 1, 2027
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Meadow Pointe II Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/> I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/> I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Applicant's/Named Insured's Signature

Applicant's/Named Insured's Printed Name

Date



Meadow Pointe II Community Development District

Policy No.: 100126946
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Const Type	Term Date		Contents Value
	Roof Shape	Roof Pitch						
1	Clubhouse w/Breezeway		1998	10/01/2026	\$395,385		\$482,484	
	30051 County Line Rd Wesley Chapel FL 33543		Joisted masonry	10/01/2027	\$87,099			
	Simple hip			Metal panel				
2	Fitness Center		1998	10/01/2026	\$232,625		\$290,691	
	30051 County Line Rd Wesley Chapel FL 33543		Joisted masonry	10/01/2027	\$58,066			
	Simple hip			Metal panel				
3	Detached Garage		1998	10/01/2026	\$89,683		\$118,716	
	30051 County Line Rd Wesley Chapel FL 33543		Joisted masonry	10/01/2027	\$29,033			
	Pyramid hip			Metal panel				
4	Irrigation Water Lift Pump		1998	10/01/2026	\$11,613		\$11,613	
	30051 County Line Rd Wesley Chapel FL 33543		Pump/Lift Station	10/01/2027				
5	Swimming Pool		1998	10/01/2026	\$150,972		\$150,972	
	30051 County Line Rd Wesley Chapel FL 33543		Below Ground Liquid Storage/Pool	10/01/2027				
6	Pool Fencing w/Masonry Columns		1998	10/01/2026	\$69,680		\$69,680	
	30051 County Line Rd Wesley Chapel FL 33543		Non combustible	10/01/2027				
7	Tennis Courts		1998	10/01/2026	\$87,099		\$87,099	
	30051 County Line Rd Wesley Chapel FL 33543		Non combustible	10/01/2027				

Sign: _____ Print Name: _____ Date: _____



Meadow Pointe II Community Development District

Policy No.: 100126946
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced			Roof Yr Blt
8	Brick Walls incl Attached Monuments (various types)		1998	10/01/2026	\$174,199		\$174,199
	30051 County Line Rd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027			
9	Picnic Equipment		1998	10/01/2026	\$2,323		\$2,323
	30051 County Line Rd Wesley Chapel FL 33543		Property in the Open	10/01/2027			
10	Pool Pumps		1998	10/01/2026	\$19,224		\$19,224
	30051 County Line Rd Wesley Chapel FL 33543		Pump/Lift Station	10/01/2027			
11	Playground Equipment		1998	10/01/2026	\$58,066		\$58,066
	30051 County Line Rd Wesley Chapel FL 33543		Non combustible	10/01/2027			
12	Recreational Courts Fencing		1998	10/01/2026	\$11,613		\$11,613
	30051 County Line Rd Wesley Chapel FL 33543		Non combustible	10/01/2027			
13	8' Black Chain Link Playground & Field Fencing		1998	10/01/2026	\$10,250		\$10,250
	30051 County Line Rd Wesley Chapel FL 33543		Non combustible	10/01/2027			
14	Playground Shade Structures (4)		2019	10/01/2026	\$10,558		\$10,558
	30051 County Line Rd Wesley Chapel FL 33543		Property in the Open	10/01/2027			

Sign: _____ Print Name: _____ Date: _____



Meadow Pointe II Community Development District

Policy No.: 100126946
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
15	Pool Chemical / Storage Building		2009	10/01/2026	\$63,345		\$63,345		
	30051 County Line Rd Wesley Chapel FL 33543		Joisted masonry	10/01/2027					
	Simple hip			Metal panel					
16	Pool Restroom Building		2009	10/01/2026	\$52,788		\$52,788		
	30051 County Line Rd Wesley Chapel FL 33543		Joisted masonry	10/01/2027					
	Simple hip			Metal panel					
17	Pool Shade Structures (2)		2019	10/01/2026	\$10,558		\$10,558		
	30051 County Line Rd Wesley Chapel FL 33543		Property in the Open	10/01/2027					
18	Splash Pad		2021	10/01/2026	\$179,478		\$179,478		
	30051 County Line Rd Wesley Chapel FL 33543		Below Ground Liquid Storage/Pool	10/01/2027					
19	Pool Furniture in the Open		2016	10/01/2026	\$26,394		\$26,394		
	30051 County Line Rd Wesley Chapel FL 33543		Property in the Open	10/01/2027					
20	BBQ Shade Structure & Fence Enclosure			10/01/2026	\$3,588		\$3,588		
	30051 County Line Rd Wesley Chapel FL 33543		Property in the Open	10/01/2027					
21	Maintenance Storage Shed		1998	10/01/2026	\$4,100		\$4,100		
	30051 County Line Rd Wesley Chapel FL 33543		Frame	10/01/2027					
	Flat			Metal panel					

Sign: _____ Print Name: _____ Date: _____



Meadow Pointe II Community Development District

Policy No.: 100126946
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	Roof Yr Blt
	Roof Shape	Roof Pitch							
22	Residents Counsel Shed		2018	10/01/2026	\$4,223		\$4,223		
	30051 County Line Rd Wesley Chapel FL 33543		Frame	10/01/2027					
23	Dumpster Enclosure		1998	10/01/2026	\$10,250		\$10,250		
	30051 County Line Rd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
24	Entry Monument w/Digital Sign		2020	10/01/2026	\$26,394		\$26,394		
	30051 County Line Rd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
25	Split Rail Fencing		1998	10/01/2026	\$333,617		\$333,617		
	Various Wesley Chapel FL 33543		Non combustible	10/01/2027					
26	Neighborhood Monument Columns (6)		1998	10/01/2026	\$43,050		\$43,050		
	Various Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
27	Glenham Entry Gates w/Equip, Support Columns & Cameras		1998	10/01/2026	\$35,896		\$35,896		
	Glenham Ct & Mansfield Dr Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
28	Longleaf Entry Gates w/Equip, Support Columns & Cameras		1998	10/01/2026	\$35,896		\$35,896		
	Sassafras Dr & Mansfield Blvd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					

Sign: _____ Print Name: _____ Date: _____



Meadow Pointe II Community Development District

Policy No.: 100126946
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
29	Lettingwell Entry Gates w/Equip, Support Columns		1998	10/01/2026	\$35,896		\$35,896		
	Lettingwell Cir & Mansfield Blvd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
30	Longleaf Entry Gates w/Equip, Support Columns		1998	10/01/2026	\$35,896		\$35,896		
	Sassafras Dr & County Line Rd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
31	Manor Isle Entry Gates w/Equip, Support Columns		1998	10/01/2026	\$35,896		\$35,896		
	Deerbourne Dr & County Line Rd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
32	6' PVC Fencing		1998	10/01/2026	\$85,516		\$85,516		
	Various Wesley Chapel FL 33543		Non combustible	10/01/2027					
33	Covina Key Entry Gates w/Equip, Support Columns		1998	10/01/2026	\$42,230		\$42,230		
	Pacific Ct & Mansfield Blvd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
34	Covina Key Median Monument		1998	10/01/2026	\$6,335		\$6,335		
	Pacific Ct & Mansfield Blvd Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					
35	Sedgwick Entry Gates w/Equip, Support Columns		1998	10/01/2026	\$38,007		\$38,007		
	Sedgwick Dr & Beardsley Dr Wesley Chapel FL 33543		Masonry non combustible	10/01/2027					

Sign: _____ Print Name: _____ Date: _____



Meadow Pointe II Community Development District

Policy No.: 100126946
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced			Roof Yr Blt
36	Sedgwick Median Monument		1998	10/01/2026	\$6,335		\$6,335
	Sedgwick Dr & Beardsley Dr Wesley Chapel FL 33543		Masonry non combustible	10/01/2027			
37	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt	
37	Colehaven Entry Gates w/Equip, Support Columns		1998	10/01/2026	\$39,379		\$39,379
	Colehaven Ct & Beardsley Dr Wesley Chapel FL 33543		Masonry non combustible	10/01/2027			
38	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt	
38	Iverson Entry Gates w/Equip, Support Columns		1998	10/01/2026	\$35,896		\$35,896
	Iverson Dr & Beardsley Dr Wesley Chapel FL 33543		Masonry non combustible	10/01/2027			
Total:			Building Value	Contents Value	Insured Value		
			\$2,514,253	\$174,198	\$2,688,451		

Sign: _____

Print Name: _____

Date: _____



Meadow Pointe II Community Development District

Policy No.: 100126946
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1	Blanket Unscheduled		Other inland marine	10/01/2026	\$35,831	\$1,000
				10/01/2027		
2	Tennis & Basketball Court Lighting		Other inland marine	10/01/2026	\$15,000	\$1,000
				10/01/2027		
3	Pool Chair Lift		Other inland marine	10/01/2026	\$4,000	\$1,000
				10/01/2027		
4	Pool Chair Lift		Other inland marine	10/01/2026	\$4,000	\$1,000
				10/01/2027		
5	Security Cameras & Equipment (Various Locations)		Other inland marine	10/01/2026	\$200,000	\$1,000
				10/01/2027		
6	Dump Trailer (4.5 x 8)		Mobile equipment	10/01/2026	\$27,000	\$1,000
				10/01/2027		
7	Pressure Washer Trailer		Mobile equipment	10/01/2026	\$8,000	\$1,000
				10/01/2027		
8	Neighborhood License Plate Readers (Max \$15,000 Per Item)		Other inland marine	10/01/2026	\$198,000	\$1,000
				10/01/2027		
9	Pond Fountain		Other inland marine	10/01/2026	\$5,000	\$1,000
				10/01/2027		
10	Pond Fountain		Other inland marine	10/01/2026	\$5,000	\$1,000
				10/01/2027		
11	Pedestrian X-Walk Signs (2 @ \$10,000 each) - Wrencrest		Other inland marine	10/01/2026	\$20,000	\$1,000
				10/01/2027		
12	Street Signs		Other inland marine	10/01/2026	\$4,400	\$1,000
				10/01/2027		
Total					\$526,231	

Sign: _____

Print Name: _____

Date: _____



Meadow Pointe II Community Development District

Policy No.: 100126946
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Ford	Ranger		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$16,000	
1	2004	1FTYR10U84PB20658	Light Truck	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$16,000
2	Ford	F150		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$21,946	
1	2015	1FTMF1C80FFA67615	Light Truck	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$21,946
3	John Deere	Gator XUV 590M S4		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$17,700	
1	2018	1M0590MBTJM010575	Private Passenger	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$17,700
4	John Deere	Gator XUV 835 E		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$17,000	
1	2019	1M0835EAKKM020366	Private Passenger	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$17,000
5	John Deere	Gator XUV 825 IS4		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$19,300	
1	2015	1M0825GFTFM100961	Private Passenger	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$19,300
6	John Deere	Gator XUV 825 I		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$17,000	
1	2016	1M0825GEAGM1122544	Private Passenger	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$17,000
								Total	\$108,946
								APD Rptd	\$108,946

Sign: _____

Print Name: _____

Date: _____



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Meadow Pointe II Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100126946

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none"> • Benefits: FL Statutory (Medical, Disability, Death)
Part B	Employers Liability: <ul style="list-style-type: none"> • \$1,000,000- Each Accident • \$1,000,000- Disease- Policy Limit • \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
8810	Clerical Office Employees NOC	\$183,845	0.11	\$202.23
9102	Park NOC - All Employees & Drivers	\$48,886	2.53	\$1,236.82
9015	Building or Property Management--All Other Employees	\$200,349	2.57	\$5,148.97
9012	Building or Property Management--Property Managers and Leasing Agents & Clerical, Salespersons	\$94,314	0.61	\$575.32
Total Manual Premium				\$7,163.34
Increased ELL 1M/1M/1M				\$120.00
				\$7,283.34
Workplace Safety Credit – 2%				-\$145.67
Drug Free Workplace Credit – 5%				-\$356.88
Experience Modification				0.920000
Standard Premium				\$6,238.33
Expense Constant				\$160.00
Terrorism				\$52.74
Policy Total				\$6,451.07

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW
POINTE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING
ETHICS POLICY AND CODE OF CONDUCT FOR SUPERVISORS;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Meadow Pointe II Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, wishes to set forth a policy which encourages a code of conduct for the Board of Supervisors of the District (“Board”), as copy of which is attached **Exhibit A**; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to establish by resolution the *Ethics Policy and Code of Conduct for Supervisors* (“Policy”), as may be amended or updated from time to time, for immediate use and application.

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

SECTION 1. The Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policy shall remain in full force and effect until such time as the Board may amend or replace it.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of June 2026.

ATTEST:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Ethics Policy and Code of Conduct for Supervisors*

EXHIBIT A

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

Ethics Policy and Code of Conduct for Supervisors

Effective: June 17, 2026

The Board of Supervisors (“**Board**”) of the Meadow Pointe II Community Development District (“**District**”) here by adopts this Ethics Policy and Code of Conduct for Supervisors on June 17, 2026. This policy is intended to provide guidance with ethical issues and a mechanism for addressing unethical behavior. Members of the Board are “Public Officers” as described in Sections 112.311-3261, *Florida Statutes* (“**Code of Ethics**”), and are subject to the provisions thereof. In the event of any conflict between the Code of Ethics and this Ethics Policy, the Code of Ethics shall control.

I. BOARD RESPONSIBILITIES. The general duties of the Supervisors are set forth in chapter 190, *Florida Statutes*. To fulfill this duty, Supervisors must:

- A. Regularly attend Board meetings;
- B. Review materials provided in preparation for Board meetings;
- C. Be prepared to discuss agenda items; and
- D. Make reasonable inquiry before making decisions.

II. PROFESSIONAL CONDUCT OF SUPERVISORS.

- A. **Self-Benefits.** Supervisors are prohibited from making any decisions that materially benefit themselves or their family members. Accordingly, no Supervisor may:
 - 1. Make promises to any vendor without prior approval of the Board. Supervisors shall not separately negotiate with vendors and instead, permit District Management and District Staff to interact with and manage vendor solicitations and vendor contract.
 - 2. Seek preferential treatment for themselves or others.
 - 3. Use District property, services, equipment or business for the specific gain or benefit of themselves or their relatives, except as provided for all residents of the District.
- B. **Misrepresentation.** Supervisors may not knowingly misrepresent facts. All District records and reports must be accurate and truthful and prepared in a truthful manner.

C. Interaction with Others.

1. Supervisors are prohibited from harassing, intimidating, or threatening District vendors, management, other Supervisors, and residents, whether verbally, physically, or otherwise.
2. When interacting with residents, individual Supervisors may not make any commitments or decisions on behalf of the Board without prior approval by Board action.

D. Proper Decorum. Supervisors are obligated to act with proper decorum. Although they may disagree with the opinions of others on the Board, they must act with respect and dignity and not make personal attacks on others. Accordingly, Supervisors must focus on issues, not personalities, and should conduct themselves with courtesy towards each other, towards District Management, District Staff, vendors, and residents of the District. Supervisors shall act in accordance with collective Board decisions and shall not act unilaterally or contrary to the Board's decisions.

III. VIOLATIONS. Supervisors who violate this District's Ethics Policy, the Policy on Contacting Legal Counsel without Board Approval, or the Policy on Communicating to District Staff by the Board ("**Policies**") are deemed to be acting outside the course and scope of their authority. Any Supervisor found in violation of the Policies by vote of the Board will first receive a warning letter from District Counsel. Further or continued violations may subject the Supervisor to public reprimand, immediate censure by the Board, and/or referral to the Florida Commission of Ethics where appropriate.

IV. PLEDGE. I have read the Policies. I pledge to act in accordance with my obligations as described above.

Date: _____

Signature: _____

Printed Name: _____

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

There were no additions or corrections to the agenda.

FIFTH ORDER OF BUSINESS **Landscaping Report from Juniper**

Mr. Vega presented his landscape report to the Board.

SIXTH ORDER OF BUSINESS **Audience Comments**

An audience member inquired about the incident that caused a lockdown over at 7-11 in late April.

SEVENTH ORDER OF BUSINESS **District Manager Report**

There were no updates at this time.

EIGHTH ORDER OF BUSINESS **District Engineers' Report**

A. Discussion of Engineer Report

Mr. Picarelli reviewed the District Engineer to the Board.

B. Update on Engineers selected for Pool and Building Projects management

There were no updates at this time.

NINTH ORDER OF BUSINESS **District Counsel**

A. Wrencrest Appeal Status

Ms. Moczynski reported to the Board that there no updates at this time.

B. Update on Rules and Guidelines

i. Consideration of Resolution 2026-07 Adopting Policy on Communicating to District Staff

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to adopt resolution 2026-07 Adopting Policy on Communicating to District Staff, was approved. 5-0.

Mr. Picarelli had questions regarding the resolution to Ms. Moczynski. Moczynski addressed Mr. Picarelli's questions.

C. Update on Contract Negotiations for Pool and Building

Ms. Moczynski provided an update to the Board that a proposed contract has been sent to the contractor for the building and there is continued stakeholders meeting for

71 the building occurring this Friday, May 8, 2026. Additionally, the stakeholders are trying
72 to coordinate a meeting with the pool vendor by next week.

73 **D. Discussion on when Board Members should call District Counsel**

74 Mr. Picarelli informed Ms. Moczynski this discussion was clarified through the
75 resolution 2026-07 discussion. Ms. Moczynski clarified the communication process to the
76 Board.

77 Ms. Moczynski also provided a legislation update, that the governor signed the bill
78 on officer recall, and additionally reminded the board members to fill out their Form 1 by
79 July 1st. Mr. Picarelli brought up a tree line issue in Deer Run. The Board direction was to
80 look further into any agreements that the District has with the County.

81
82 **TENTH ORDER OF BUSINESS**

Consent Agenda

83
84 On MOTION by Ms. Childers seconded by Mr. Signoretti with all in
85 favor, to approve the consent agenda as presented, was approved. 5-0.
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88 **ELEVENTH ORDER OF BUSINESS**

Architectural Review Discussion Items

89 Mr. Picarelli presented the Architectural Review items to the Board.

90 On MOTION by Ms. Childers seconded by Mr. Kluender with all
91 in favor, to approve the Architectural Review items as presented, was
92 approved. 5-0.
93

94
95 **TWELFTH ORDER OF BUSINESS**

Government/Community Updates

96 **A. Community Representative Update**

97 Mr. Signoretti provided an update to the Board regarding signage from the County
98 and was informed by the County that they cannot provide any signage for the roads
99 since they're private roads. Although, the District can get signs but they need to be
100 inspected and approved.

101 **i. Update on off duty Pasco County Sheriff Officer**

102 Mr. Molder provided an update that a request was sent to the sheriff for May
103 coverage.

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

105 **i. Next Event Update**

106 Ms. Childers informed the Board that there is a potential candidate for the event
107 planning position and will keep the Board informed on any further updates.

108
109 **THIRTEENTH ORDER OF BUSINESS** **Operations Managers' Report**
110 **A. Update on Playground upgrade**

111 Mr. Wright reviewed the Operations Manager Report.

112 **FOURTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**
113 There were no approvals or disapprovals at this time.

114

115 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments**

116 There was an audience comment regarding gates being put up in the community. Ms.
117 Childers clarified to the audience member that they are not getting rid of the gates just replacing
118 the light strip at the bottom of the gate. An audience member raised concerns regarding the tree
119 line in Deer Run. The Board acknowledged the comment and stated that they need to review the
120 existing agreement with the County and resolutions to determine the appropriate path. An audience
121 member inquired clarification on the Wrencrest Gate from the Engineer Report. The Board
122 acknowledged the audience member and stated that the request is currently in progress at this time.

123

124 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Comments**

125 Mr. Picarelli expressed his appreciation to the Board and residents for their collective
126 efforts, and is excited for the potential candidate for the event planning position.

127

On MOTION by Ms. Childers seconded by Mr. Signoretti with all 128 favor, to suspend the regular meeting at 7:27 p.m. and to open the 129 security shade session. 5-0.

130

131 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

132 There being no further business, the meeting was adjourned at 8:00 p.m.

133

On MOTION by Ms. Childers seconded by Mr. Signoretti with all 134 favor, the security shade session and regular meeting adjourned at 135 8:00 p.m. 5-0.

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John Picarelli
Chairperson

1 **MINUTES OF MEETING**
2 **MEADOW POINTE II**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The regular meeting of the Board of Supervisors of the Meadow Pointe II Community
6 Development District was held Wednesday, May 20, 2026, at 6:30 p.m. at the Meadow Pointe II
7 Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.
8

9 Present and constituting a quorum were:

10	John Picarelli	Chairperson
11	Robert Signoretti	Vice Chairperson
12	Kyle Molder	Assistant Secretary
13	Jamie Childers	Assistant Secretary
14	Chris Kluender	Assistant Secretary

15
16 Also present, either in person or via Zoom Video Communications, were:

17	Justin Wright	Operations Manager
18	Lindsay Moczynski	District Counsel
19	Jayna Cooper	District Manager
20	Kevin Ginsberg	ARC/DVRC

21 Residents and Members of the Public
22

23 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
24 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
25 *for any related costs for an audio copy.*
26

27 ***Following is a summary of the discussions and actions taken.***
28

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

30 Mr. Picarelli called the meeting to order.

31
32 **SECOND ORDER OF BUSINESS** **Roll Call**

33 Supervisors and staff introduced themselves, and a quorum was established.
34

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

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

37

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

39 There were no additions or corrections to the agenda.

40

41 **FIFTH ORDER OF BUSINESS** **Landscaping Report from Juniper**

42 Mr. Vega was not present to give the landscape report.

43

44 **SIXTH ORDER OF BUSINESS** **Audience Comments**

45 The Board received comments regarding mowing around a pond bank, a question about
46 the schedule for cleanup to the boundary of a conservation area, and a concern about the
47 neighborhood street parking issue was brought up. Mr. Molder reported that no off-duty shifts
48 have been filled since May 15, 2026. The Board addressed the audience comments and concerns.

49

50 **SEVENTH ORDER OF BUSINESS** **District Manager Report**

51 **A. Consideration of Resolution 2026-08-Setting Public Hearing on Proposed**

52 **Amended and Restated Amenities Policies**

53 Ms. Cooper presented the resolution 2026-08 to the Board.

54

55 On MOTION by Ms. Childers seconded by Mr. Signoretti with all in
56 favor, to adopt resolution 2026-08 Setting Public Hearing on Proposed
57 Amended and Restated Amenities Policies, was approved. 5-0.

58

59 **B. Announcing Registered Voter Count**

60 Ms. Cooper presented and announced the registered voter count 3,208 to the Board.

61 **C. Consideration of Rates for Borrelli Architects**

62 Moved under District Counsel portion of the agenda.

63

64 **D. Consideration of AVCON Proposal**

65 Moved under the District Counsel portion of the agenda for discussion.

66 Additionally, The Board directed Ms. Cooper to incorporate a 10% increase into the
67 proposed Fiscal Year 2027 Budget to establish the high-water mark for the budget at the
68 June 3, 2026 meeting.

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EIGHTH ORDER OF BUSINESS

District Engineers' Report

A. Discussion of Engineer Report

Mr. Picarelli reviewed the engineer report to the Board. Mr. Whited will have a total cost for the new building by the next meeting. A brief discussion of lap pool ensued.

B. Update on Engineers selected for Pool and Building Projects management

Mr. Picarelli provided an update to the Board that by the next meeting they should have a total for the cost on the new building.

NINTH ORDER OF BUSINESS

District Counsel

A. Wrencrest Appeal Status

Ms. Moczynski reported to the Board that there no new updates at this time and that the matter remains under review.

B. Update on Contract for Pool and Building

Ms. Moczynski reported to the Board that discussions regarding pricing remain ongoing. She advised that bi-weekly meeting will continue.

C. Consideration of Rates for Borrelli Architects

Ms. Moczynski presented the Rates for Borrelli Architects to the Board.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to approve the Borelli Partners revised scope and fee proposal architectural engineering services as presented approved. 5-0.

D. Consideration of AVCON Proposal (moved from District Manager report)

Ms. Moczynski presented the AVCON Proposal to the Board.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor, to approve the AVCON proposal for civil engineering for the pool project approved. 5-0.

Ms. Moczynski gave a reminder to the Board to file their Form 1 by July 1, 2026.

104 **TENTH ORDER OF BUSINESS**

Consent Agenda

105

106 On MOTION by Ms. Childers seconded by Mr. Kluender with all in
107 favor, to approve the consent agenda as presented, was approved. 5-0.

108

109 **ELEVENTH ORDER OF BUSINESS**

Architectural Review Discussion Items

110 Mr. Picarelli presented the Architectural Review items to the Board.

111 On MOTION by Ms. Childers seconded by Mr. Kluender with all in
112 favor, to approve the Architectural Review items as presented, was
113 approved. 5-0.

114

115

116 **TWELFTH ORDER OF BUSINESS**

Government/Community Updates

117 **A. Community Representative Update**

118 There were no further updates at this time.

119 **i. Update on off duty Pasco County Sheriff Officer**

120 Discussed earlier during audience comments. There were no further updates at this
121 time.

122 **B. Event Planning Representative / Supervisor Jamie Childers**

123 **i. Next Event Update**

124 Mr. Wright informed the Board that a candidate accepted the position. Ms.
125 Moczynski reminded the board that individual volunteer forms must be completed for
126 Supervisors to volunteer at events.

127 **THIRTEENTH ORDER OF BUSINESS**

Approval/Disapproval/Discussion

128

129 There were no approvals or disapprovals at this time.

130 **FOURTEENTH ORDER OF BUSINESS**

Operation Manager Report

131 Mr. Wright reviewed the Operation Manager Report.

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133 **FIFTEENTH ORDER OF BUSINESS**

Audience Comments

134 A resident brought up a concern about speeding on Wrencrest Drive. A resident
135 thanked the Board for doing workshop minutes.

136

137 **SIXTEENTH ORDER OF BUSINESS**

Supervisor Comments

138 Mr. Klunder thanked the residents for their support. Mr. Signoretti gave a synopsis of the
139 Wrencrest speeding situation to date. Ms. Childers thanked the residents and the Board. Mr.
140 Picarelli thanked the residents and Board. Mr. Molder did not have any comments.

141

142 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

143 There being no further business, the meeting was adjourned at 7:36 p.m.

144 On MOTION by Ms. Childers seconded by Mr. Signoretti with all
145 favor, the meeting adjourned at 7:36 p.m. 5-0.

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John Picarelli

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Chairperson

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Tab 2

MEADOW POINTE II CDD
ENGINEERS REPORT FOR JUNE 3rd, 2026 BOARD MEETING

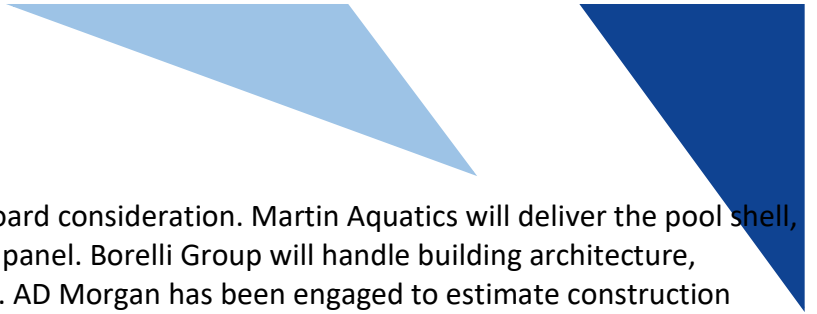
Discussion items:

- **New Building Construction** – The project team reviewed the conceptual cost estimate for the proposed community center and maintenance building in preparation for the upcoming Board meeting, focusing on major cost drivers, potential savings, and design priorities. The consensus was to preserve key elements while identifying opportunities to reduce costs through targeted modifications. Significant savings may be achieved by reducing lobby glazing, expanding the use of acoustical ceilings, simplifying the kitchen to a kitchenette, and evaluating flooring and restroom finish options. The large, covered lanai/canopy was identified as one of the most significant drivers and will be priced as a separate alternate, allowing the Board to consider deferring that feature and potentially constructing it later.

Discussions also focused on long-term functionality and future flexibility. The project will include provisions for future enhancements such as a permanent generator, digital signage, security cameras, access control systems, and expanded technology infrastructure, while minimizing upfront costs through rough-ins and phased implementation strategies. For the maintenance facility, the team will evaluate a reduced-height pre-engineered metal building without a mezzanine, utilizing shelving for storage and potentially phasing enclosure of certain areas. Site planning efforts continue to refine paving requirements, vehicle access, gate locations, dumpster access, and parking controls, while removing non-essential items such as benches and bike racks from the construction scope.

The estimating team has revised the project budget to reflect the discussed reductions and alternates, including separate pricing for covered outdoor areas, glazing reductions, and maintenance building options. Updated cost estimate is included with this report for consideration.

- **Dog Park at Iverson:** BDi met with Matt Gerich, branch manager at Juniper, on site to discuss the landscape plan and the needs for the irrigation plan. Mr. Gerich will work to provide a full irrigation plan.
- **Lap Pool** – An introductory call was completed with AD Morgan and the Borelli Group. Updated contract fee schedules from Borelli Group have been requested and will be for consideration at the meeting. A civil engineer is needed for sitework, grading, drainage and permitting. A proposal for that



sub-consultant has been submitted for Board consideration. Martin Aquatics will deliver the pool shell, coping, pumping, and electrical up to the panel. Borelli Group will handle building architecture, including MEP and structural engineering. AD Morgan has been engaged to estimate construction costs; no construction estimate has been formally defined at this time. The current design is a five-lane pool. Adding a sixth lane was considered but would be estimated to add approximately \$200,000 in cost as estimated by the team.

- **Warning Gate at Wrencrest Drive:** BDi completed an updated draft application for the new soft gate on Wrencrest Drive including supporting documents from application checklist. District staff is working to complete the full application package and submit. The County has approved to waive the new application fees.

1 **Meadow Pointe II Community Development District**
 2 **Meadow Pointe II Community Building**
 3 **Conceptual Budget**
 4 **Executive Summary**
 5 **June 16, 2026**



6	Executive Summary				Community Building	Maintenance Building	Sitework
7	Division	Description	Cost	% of Cost	Breakout 1	Breakout 2	Breakout 3
9	Division 01	General Requirements	427,183.83	7.88%	234,951.11	81,164.93	111,067.80
10	Division 02	Existing Conditions	N.A.	N.A.	N.A.	N.A.	N.A.
11	Division 03	Concrete	316,830.00	5.84%	260,430.00	52,400.00	4,000.00
12	Division 04	Masonry	267,045.00	4.92%	257,925.00	0.00	9,120.00
13	Division 05	Metals	161,995.00	2.99%	154,995.00	0.00	7,000.00
14	Division 06	Woods & Plastics	21,100.00	0.39%	19,902.50	1,197.50	0.00
15	Division 07	Thermal & Moisture	167,525.00	3.09%	94,180.00	73,345.00	0.00
16	Division 08	Doors and Openings	296,875.00	5.47%	203,000.00	93,875.00	0.00
17	Division 09	Finishes	548,297.50	10.11%	477,685.00	61,012.50	9,600.00
18	Division 10	Specialties	109,450.00	2.02%	78,567.50	20,882.50	10,000.00
19	Division 11	Equipment	15,000.00	0.28%	15,000.00	0.00	0.00
20	Division 12	Furnishings	3,512.50	0.06%	3,350.00	162.50	0.00
21	Division 13	Special Construction	131,725.00	2.43%	0.00	131,725.00	0.00
22	Division 14	Conveying Systems	N.A.	N.A.	N.A.	N.A.	N.A.
23	Division 21	Fire Protection	42,835.00	0.79%	29,177.50	13,657.50	0.00
24	Division 22	Plumbing	136,450.00	2.52%	106,100.00	30,350.00	0.00
25	Division 23	HVAC	232,825.00	4.29%	185,675.00	47,150.00	0.00
26	Division 26,27,28	Electrical	562,987.50	10.38%	344,825.00	144,162.50	74,000.00
27	Division 31,32,33	Exterior Improvements	665,500.00	12.27%	0.00	0.00	665,500.00
28							
29		Subtotal	4,107,136.33	75.72%	2,465,763.61	751,084.93	890,287.80
30	1.25%	Permitting / Impact Fees	51,339.20	0.95%	30,822.05	9,388.56	11,128.60
31		General Conditions - Material	In Div 1	In Div 1	In Div 1	In Div 1	In Div 1
32		General Conditions - Labor	541,425.80	9.98%	325,050.82	99,012.24	117,362.74
33	2.50%	Insurances and Bonding	102,678.41	1.89%	61,644.09	18,777.12	22,257.19
34		Subtotal	4,802,579.74	88.54%	2,883,280.56	878,262.85	1,041,036.33
35	3.00%	Contingency - Owner	144,077.39	2.66%	86,498.42	26,347.89	31,231.09
36	3.00%	Contingency - ADM	144,077.39	2.66%	86,498.42	26,347.89	31,231.09
37		Subtotal	5,090,734.53	93.85%	3,056,277.40	930,958.62	1,103,498.51
38	5.50%	Overhead & Profit	279,990.40	5.16%	168,095.26	51,202.72	60,692.42
39		Subtotal	5,370,724.93	99.01%	3,224,372.65	982,161.35	1,164,190.93
40		A/E Design Fees	By Owner	By Owner	By Owner	By Owner	By Owner
41		A/E Construction Administration	By Owner	By Owner	By Owner	By Owner	By Owner
42	1.00%	Preconstruction	53,707.25	0.99%	32,243.73	9,821.61	11,641.91
43		Total	5,424,432.18	100.00%	3,256,616.38	991,982.96	1,175,832.84

1 Meadow Pointe II Community Development District
 2 Meadow Pointe II Community Building
 3 Conceptual Budget
 4 Estimate Detail
 5 June 16, 2026



6	7							Community Building Breakout 1	Maintenance Building Breakout 2	Sitework Breakout 3
8	Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost			
9		DIVISION 01 - GENERAL REQUIREMENTS					\$427,183.83			
10		General Conditions - Material	1	LS	\$427,183.83	\$427,183.83		\$234,951.11	\$81,164.93	\$111,067.80
11										
12		DIVISION 02 - EXISTING CONDITIONS					N.A.			
13		DIVISION 03 - CONCRETE					\$316,830.00			
14		03A - Concrete Package								
15		Concrete Foundations / SOG - Community Building	5305	SF	\$20.00	\$106,100.00		\$106,100.00		
16		Concrete Bond Beams - Community Building	535	LF	\$250.00	\$133,750.00		\$133,750.00		
17	VE - Reduce	Concrete Foundations / SOG - Covered Patio	615	SF	\$20.00	\$12,300.00		\$12,300.00		
18		Concrete Foundations / SOG - Maintenance Building	2395	SF	\$20.00	\$47,900.00			\$47,900.00	
19		Dumpster Enclosure	200	SF	\$20.00	\$4,000.00				\$4,000.00
20		Housekeeping Pads - Community Building	552	SF	\$15.00	\$8,280.00		\$8,280.00		
21		Housekeeping Pads - Maintenance Building	300	SF	\$15.00	\$4,500.00			\$4,500.00	
22										
23		DIVISION 04 - MASONRY					\$267,045.00			
24		04A - Masonry Package								
25		CMU Walls - Community Building	8325	SF	\$28.50	\$237,262.50		\$237,262.50		
26		CMU Walls - Community Building - Clearstory	725	SF	\$28.50	\$20,662.50		\$20,662.50		
27		CMU Walls - Dumpster Enclosure	320	SF	\$28.50	\$9,120.00				\$9,120.00
28										
29		DIVISION 05 - METALS					\$161,995.00			
30		05A - Structural Steel Package								
31		Structural Steel - Community Building	5305	SF	\$18.50	\$98,142.50		\$98,142.50		
32	VE - Reduce	Structural Steel - Community Building - Covered Patios	615	SF	\$18.50	\$11,377.50		\$11,377.50		
33		Roof Access Ladder - Community Building	1	LS	\$5,000.00	\$5,000.00		\$5,000.00		
34		Steel - Operable Partition	1	LS	\$5,000.00	\$5,000.00		\$5,000.00		
35		Stair Cases - Maintenance Building	2	Ea	\$12,000.00	Deleted			Deleted	
36		Bollards - Site	20	Ea	\$350.00	\$7,000.00				\$7,000.00
37										
38		05C - Metal Truss Package								
39		Metal Trusses - Community Building - Clearstory	2365	SF	\$15.00	\$35,475.00		\$35,475.00		
40										
41		DIVISION 06 - WOODS AND PLASTICS					\$21,100.00			
42		06A - Rough Carpentry Package								
43		Rough Carpentry - Community Building	5305	SF	\$0.50	\$2,652.50		\$2,652.50		
44		Rough Carpentry - Maintenance Building	2395	SF	\$0.50	\$1,197.50			\$1,197.50	
45										
46		06B - Millwork Package								
47		Millwork - Serving Top	1	LS	\$5,000.00	\$5,000.00		\$5,000.00		
48		Millwork - Kitchen	35	LF	\$350.00	\$12,250.00		\$12,250.00		
49										
50		DIVISION 07 - THERMAL & MOISTURE					\$167,525.00			
51		07A - Joint Sealant/Waterproofing Package								
52		Joint Sealants - Community Building	5305	SF	\$1.00	\$5,305.00		\$5,305.00		
53		Joint Sealants - Maintenance Building	2395	SF	\$1.00	\$2,395.00			\$2,395.00	
54										
55		07B - Roofing Package								
56		TPO Roofing - Community Building	3555	SF	\$25.00	\$88,875.00		\$88,875.00		
57		Metal Roofing - Community Building	2365	SF	\$30.00	\$70,950.00			\$70,950.00	
58										
59		DIVISION 08 - OPENINGS					\$296,875.00			
60		08A - Door Package								
61		Interior Doors - Community Building	17	EA	\$3,500.00	\$59,500.00		\$59,500.00		
62		Interior Doors - Maintenance Building	4	EA	\$3,000.00	\$12,000.00			\$12,000.00	
63		Exterior Doors - Community Building	11	EA	\$4,500.00	\$49,500.00		\$49,500.00		

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 5 June 16, 2026



6	7							Community Building Breakout 1	Maintenance Building Breakout 2	Sitework Breakout 3
8	Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost			
64		Exterior Doors - Maintenance Building	5	EA	\$4,500.00	\$22,500.00			\$22,500.00	
65										
66		08B - Window/Glazing Package								
67	VE - Reduce	Storefront - Community Building	670	SF	\$125.00	\$83,750.00		\$83,750.00		
68		Serving Window	1	LS	\$5,000.00	\$5,000.00		\$5,000.00		
69		Storefront - Maintenance Building	65	SF	\$125.00	\$8,125.00			\$8,125.00	
70		Door Lites - Community Building	21	EA	\$250.00	\$5,250.00		\$5,250.00		
71		Door Lites - Maintenance Building	13	EA	\$250.00	\$3,250.00			\$3,250.00	
72										
73		08C - Overhead Door Package								
74		OHD - Maintenance Building	3	EA	\$16,000.00	\$48,000.00			\$48,000.00	
75										
76		DIVISION 09 - FINISHES					\$548,297.50			
77		09A - Stucco Package								
78	VE - Add	Stucco Walls - Community Building	5440	SF	\$10.50	\$57,120.00		\$57,120.00		
79		Stucco Walls - Clearstory - Community Building	725	SF	\$10.50	\$7,612.50		\$7,612.50		
80	VE - Reduce	Stucco Ceilings - Community Building	615	SF	\$12.50	\$7,687.50		\$7,687.50		
81		Stucco Walls - Dumpster	640	SF	\$10.50	\$6,720.00				\$6,720.00
82										
83		09B - Metal Framing/Drywall Package								
84	VE - Add	MF/DW Hat Channel - Community Building	7575	SF	\$20.50	\$155,287.50		\$155,287.50		
85		MF/DW Interior Walls - Community Building	1735	SF	\$22.50	\$39,037.50		\$39,037.50		
86	VE - Reduce	MF/DW Interior Ceilings / Soffits - Community Building	1925	SF	\$25.00	\$48,125.00		\$48,125.00		
87	VE - Reduce	MF/DW Covered Patio - Community Building	615	SF	\$25.00	\$15,375.00		\$15,375.00		
88		MF/DW Clearstory - Community Building	725	SF	\$25.00	\$18,125.00		\$18,125.00		
89		MF/DW Interior Walls - Maintenance Building	680	SF	\$22.50	\$15,300.00			\$15,300.00	
90		MF/DW Interior Ceilings - Maintenance Building	490	SF	\$22.50	\$11,025.00			\$11,025.00	
91		MF/DW Interior Rated Walls - Maintenance Building	495	SF	\$25.00	\$12,375.00			\$12,375.00	
92										
93		09C - Acoustical Ceiling Package								
94	VE - Add	2x2 ACT	3000	SF	\$4.50	\$13,500.00		\$13,500.00		
95	VE - Add	2x2 ACT Food Grade	380	SF	\$4.75	\$1,805.00		\$1,805.00		
96										
97		09D - Ceramic Tile Package								
98		Community Building - CT Restrooms Floors	560	SF	\$25.00	\$14,000.00		\$14,000.00		
99		Community Building - CT Restrooms Walls	1600	SF	\$20.00	\$32,000.00		\$32,000.00		
100		Community Building - QT Kitchen Floors	380	SF	\$30.00	\$11,400.00		\$11,400.00		
101		Maintenance Building - CT Restrooms Floors	90	SF	\$25.00	\$2,250.00			\$2,250.00	
102		Maintenance Building - CT Restrooms Walls	400	SF	\$20.00	\$8,000.00			\$8,000.00	
103										
104		09E - Resilient Flooring Package								
105		Community Building - LVT/CPT	4365	SF	\$7.50	\$32,737.50		\$32,737.50		
106		Maintenance Building - LVT/CPT	490	SF	\$7.50	\$3,675.00			\$3,675.00	
107										
108		09G - Painting Package								
109		Painting - Community Building	5305	SF	\$4.50	\$23,872.50		\$23,872.50		
110		Painting - Maintenance Building	2395	SF	\$3.50	\$8,382.50			\$8,382.50	
111		Sealed Concrete - Maintenance Building	2	SF	\$2.50	\$5.00			\$5.00	
112		Painting - Dumpster Enclosure	640	SF	\$4.50	\$2,880.00				\$2,880.00
113										
114		DIVISION 10 - SPECIALITES					\$109,450.00			
115		10A - Signage Package								
116		Monument Signage	1	LS	\$10,000.00	\$10,000.00				\$10,000.00
117		Building Signage - Community	5305	SF	\$0.50	\$2,652.50		\$2,652.50		
118		Building Signage - Maintenance	2395	SF	\$0.50	\$1,197.50			\$1,197.50	

1 Meadow Pointe II Community Development District
 2 Meadow Pointe II Community Building
 3 Conceptual Budget
 4 Estimate Detail
 5 June 16, 2026



6								Community Building	Maintenance Building	Sitework
7								Breakout 1	Breakout 2	Breakout 3
8	Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost			
119										
120		10B - Accessories Package								
121		Restroom Accessories - Community Building	5305	SF	\$2.50	\$13,262.50		\$13,262.50		
122		Restroom Accessories - Maintenance Building	2395	SF	\$2.50	\$5,987.50			\$5,987.50	
123		Fire Extinguishers - Community Building	5305	SF	\$0.50	\$2,652.50		\$2,652.50		
124		Fire Extinguishers - Maintenance Building	2395	SF	\$0.50	\$1,197.50			\$1,197.50	
125										
126		10C - Operable Wall								
127		Operable Wall	1	LS	\$50,000.00	\$50,000.00		\$50,000.00		
128										
129		10F - Canopy/Awning Package								
130		Door Awnings - Community Building	4	EA	\$2,500.00	\$10,000.00		\$10,000.00		
131		Door Awnings - Maintenance Building	5	EA	\$2,500.00	\$12,500.00			\$12,500.00	
132										
133		DIVISION 11 - EQUIPMENT					\$15,000.00			
134		11A - Kitchen Equipment Package								
135	VE - Reduce	Kitchen Equipment - 2 Ref / 2 MW / Ice Maker	1	LS	\$15,000.00	\$15,000.00		\$15,000.00		
136										
137		DIVISION 12 - FURNISHINGS					\$3,512.50			
138		12A - Window Treatment Package								
139		Window Treatment - Community Building - Motorized	670	SF	\$5.00	\$3,350.00		\$3,350.00		
140		Window Treatment - Maintenance Building - Manual	65	SF	\$2.50	\$162.50			\$162.50	
141										
142		DIVISION 13 - SPECIAL CONDITIONS					\$131,725.00			
143		13A - Metal Building Package								
144		Maintenance Building PEMB	2395	SF	\$55.00	\$131,725.00			\$131,725.00	
145	VE - Delete	Maintenance Building PEMB Mezzanine	640	SF	\$40.00	Deleted			Deleted	
146										
147		DIVISION 14 - CONVEYING SYSTEMS					N.A.			
148		DIVISION 21 - FIRE PROTECTION					\$42,835.00			
149		21A - Fire Protection Package								
150		Fire Protection - Community Building	5305	SF	\$5.50	\$29,177.50		\$29,177.50		
151		Fire Protection - Maintenance Building	3035	SF	\$4.50	\$13,657.50			\$13,657.50	
152										
153		DIVISION 22 - PLUMBING					\$136,450.00			
154		22A - Plumbing Package								
155		Plumbing - Community Building	5305	SF	\$20.00	\$106,100.00		\$106,100.00		
156		Plumbing - Maintenance Building	3035	SF	\$10.00	\$30,350.00			\$30,350.00	
157										
158		DIVISION 23 - HVAC					\$232,825.00			
159		23A - HVAC Package								
160		HVAC - Split System - Community Building	5305	SF	\$35.00	\$185,675.00		\$185,675.00		
161		HVAC - Split System - Maintenance Building - Offices	490	SF	\$35.00	\$17,150.00			\$17,150.00	
162		HVAC - Exhaust Fans - Maintenance Building	2	EA	\$15,000.00	\$30,000.00			\$30,000.00	
163										
164		DIVISION 26, 27, & 28 ELECTRICAL					\$562,987.50			
165		26A - Electrical Package								
166		Electrical - Community Building	5305	SF	\$55.00	\$291,775.00		\$291,775.00		
167		Electrical - Maintenance Building	3035	SF	\$40.00	\$121,400.00			\$121,400.00	
168		Back-up Generator	1	LS	\$50,000.00	\$50,000.00				\$50,000.00
169		Electrical - Site Lighting	3	EA	\$8,000.00	\$24,000.00				\$24,000.00
170										
171		26B - Technology Package								
172		Technology - Community Building	5305	SF	\$7.50	\$39,787.50		\$39,787.50		
173		Technology - Maintenance Building	3035	SF	\$5.00	\$15,175.00			\$15,175.00	



1 Meadow Pointe II Community Development District
 2 Meadow Pointe II Community Building
 3 Conceptual Budget
 4 Estimate Detail
 5 June 16, 2026

6								Community Building	Maintenance Building	Sitework
7								Breakout 1	Breakout 2	Breakout 3
8	Line	Description	Quantity	Unit	Unit Price	Cost	Total Cost			
174		DBA/DAS - Community Building	5305	SF	\$2.50	\$13,262.50		\$13,262.50		
175		DBA/DAS - Maintenance Building	3035	SF	\$2.50	\$7,587.50			\$7,587.50	
176										
177		DIVISION 31, 32, & 33 SITEWORK					\$665,500.00			
178		31A - Sitework Package								
179		Sitework (Clearing/Earthwork/Site Utilities)	1.5	Acre	\$250,000.00	\$375,000.00				\$375,000.00
180		Asphalt Paving - Light Duty - Community Building	3800	SY	\$35.00	\$133,000.00				\$133,000.00
181	VE - Delete	Asphalt Paving - Heavy Duty - Maintenance Building	2100	SY	\$45.00	All Light Duty				All Light Duty
182		Concrete Apron - Maintenance Building OHD	500	SF	\$15.00	\$7,500.00				\$7,500.00
183		Sidewalks	6000	SF	\$10.00	\$60,000.00				\$60,000.00
184										
185		31B - Landscaping Package								
186		Landscaping - Trees/Plants/Sodding	1	LS	\$50,000.00	\$50,000.00				\$50,000.00
187		Irrigation System	1	LS	\$15,000.00	\$15,000.00				\$15,000.00
188										
189		31C - Fencing Package								
190	VE - Delete	Black Vinyl Chain Link Fence - 6'	1200	LF	\$32.00	No Fence				No Fence
191		Gate - Mechanical Yard	2	Ea	\$2,500.00	\$5,000.00				\$5,000.00
192		Gate - Dumpster Yard	2	Ea	\$2,500.00	\$5,000.00				\$5,000.00
193										
194		31F - Site Furnishing Package								
195		Flagpole, Benches, Tables, Waste Recepticles	1	LS	\$15,000.00	\$15,000.00				\$15,000.00
196										
197		SUBTOTALS				\$4,107,136.33	\$4,107,136.33	\$2,465,763.61	\$751,084.93	\$890,287.80
198	1.25%	Permitting / Impact Fees					\$51,339.20	\$30,822.05	\$9,388.56	\$11,128.60
199		General Conditions - Material					In Div 1	In Div 1	In Div 1	In Div 1
200		General Conditions - Labor					\$541,425.80	\$325,050.82	\$99,012.24	\$117,362.74
201	2.50%	Insurances and Bonding					\$102,678.41	\$61,644.09	\$18,777.12	\$22,257.19
202		Subtotal					\$4,802,579.74	\$2,883,280.57	\$878,262.85	\$1,041,036.33
203	3.00%	Contingency - Owner					\$144,077.39	\$86,498.42	\$26,347.89	\$31,231.09
204	3.00%	Contingency - ADM					\$144,077.39	\$86,498.42	\$26,347.89	\$31,231.09
205		Subtotal					\$5,090,734.53	\$3,056,277.41	\$930,958.63	\$1,103,498.51
206	5.50%	Overhead & Profit					\$279,990.40	\$168,095.26	\$51,202.72	\$60,692.42
207		Subtotal					\$5,370,724.93	\$3,224,372.67	\$982,161.35	\$1,164,190.93
208		A/E Design Fees					By Owner	By Owner	By Owner	By Owner
209		A/E Construction Administration					By Owner	By Owner	By Owner	By Owner
210	1.00%	Preconstruction					\$53,707.25	\$32,243.73	\$9,821.61	\$11,641.91
211		Total					\$5,424,432.175	\$3,256,616.40	\$991,982.96	\$1,175,832.84

Tab 3

MPII DRC Reporting Sheet				MPII CDD Meeting 06.17.2026		
Case #	Village	Street #	Street Name	Violation(s)	DR#	Potential Fines/Day
2026 107	Deer Run	29703	Eagle Station Dr	#10: The garbage containers and lawn mower need to be stored out of sight, either in the garage or walled in on three sides on the side of the home.	10	\$50.00
2026 108	Deer Run	29709	Eagle Station Dr	#10: The garbage container needs to be stored in the garage or walled in on three sides on the side of the home. #14: The driveway needs to be pressure washed and all stains removed. Can be done after 25-015 Severe water drought order lifted July 1st.	10,14	\$100.00
2026 109	Morningside	29809	Fog Hollow Dr.	#14: The driveway needs to be pressure washed and all stains removed. As soon as 25-015 SWFMD order is lifted after 07.01.2026 #18: The mailbox needs cleaned with a bleach water solution and the mailbox post replaced with a PVC post.	14,18	\$100.00
2026 110	Morningside	29613	Bright Ray Pl	#14: The driveway needs to be pressure washed and all stains removed. As soon as 25-015 SWFMD order is lifted after 07.01.2026 #18: The mailbox needs cleaned with a bleach water solution and the mailbox post must replaced with a PVC post. The braces are deteriorating and numbers are falling off, as well as separating from the post. Fasteners are rusting.	14,18	\$100.00
2026 111	Morningside	29610	Bright Ray Pl	#18: The mailbox post MUST be replaced with a PVC post and cannot be painted. 2nd offense within a year.caulking is separating and braces are deteriorating again and sparating from the post. Repair from 2025 isn't holding.	18	\$50.00

2026 112	Wrencrest	30839	Wooley Ct	<p>#14: The weeds in the front and side landscape beds need to be treated with an organic weed killer or removed. Captain Jacks Deadweed brew works well. #14: The mailbox needs to be cleaned with a bleach/water solution.</p>	14	\$50.00
2026 113	Wrencrest	30848	Wooley Ct	<p>#10: The garbage containers need to be stored out of sight, either in the garage or walled in on three sides on the side of the home. #14: The weeds in the driveway need to be treated and the driveway pressure washed and all stains removed. #14: The Robellini palms need to be trimmed to a 9-3 position and the dead fronds removed.#14: The grass/weeds on the side of the home need to be treated and the grass trimmed from the side of the home with a string trimmer.#14: The shrubs on the Southeast side of the home need to be trimmed below the roof level. #14: The large shrubs in the front of the home need to be trimmed down to the window level and also trimmed on the front to be even with the landscape bed. #14: The grass needs to be cut, 7" is the max height. #14: The driveway, sidewalks, apron, and tree lawn curb need to be edged. #18: The mailbox needs to be cleaned with a bleach/water solution, and the deteriorating wooden post replaced with a PVC post. The post is cracking and both of the support braces are deteriorating, cracking and are destroyed from insects.</p>	10,14,18	\$150.00

Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG					As of		06.17.2026					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage Door	ARC RECOMMEN DATION	NOTES	ARC App Submit Date
2026 - 028	Wrencrest	1934	Grenville Ct	New Window Replacement Installation						Approve	Replace 3 impact horizontal sliders, with white vinyl frames, solar clear glass, and no grids.	06.16.2026
2026 - 029	Manor Isle	1308	Deerbourne Dr	Repainting Exterior Home	1	SW 7038	SW 7039	SW 7062	SW 7038	Board Discretion	Painting the same colors as the original back in 2013, Case#2013-062. See original ARC app attached.	05.26.2026

Tab 5

Justin Wright

Operations Manager/Maintenance Report June 17, 2026



- 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 replaced handicap parking sign at clubhouse.
- Maintenance staff add rubber mulch to the playground.
- Maintenance staff fixed Wrencrest gate after bicycle ran into it.
- Concrete work has started at the exit gate of Longleaf.

Board Discussion / Approval

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

Meadow Pointe II
Community Development District

FISCAL YEAR 2027

Proposed Budget

06/03/2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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Meadow Pointe II
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Special Assmnts- Tax Collector	\$2,032,602.00	\$1,996,376.00	\$36,226.00	\$2,032,602.00	0%	\$2,254,840.30
Special Assmnts- Discounts	-\$92,242.00	-\$86,428.00	\$0.00	-\$86,428.00	-6%	-\$79,255.37
Garbage/Solid Waste Revenue	\$273,456.00	\$268,582.00	\$4,874.00	\$273,456.00	0%	\$273,456.00
Interest - Tax Collector	\$0.00	\$2,377.00	\$0.00	\$2,377.00	0%	\$0.00
Other Miscellaneous Revenues	\$25,000.00	\$10,781.00	\$14,219.00	\$25,000.00	0%	\$25,000.00
Gate Bar Code/Remotes	\$5,000.00	\$3,033.00	\$1,967.00	\$5,000.00	0%	\$5,000.00
Access Cards	\$1,300.00	\$2,310.00	\$0.00	\$2,310.00	78%	\$1,300.00
Rents or Royalties	\$0.00	\$940.00	\$0.00	\$940.00	0%	\$0.00
TOTAL REVENUES	\$2,245,216.00	\$2,197,971.00	\$57,386.00	\$2,255,357.00	0%	\$2,480,440.93
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$24,000.00	\$13,600.00	\$10,400.00	\$24,000.00	0%	\$24,000.00
FICA Taxes	\$1,836.00	\$444.00	\$1,392.00	\$1,836.00	0%	\$1,836.00
ProfServ-Arbitrage Rebate	\$3,850.00	\$0.00	\$3,850.00	\$3,850.00	0%	\$3,850.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$64,500.00	\$25,315.00	\$39,185.00	\$64,500.00	0%	\$64,500.00
ProfServ-Legal Services	\$42,000.00	\$29,046.00	\$12,954.00	\$42,000.00	0%	\$42,000.00
ProfServ-Mgmt Consulting	\$82,000.00	\$47,833.00	\$34,167.00	\$82,000.00	0%	\$84,460.00
ProfServ-Property Appraiser	\$150.00	\$150.00	\$0.00	\$150.00	0%	\$150.00
ProfServ-Special Assessment	\$9,134.00	\$9,134.00	\$0.00	\$9,134.00	0%	\$9,134.00
ProfServ-Trustee Fees	\$4,407.00	\$4,455.00	\$0.00	\$4,455.00	1%	\$4,407.00
ProfServ-Web Site Maintenance	\$1,553.00	\$1,553.00	\$0.00	\$1,553.00	0%	\$1,553.00
Auditing Services	\$4,400.00	\$0.00	\$4,400.00	\$4,400.00	0%	\$4,400.00
Postage and Freight	\$1,500.00	\$887.00	\$613.00	\$1,500.00	0%	\$1,500.00
Insurance - General Liability	\$52,212.00	\$57,221.00	\$0.00	\$57,221.00	10%	\$52,212.00
Printing and Binding	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Legal Advertising	\$1,000.00	\$810.00	\$190.00	\$1,000.00	0%	\$0.00
Misc-Assessment Collection Cost	\$40,652.00	\$38,404.00	\$2,248.00	\$40,652.00	0%	\$45,096.81
Misc-Supervisor Expenses	\$500.00	\$1,553.00	\$0.00	\$1,553.00	211%	\$500.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc - Contingency	\$0.00	\$4,428.00	\$3,231.81	\$7,659.81	0%	\$225,000.00
Record Storage Fee	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,320.00
Total Administrative	\$334,969.00	\$235,008.00	\$113,730.81	\$348,738.81	4%	\$570,193.81

Meadow Pointe II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Field						
Contracts-Security Services	\$130,000.00	\$19,505.00	\$110,495.00	\$130,000.00	0%	\$130,000.00
Contracts-Security Alarms	\$516.00	\$301.00	\$215.00	\$516.00	0%	\$516.00
R&M-General	\$15,000.00	\$2,931.00	\$12,069.00	\$15,000.00	0%	\$15,000.00
Total Field	\$145,516.00	\$22,737.00	\$122,779.00	\$145,516.00	0%	\$145,516.00
Landscape						
ProfServ-Landscape Architect	\$10,000.00	\$5,880.00	\$4,120.00	\$10,000.00	0%	\$10,000.00
Contracts-Landscape	\$245,000.00	\$110,632.00	\$134,368.00	\$245,000.00	0%	\$245,000.00
Contracts-Perennials	\$15,750.00	\$10,463.00	\$5,287.00	\$15,750.00	0%	\$15,750.00
R&M-Irrigation	\$14,000.00	\$3,504.00	\$10,496.00	\$14,000.00	0%	\$14,000.00
R&M-Landscape Renovations	\$25,000.00	\$1,140.00	\$23,860.00	\$25,000.00	0%	\$25,000.00
R&M-Mulch	\$25,000.00	\$22,400.00	\$2,600.00	\$25,000.00	0%	\$25,000.00
R&M-Tree Trimming Services	\$7,500.00	\$10,459.00	\$0.00	\$10,459.00	39%	\$7,500.00
Total Landscape	\$342,250.00	\$164,478.00	\$180,731.00	\$345,209.00	1%	\$342,250.00
Utilities						
Contracts-Solid Waste Services	\$257,049.00	\$154,395.00	\$102,654.00	\$257,049.00	0%	\$257,049.00
Utility - General	\$14,000.00	\$7,616.00	\$6,384.00	\$14,000.00	0%	\$14,000.00
Electricity - Streetlights	\$275,000.00	\$164,957.00	\$110,043.00	\$275,000.00	0%	\$275,000.00
Utility - Reclaimed Water	\$8,000.00	\$3,421.00	\$4,579.00	\$8,000.00	0%	\$8,000.00
Misc-Property Taxes	\$11,000.00	\$5,649.00	\$5,351.00	\$11,000.00	0%	\$11,000.00
Misc-Assessment Collection Cost	\$5,469.00	\$5,167.00	\$302.00	\$5,469.00	0%	\$5,469.12
Total Utilities	\$570,518.00	\$341,205.00	\$229,313.00	\$570,518.00	0%	\$570,518.12
Lakes and Ponds						
Contracts-Lakes	\$82,500.00	\$43,127.00	\$39,373.00	\$82,500.00	0%	\$82,500.00
R&M-Mitigation	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M-Ponds	\$40,000.00	\$9,616.00	\$30,384.00	\$40,000.00	0%	\$40,000.00
Reserve - Ponds	\$5,000.00	\$9,203.00	\$0.00	\$9,203.00	84%	\$5,000.00
Total Lakes and Ponds	\$128,500.00	\$61,946.00	\$70,757.00	\$132,703.00	3%	\$128,500.00
Parks and Recreation - General						
ProfServ-Info Technology	\$14,000.00	\$6,983.00	\$7,017.00	\$14,000.00	0%	\$14,000.00
Contracts-Pools	\$30,000.00	\$16,930.00	\$13,070.00	\$30,000.00	0%	\$30,000.00
Communication - Telephone & WiFi	\$12,000.00	\$7,670.00	\$4,330.00	\$12,000.00	0%	\$12,000.00
Utility - General	\$2,000.00	\$935.00	\$1,065.00	\$2,000.00	0%	\$2,000.00
Utility - Water & Sewer	\$7,500.00	\$2,279.00	\$5,221.00	\$7,500.00	0%	\$7,500.00
Electricity - Rec Center	\$15,000.00	\$10,642.00	\$4,358.00	\$15,000.00	0%	\$15,000.00
Lease - Copier	\$4,000.00	\$2,080.00	\$1,920.00	\$4,000.00	0%	\$4,000.00
R&M-Clubhouse	\$13,000.00	\$6,157.00	\$6,843.00	\$13,000.00	0%	\$13,000.00
R&M-Court Maintenance	\$2,000.00	\$2,827.00	\$0.00	\$2,827.00	41%	\$2,000.00
R&M-Pools	\$8,000.00	\$3,882.00	\$4,118.00	\$8,000.00	0%	\$8,000.00
R&M-Fitness Equipment	\$1,000.00	\$1,019.00	\$0.00	\$1,019.00	2%	\$1,000.00

Meadow Pointe II
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
R&M-Playground	\$1,000.00	\$274.00	\$726.00	\$1,000.00	0%	\$1,000.00
Misc-Clubhouse Activities	\$12,500.00	\$7,344.00	\$5,156.00	\$12,500.00	0%	\$12,500.00
Office Supplies	\$3,000.00	\$731.00	\$2,269.00	\$3,000.00	0%	\$3,000.00
Op Supplies - General	\$65,000.00	\$27,008.00	\$37,992.00	\$65,000.00	0%	\$65,000.00
Op Supplies - Fuel, Oil	\$5,000.00	\$1,503.00	\$3,497.00	\$5,000.00	0%	\$5,000.00
Cleaning Supplies	\$1,000.00	\$512.00	\$488.00	\$1,000.00	0%	\$1,000.00
Reserve - Renewal&Replacement	\$20,000.00	\$212,864.00	\$0.00	\$212,864.00	964%	\$20,000.00
Total Parks and Recreation - General	\$216,000.00	\$311,640.00	\$98,070.00	\$409,710.00	90%	\$216,000.00
Personnel						
Payroll-Maintenance	\$442,000.00	\$295,353.00	\$146,647.00	\$442,000.00	0%	\$442,000.00
Payroll-Benefits	\$3,600.00	\$0.00	\$3,600.00	\$3,600.00	0%	\$3,600.00
FICA Taxes	\$33,813.00	\$22,598.00	\$11,215.00	\$33,813.00	0%	\$33,813.00
Workers' Compensation	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Unemployment Compensation	\$2,150.00	\$0.00	\$2,150.00	\$2,150.00	0%	\$2,150.00
ProfServ-Human Resources	\$900.00	\$0.00	\$900.00	\$900.00	0%	\$900.00
Op Supplies - Uniforms	\$3,000.00	\$262.00	\$2,738.00	\$3,000.00	0%	\$3,000.00
Subscriptions and Memberships	\$2,000.00	\$1,525.00	\$475.00	\$2,000.00	0%	\$2,000.00
Total Personnel	\$507,463.00	\$319,738.00	\$187,725.00	\$507,463.00	0%	\$507,463.00
TOTAL EXPENDITURES	\$2,245,216.00	\$1,456,752.00	\$1,003,105.81	\$2,459,857.81	10%	\$2,480,440.93
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$741,219.00	-\$945,719.81	-\$204,500.81	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$741,219.00	-\$945,719.81	-\$204,500.81	0%	\$0.00
FUND BALANCE, BEGINNING	\$2,553,550.00	\$2,553,550.00	\$0.00	\$2,553,550.00	0%	\$2,349,049.19
FUND BALANCE, ENDING	\$2,553,550.00	\$3,294,769.00	-\$945,719.81	\$2,349,049.19	-8%	\$2,349,049.19

Meadow Pointe II
Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS	
Beginning Fund Balance - Fiscal Year 2026	\$2,349,049
Net Change in Fund Balance Fiscal Year 2026	\$0
Reserves - Fiscal Year 2026 Addition	\$25,000
Total Funds Available (Estimated) - 09/30/2027	\$2,374,049

ALLOCATION OF AVAIBLE FUNDS	
Nonspendable Fund Balance	
Deposits	\$22,795
Assigned Fund Balance	
Operating Reserve - Operating Capital	\$620,110 ¹
Reserve - Pond Prior Years	253,157
Less: FY 2026 Expenses	(9,203)
Reserve - Ponds FY 2027	<u>5,000</u>
	\$248,954
Reserve - Renewal & Replacement Prior Years	300,554
Less: FY 2026 Expenses	(212,864)
Reserve - Renewal & Replacement FY 2027	<u>20,000</u>
	\$107,690
Total Allocation of Available Funds	\$999,549
Total Unassigned (undesignated) Cash	<u>\$1,374,500</u>

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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.

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.

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.

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 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.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Professional Services-Engineering (531013-51501)

The District's engineer 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 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 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.

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.

Postage and Freight (541006-51301)

This budget line is for postage associated with sending out the agenda packages and other various items.

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 (547001-51301)

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

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Miscellaneous-Assessment Collection Costs (549070-51301)

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

Miscellaneous-Supervisor Expenses (549140-51301)

Any Supplies to be reimbursed from the Supervisors.

Annual District Filing Fee (554007-51301)

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

Misc-Contingency (549900-51301)

Other miscellaneous expenses that are incurred during the year.

Record Storage Fees (549069-51301)

Inframark Fees for record storage. .

Field

Contracts-Security Services (534037-53901)

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

Contracts-Security Alarms (534090-53901)

This budget line is for alarm monitoring fees.

R&M-General (546001-53901)

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

Landscape

Professional Services-Landscape Architect (531022-53902)

The District currently has a contract to monitor the quality of the landscaping services.

Contracts-Landscape (534050-53902)

The District currently has a contract to provide landscaping services for the District. The amount is based on a contracted amount throughout the year.

Contracts-Perennials (534107-53902)

The District currently has a contract to provide perennial services for the District. The amount is based on a contracted amount throughout the year.

R&M-Irrigation (546041-53902)

For repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

R&M-Landscape Renovations (546051-53902)

For any kind of landscape renovation or replacements needed within the District.

Budget Narrative
Fiscal Year 2027

Field (cont'd)

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.

Utilities

Contracts-Solid Waste Services (534039-53903)

The District currently has a contract to remove solid waste for residential properties.

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.

Misc-Assessment Collection Cost (549070-53903)

The District pays Pasco County an annual fee for assessment collections.

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.

Parks and Recreation

Professional Services-Information Technology (531020-57201)

This is for Software and Hardware support.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (cont'd)

Contracts-Pools (534078-57201)

The District has a current contract for maintenance of the District's pool.

Communication-Telephone & Wi-Fi (541007-53901)

The District is charged for Telephone and Wi-Fi expenditures.

Utility-General (543001-57201)

The District pays 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 equipment.

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.

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.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (cont'd)

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

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.

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 Balance
Fiscal Year 2027 Budget
General Fund 002

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$57,907.45
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$2,316.30
Settlements	\$0.00	\$400.00	\$0.00	\$400.00	0%	\$0.00
TOTAL REVENUES	\$0.00	\$400.00	\$0.00	\$400.00	0%	\$55,591.15
EXPENDITURES						
<i>Administrative</i>						
Payroll-Salaries	\$39,000.00	\$23,802.00	\$15,198.00	\$39,000.00	0%	\$39,000.00
FICA Taxes	\$2,984.00	\$1,817.00	\$1,167.00	\$2,984.00	0%	\$2,984.00
ProfServ-Legal Services	\$6,000.00	\$7,203.00	\$0.00	\$7,203.00	20%	\$6,000.00
ProfServ-Mgmt Consulting	\$2,364.00	\$1,379.00	\$985.00	\$2,364.00	0%	\$2,364.00
Postage and Freight	\$2,000.00	\$876.00	\$1,124.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$996.00	\$0.00	\$996.00	\$996.00	0%	\$1,158.15
Office Supplies	\$2,085.00	\$548.00	\$1,537.00	\$2,085.00	0%	\$2,085.00
<i>Total Administrative</i>	\$55,429.00	\$35,625.00	\$21,007.00	\$56,632.00	2%	\$55,591.15
TOTAL EXPENDITURES	\$55,429.00	\$35,625.00	\$21,007.00	\$56,632.00		\$55,591.15
Excess (deficiency) of revenues						
Over (under) expenditures	-\$55,429.00	-\$35,225.00	-\$21,007.00	-\$56,232.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$35,225.00	-\$21,007.00	-\$56,232.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$113,331.00	\$113,331.00	\$0.00	\$113,331.00	0%	\$57,099.00
FUND BALANCE, ENDING	\$113,331.00	\$78,106.00	-\$21,007.00	\$57,099.00	-50%	\$57,099.00

Meadow Pointe II
Community Development District

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS	
Beginning Fund Balance - Fiscal Year 2026	\$57,099
Net Change in Fund Balance Fiscal Year 2026	\$0
Reserves - Fiscal Year 2026 Addition	\$0
Total Funds Available (Estimated) - 09/30/2027	\$57,099

ALLOCATION OF AVAIABLE FUNDS	
Assigned Fund Balance	
Operating Reserve - Operating Capital	\$13,898 ¹
Total Allocation of Available Funds	\$13,898
Total Unassigned (undesignated) Cash	\$43,201

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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 (521001-51301)

Payroll taxes for employees.

Professional Services-Legal Services (531023-51301)

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 the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement, with a proposed increase over last year's fees.

Postage and Freight (541006-51301)

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

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 Balance
Fiscal Year 2027 Budget
General Fund 003

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$8,000.00	\$13,602.00	\$0.00	\$13,602.00	70%	\$8,000.00
Special Assmnts- Tax Collector	\$16,491.00	\$16,197.00	\$294.00	\$16,491.00	0%	\$16,491.49
Special Assmnts- Discounts	-\$660.00	-\$618.00	\$0.00	-\$618.00	-6%	-\$659.66
TOTAL REVENUES	\$23,831.00	\$29,181.00	\$294.00	\$29,475.00	24%	\$23,831.83
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$558.00	\$442.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$4,500.00	\$1,404.00	\$3,096.00	\$4,500.00	0%	\$4,500.00
R&M-Security Cameras	\$3,000.00	\$225.00	\$2,775.00	\$3,000.00	0%	\$3,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$330.00	\$312.00	\$18.00	\$330.00	0%	\$329.83
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Reserve - Gate	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Field	\$23,832.00	\$2,499.00	\$21,333.00	\$23,832.00	0%	\$23,831.83
TOTAL EXPENDITURES	\$23,832.00	\$2,499.00	\$21,333.00	\$23,832.00		\$23,831.83
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1.00	\$26,682.00	-\$21,039.00	\$5,643.00	-564400%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,682.00	-\$21,039.00	\$5,643.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$421,414.00	\$421,414.00	\$0.00	\$421,414.00	0%	\$427,057.00
FUND BALANCE, ENDING	\$421,414.00	\$448,096.00	-\$21,039.00	\$427,057.00	1%	\$427,057.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 004

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$2,000.00	\$3,433.00	\$0.00	\$3,433.00	72%	\$2,000.00
Special Assmnts- Tax Collector	\$8,525.00	\$8,373.00	\$152.00	\$8,525.00	0%	\$8,512.77
Special Assmnts- Discounts	-\$341.00	-\$320.00	\$0.00	-\$320.00	-6%	-\$340.51
TOTAL REVENUES	\$10,184.00	\$11,486.00	\$152.00	\$11,638.00	14%	\$10,172.26
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$558.00	\$442.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,555.00	\$1,445.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$182.00	\$161.00	\$21.00	\$182.00	0%	\$170.26
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Field	\$10,184.00	\$2,499.00	\$7,685.00	\$10,184.00	0%	\$10,172.26
TOTAL EXPENDITURES	\$10,184.00	\$2,499.00	\$7,685.00	\$10,184.00		\$10,172.26
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$8,987.00	-\$7,533.00	\$1,454.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$8,987.00	-\$7,533.00	\$1,454.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$104,625.00	\$104,625.00	\$0.00	\$104,625.00	0%	\$106,079.00
FUND BALANCE, ENDING	\$104,625.00	\$113,612.00	-\$7,533.00	\$106,079.00	1%	\$106,079.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 005

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$14,749.00	\$0.00	\$14,749.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,960.00	\$15,676.00	\$284.00	\$15,960.00	0%	\$15,959.57
Special Assmnts- Discounts	-\$638.00	-\$598.00	\$0.00	-\$598.00	-6%	-\$638.38
TOTAL REVENUES	\$15,322.00	\$29,827.00	\$284.00	\$30,111.00	97%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$9,574.00	\$0.00	\$9,574.00	219%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$319.00	\$302.00	\$17.00	\$319.00	0%	\$319.19
Reserve - Roadways	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$15,321.00	\$10,708.00	\$11,187.00	\$21,895.00	43%	\$15,321.19
TOTAL EXPENDITURES	\$15,321.00	\$10,708.00	\$11,187.00	\$21,895.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$1.00	\$19,119.00	-\$10,903.00	\$8,216.00	821500%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$19,119.00	-\$10,903.00	\$8,216.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$458,260.00	\$458,260.00	\$0.00	\$458,260.00	0%	\$466,476.00
FUND BALANCE, ENDING	\$458,260.00	\$477,379.00	-\$10,903.00	\$466,476.00	2%	\$466,476.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 006

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,514.00	\$0.00	\$2,514.00	0%	\$0.00
Special Assmnts- Tax Collector	\$10,640.00	\$10,450.00	\$190.00	\$10,640.00	0%	\$10,640.43
Special Assmnts- Discounts	-\$426.00	-\$399.00	\$0.00	-\$399.00	-6%	-\$425.62
TOTAL REVENUES	\$10,214.00	\$12,565.00	\$190.00	\$12,755.00	25%	\$10,214.81
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$634.00	\$2,366.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$213.00	\$201.00	\$12.00	\$213.00	0%	\$212.81
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$10,215.00	\$1,667.00	\$8,548.00	\$10,215.00	0%	\$10,214.81
TOTAL EXPENDITURES	\$10,215.00	\$1,667.00	\$8,548.00	\$10,215.00		\$10,214.81
Excess (deficiency) of revenues						
Over (under) expenditures	-\$1.00	\$10,898.00	-\$8,358.00	\$2,540.00	-254100%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$10,898.00	-\$8,358.00	\$2,540.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$74,187.00	\$74,187.00	\$0.00	\$74,187.00	0%	\$76,727.00
FUND BALANCE, ENDING	\$74,187.00	\$85,085.00	-\$8,358.00	\$76,727.00	3%	\$76,727.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 007

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$500.00	\$11,903.00	\$0.00	\$11,903.00	2281%	\$500.00
Special Assmnts- Tax Collector	\$19,683.00	\$19,332.00	\$351.00	\$19,683.00	0%	\$19,682.98
Special Assmnts- Discounts	-\$787.00	-\$738.00	\$0.00	-\$738.00	-6%	-\$787.32
TOTAL REVENUES	\$19,396.00	\$30,497.00	\$351.00	\$30,848.00	59%	\$19,395.66
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$3,769.00	\$0.00	\$3,769.00	26%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$394.00	\$372.00	\$22.00	\$394.00	0%	\$393.66
Reserve - Roadways	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
R&M-Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$19,396.00	\$4,973.00	\$15,192.00	\$20,165.00	4%	\$19,395.66
TOTAL EXPENDITURES	\$19,396.00	\$4,973.00	\$15,192.00	\$20,165.00		\$19,395.66
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$25,524.00	-\$14,841.00	\$10,683.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$25,524.00	-\$14,841.00	\$10,683.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$380,321.00	\$380,321.00	\$0.00	\$380,321.00	0%	\$391,004.00
FUND BALANCE, ENDING	\$380,321.00	\$405,845.00	-\$14,841.00	\$391,004.00	3%	\$391,004.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 008

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$16,716.00	\$27,617.00	\$0.00	\$27,617.00	65%	\$15,959.57
Special Assmnts- Discounts	-\$1,125.00	-\$1,054.00	\$0.00	-\$1,054.00	-6%	-\$638.38
Special Assmnts - Other	\$11,402.00	\$0.00	\$11,402.00	\$11,402.00	0%	\$0.00
TOTAL REVENUES	\$26,993.00	\$26,563.00	\$11,402.00	\$37,965.00	41%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$2,958.00	\$42.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$589.00	\$531.00	\$58.00	\$589.00	0%	\$319.19
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Gate	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Total Field	\$15,591.00	\$4,321.00	\$11,270.00	\$15,591.00	0%	\$15,321.19
TOTAL EXPENDITURES	\$15,591.00	\$4,321.00	\$11,270.00	\$15,591.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$11,402.00	\$22,242.00	\$132.00	\$22,374.00	96%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$22,242.00	\$132.00	\$22,374.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$54,135.00	\$54,135.00	\$0.00	\$54,135.00	0%	\$76,509.00
FUND BALANCE, ENDING	\$54,135.00	\$76,377.00	\$132.00	\$76,509.00	41%	\$76,509.00

Budget Narrative
Fiscal Year 2027

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

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 009

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$18,826.00	\$0.00	\$18,826.00	0%	\$0.00
Special Assmnts- Tax Collector	\$29,789.00	\$29,258.00	\$531.00	\$29,789.00	0%	\$29,788.30
Special Assmnts- Discounts	-\$1,192.00	-\$1,116.00	\$0.00	-\$1,116.00	-6%	-\$1,191.53
TOTAL REVENUES	\$28,597.00	\$46,968.00	\$531.00	\$47,499.00	66%	\$28,596.77
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$4,500.00	\$1,464.00	\$3,036.00	\$4,500.00	0%	\$4,500.00
R&M-Security Cameras	\$4,000.00	\$225.00	\$3,775.00	\$4,000.00	0%	\$4,000.00
R&M-Sidewalks	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$4,500.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$596.00	\$563.00	\$33.00	\$596.00	0%	\$595.77
Reserve - Roadways	\$8,000.00	\$277.00	\$7,723.00	\$8,000.00	0%	\$8,000.00
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$28,597.00	\$3,136.00	\$25,461.00	\$28,597.00	0%	\$28,596.77
TOTAL EXPENDITURES	\$28,597.00	\$3,136.00	\$25,461.00	\$28,597.00	0%	\$28,596.77
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$43,832.00	-\$24,930.00	\$18,902.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$43,832.00	-\$24,930.00	\$18,902.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$579,495.00	\$579,495.00	\$0.00	\$579,495.00	0%	\$598,397.00
FUND BALANCE, ENDING	\$579,495.00	\$623,327.00	-\$24,930.00	\$598,397.00	3%	\$598,397.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 010

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,211.00	\$0.00	\$10,211.00	0%	\$0.00
Special Assmnts- Tax Collector	\$20,215.00	\$19,855.00	\$360.00	\$20,215.00	0%	\$20,214.89
Special Assmnts- Discounts	-\$809.00	-\$758.00	\$0.00	-\$758.00	-6%	-\$808.60
TOTAL REVENUES	\$19,406.00	\$29,308.00	\$360.00	\$29,668.00	53%	\$19,406.30
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,269.00	\$1,731.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$404.00	\$382.00	\$22.00	\$404.00	0%	\$404.30
Reserve - Roadways	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$19,406.00	\$2,483.00	\$16,923.00	\$19,406.00	0%	\$19,406.30
TOTAL EXPENDITURES	\$19,406.00	\$2,483.00	\$16,923.00	\$19,406.00		\$19,406.30
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$26,825.00	-\$16,563.00	\$10,262.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,825.00	-\$16,563.00	\$10,262.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$312,300.00	\$312,300.00	\$0.00	\$312,300.00	0%	\$322,562.00
FUND BALANCE, ENDING	\$312,300.00	\$339,125.00	-\$16,563.00	\$322,562.00	3%	\$322,562.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 011

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$12,916.00	\$0.00	\$12,916.00	0%	\$0.00
Special Assmnts- Tax Collector	\$23,406.00	\$22,989.00	\$417.00	\$23,406.00	0%	\$23,406.38
Special Assmnts- Discounts	-\$936.00	-\$877.00	\$0.00	-\$877.00	-6%	-\$936.26
TOTAL REVENUES	\$22,470.00	\$35,028.00	\$417.00	\$35,445.00	58%	\$22,470.13
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$564.00	\$2,436.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$468.00	\$442.00	\$26.00	\$468.00	0%	\$468.13
Reserve - Roadways	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Reserve - Sidewalks	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserve - Gate	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Total Field	\$22,470.00	\$1,838.00	\$20,632.00	\$22,470.00	0%	\$22,470.13
TOTAL EXPENDITURES	\$22,470.00	\$1,838.00	\$20,632.00	\$22,470.00		\$22,470.13
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$33,190.00	-\$20,215.00	\$12,975.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$33,190.00	-\$20,215.00	\$12,975.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$395,804.00	\$395,804.00	\$0.00	\$395,804.00	0%	\$408,779.00
FUND BALANCE, ENDING	\$395,804.00	\$428,994.00	-\$20,215.00	\$408,779.00	3%	\$408,779.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 012

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$11,635.00	\$0.00	\$11,635.00	0%	\$0.00
Special Assmnts- Tax Collector	\$17,023.00	\$16,720.00	\$303.00	\$17,023.00	0%	\$17,023.40
Special Assmnts- Discounts	-\$681.00	-\$638.00	\$0.00	-\$638.00	-6%	-\$680.94
TOTAL REVENUES	\$16,342.00	\$27,717.00	\$303.00	\$28,020.00	71%	\$16,342.47
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$1,294.00	\$1,706.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$340.00	\$322.00	\$18.00	\$340.00	0%	\$340.47
Reserve - Roadways	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
Reserve - Sidewalks	\$2,000.00	\$2,600.00	\$0.00	\$2,600.00	30%	\$2,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$16,342.00	\$5,048.00	\$11,894.00	\$16,942.00	4%	\$16,342.47
TOTAL EXPENDITURES	\$16,342.00	\$5,048.00	\$11,894.00	\$16,942.00		\$16,342.47
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$22,669.00	-\$11,591.00	\$11,078.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$22,669.00	-\$11,591.00	\$11,078.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$360,977.00	\$360,977.00	\$0.00	\$360,977.00	0%	\$372,055.00
FUND BALANCE, ENDING	\$360,977.00	\$383,646.00	-\$11,591.00	\$372,055.00	3%	\$372,055.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 013

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		Budget
	FY 2026	4/30/2026	9/30/2026	FY 2026		FY 2027
REVENUES						
Interest - Investments	\$0.00	\$13,051.00	\$0.00	\$13,051.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,960.00	\$15,676.00	\$284.00	\$15,960.00	0%	\$15,959.57
Special Assmnts- Discounts	-\$638.00	-\$598.00	\$0.00	-\$598.00	-6%	-\$638.38
TOTAL REVENUES	\$15,322.00	\$28,129.00	\$284.00	\$28,413.00	85%	\$15,321.19
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$607.00	\$393.00	\$1,000.00	0%	\$1,000.00
R&M-Gate	\$3,000.00	\$674.00	\$2,326.00	\$3,000.00	0%	\$3,000.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
R&M-Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M-Tree Removal	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Misc-Assessment Collection Cost	\$319.00	\$302.00	\$17.00	\$319.00	0%	\$319.19
Reserve - Roadways	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Total Field	\$15,321.00	\$1,808.00	\$13,513.00	\$15,321.00	0%	\$15,321.19
TOTAL EXPENDITURES	\$15,321.00	\$1,808.00	\$13,513.00	\$15,321.00		\$15,321.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$1.00	\$26,321.00	-\$13,229.00	\$13,092.00	1309100%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$26,321.00	-\$13,229.00	\$13,092.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$403,941.00	\$403,941.00	\$0.00	\$403,941.00	0%	\$417,033.00
FUND BALANCE, ENDING	\$403,941.00	\$430,262.00	-\$13,229.00	\$417,033.00	3%	\$417,033.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 014

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$21,256.00	\$0.00	\$21,256.00	0%	\$0.00
Special Assmnts- Tax Collector	\$28,726.00	\$28,214.00	\$512.00	\$28,726.00	0%	\$28,725.53
Special Assmnts- Discounts	-\$1,149.00	-\$1,077.00	\$0.00	-\$1,077.00	-6%	-\$1,149.02
TOTAL REVENUES	\$27,577.00	\$48,393.00	\$512.00	\$48,905.00	77%	\$27,576.51
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$1,000.00	\$608.00	\$392.00	\$1,000.00	0%	\$1,000.00
R&M-Security Cameras	\$2,000.00	\$524.00	\$1,476.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$575.00	\$543.00	\$32.00	\$575.00	0%	\$574.51
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Reserve - Roadways	\$15,000.00	\$59,779.00	\$0.00	\$59,779.00	299%	\$15,000.00
Reserve - Gate	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M - Gate	\$3,000.00	\$4,052.00	\$0.00	\$4,052.00	35%	\$3,000.00
R&M - Sidewalks	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
R&M - Gate	\$1.00	\$0.00	\$1.00	\$1.00	0%	\$1.00
Total Field	\$27,577.00	\$65,506.00	\$7,902.00	\$73,408.00	166%	\$27,576.51
TOTAL EXPENDITURES	\$27,577.00	\$65,506.00	\$7,902.00	\$73,408.00		\$27,576.51
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	-\$17,113.00	-\$7,390.00	-\$24,503.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$17,113.00	-\$7,390.00	-\$24,503.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$679,249.00	\$679,249.00	\$0.00	\$679,249.00	0%	\$654,746.00
FUND BALANCE, ENDING	\$679,249.00	\$662,136.00	-\$7,390.00	\$654,746.00	-4%	\$654,746.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Gate (568090-53901)

Reserves set aside for the District's gates.

Reserve-Roadways (568138-53901)

Reserves set aside for the District's roads.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 015

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,469.00	\$15,193.00	\$276.00	\$15,469.00	0%	\$15,469.15
Special Assmnts- Discounts	-\$619.00	-\$580.00	\$0.00	-\$580.00	-6%	-\$618.77
TOTAL REVENUES	\$14,850.00	\$14,613.00	\$276.00	\$14,889.00	0%	\$14,850.38
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$850.00	\$263.00	\$587.00	\$850.00	0%	\$850.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$309.00	\$292.00	\$17.00	\$309.00	0%	\$309.38
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Misc Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,691.00
Total Field	\$8,159.00	\$780.00	\$7,379.00	\$8,159.00	0%	\$14,850.38
TOTAL EXPENDITURES	\$8,159.00	\$780.00	\$7,379.00	\$8,159.00	0%	\$14,850.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$6,691.00	\$13,833.00	-\$7,103.00	\$6,730.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$13,833.00	-\$7,103.00	\$6,730.00	0%	\$0.00
FUND BALANCE, BEGINNING	-\$35,305.00	-\$35,305.00	\$0.00	-\$35,305.00	0%	-\$28,575.00
FUND BALANCE, ENDING	-\$35,305.00	-\$21,472.00	-\$7,103.00	-\$28,575.00	-19%	-\$28,575.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

R&M-Sidewalks (546084-53901)

Repairs to the District's sidewalks.

R&M-Security Camera's (546345-53901)

The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 016

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$15,469.00	\$15,193.00	\$276.00	\$15,469.00	0%	\$15,469.15
Special Assmnts- Discounts	-\$619.00	-\$580.00	\$0.00	-\$580.00	-6%	-\$618.77
TOTAL REVENUES	\$14,850.00	\$14,613.00	\$276.00	\$14,889.00	0%	\$14,850.38
EXPENDITURES						
<i>Field</i>						
Communication - Telephone & WiFi	\$850.00	\$312.00	\$538.00	\$850.00	0%	\$850.00
R&M-Security Cameras	\$2,000.00	\$225.00	\$1,775.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$309.00	\$292.00	\$17.00	\$309.00	0%	\$309.38
Reserve - Sidewalks	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Misc Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,691.00
Total Field	\$8,159.00	\$829.00	\$7,330.00	\$8,159.00	0%	\$14,850.38
TOTAL EXPENDITURES	\$8,159.00	\$829.00	\$7,330.00	\$8,159.00	0%	\$14,850.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$6,691.00	\$13,784.00	-\$7,054.00	\$6,730.00	1%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$13,784.00	-\$7,054.00	\$6,730.00	0%	\$0.00
FUND BALANCE, BEGINNING	-\$45,609.00	-\$45,609.00	\$0.00	-\$45,609.00	0%	-\$38,879.00
FUND BALANCE, ENDING	-\$45,609.00	-\$31,825.00	-\$7,054.00	-\$38,879.00	-15%	-\$38,879.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

The District earns interest net of bank charges 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)

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EXPENDITURES

Administrative

Communication – Telephone & WiFi (541013-53901)

The District is charged for Telephone & WiFi expenditures.

R&M-Gate (546034-53901)

Repairs for the Gates throughout the District.

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The repairs and maintenance of the District's camera systems.

R&M-Tree Removal (546908-53901)

The fees associated with tree removal throughout the District.

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.

Reserve-Sidewalks (568162-53901)

Reserves set aside for the District's sidewalks.

Exhibit "C"
Allocation of Reserves - Villages

	003 Charlesworth	004 Colehaven	005 Covina Key	006 Glenham	007 Iverson	008 Lettingwell	009 Longleaf	010 Manor Isle	011 Sedgwick	012 Tullamore	013 Vermillion	014 Wrencrest	015 Deer Run	016 Morning Side
AVAILABLE FUNDS														
Beginning Fund Balance - Fiscal Year 2026	\$ 427,057	\$ 106,079	\$ 466,476	\$ 76,727	\$ 391,004	\$ 76,509	\$ 598,397	\$ 322,562	\$ 408,779	\$ 372,055	\$ 417,033	\$ 654,746	\$ (28,575)	\$ (38,879)
Net Change in Fund Balance Fiscal Year 2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Fiscal Year 2026 Addition	15,000	4,000	9,000	4,000	12,000	6,000	14,000	13,000	16,000	10,000	9,000	16,000	5,000	5,000
Total Funds Available (Estimated) - 09/30/2027	442,057	110,079	475,476	80,727	403,004	82,509	612,397	335,562	424,779	382,055	426,033	670,746	(23,575)	(33,879)
ALLOCATION OF AVAILABLE FUNDS														
Assigned Fund Balance														
Operating Reserve - Operating Capital (1)	5,958	2,543	3,830	2,554	4,849	3,830	7,149	4,852	5,618	4,086	3,830	6,894	3,713	3,713
Reserves - Roadways Prior Years	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 - 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	-	-
Reserves - Roadways FY 2026 Expenses	-	-	-	-	-	-	(277)	-	-	-	-	(59,779)	-	-
Reserves - Roadways FY 2027	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	230,583	61,730	224,645	42,341	243,930	9,040	227,521	152,267	156,667	138,160	210,966	269,668	-	-
Reserves - Sidewalks Prior Years	63,660	6,614	4,293	4,412	11,219	5,040	59,479	16,744	33,380	35,544	1,936	38,330	5,000	5,000
Reserves - Sidewalks FY 2026	12,000	2,000	-	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	-	5,000	5,000
Reserves - Sidewalks FY 2026 Expenses	-	-	-	-	-	-	-	-	-	(2,600)	-	-	-	-
Reserves - Sidewalks FY 2027	12,000	2,000	-	2,000	2,000	5,000	5,000	2,000	10,000	2,000	-	1	5,000	5,000
Total Reserves-Sidewalks	87,660	10,614	4,293	8,412	15,219	15,040	69,479	20,744	53,380	36,944	1,936	38,331	15,000	15,000
Reserves - Gates Prior Years	4,000	2,000	2,000	2,000	2,000	6,000	2,000	2,000	10,000	2,000	2,000	2,000	-	-
Reserves - Gates FY 2026	2,000	1,000	1,000	1,000	-	-	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Reserves - Gates FY 2026 Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves - Gates FY 2027	2,000	1,000	1,000	1,000	-	-	1,000	1,000	5,000	1,000	1,000	1,000	-	-
Total Reserves-Gates	8,000	4,000	4,000	4,000	2,000	6,000	4,000	4,000	20,000	4,000	4,000	4,000	-	-
Subtotal	332,201	78,887	236,768	57,307	265,998	33,910	308,149	181,863	235,665	183,190	220,732	318,893	18,713	18,713
Total Allocation of Available Funds	332,201	78,887	236,768	57,307	265,998	33,910	308,149	181,863	235,665	183,190	220,732	318,893	18,713	18,713
Total Unassigned (undesignated) Cash	\$ 109,856	\$ 31,192	\$ 238,708	\$ 23,420	\$ 137,006	\$ 48,599	\$ 304,248	\$ 153,699	\$ 189,114	\$ 198,865	\$ 205,301	\$ 351,853	\$ -	\$ -

Notes

(1) Represents approximately 3 months of operating expenditures



Meadow Pointe II
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,236.00	\$0.00	\$10,236.00	0%	\$0.00
Special Assmnts- Tax Collector	\$644,315.00	\$632,832.00	\$11,483.00	\$644,315.00	0%	\$644,315.43
Special Assmnts- Discounts	-\$25,773.00	-\$24,148.00	\$0.00	-\$24,148.00	-6%	-\$25,772.62
TOTAL REVENUES	\$618,542.00	\$618,920.00	\$11,483.00	\$630,403.00	2%	\$618,542.81
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$12,886.00	\$12,174.00	\$712.00	\$12,886.00	0%	\$12,886.31
Total Administrative	\$12,886.00	\$12,174.00	\$712.00	\$12,886.00	0%	\$12,886.31
<i>Debt Service</i>						
Principal Debt Retirement	\$360,000.00	\$0.00	\$360,000.00	\$360,000.00	0%	\$370,000.00
Principal Prepayments	\$0.00	\$25,247.00	\$0.00	\$25,247.00	0%	\$0.00
Interest Expense	\$249,239.00	\$124,444.00	\$124,795.00	\$249,239.00	0%	\$237,988.76
Total Debt Service	\$609,239.00	\$149,691.00	\$484,795.00	\$634,486.00	4%	\$607,988.76
TOTAL EXPENDITURES	\$622,125.00	\$161,865.00	\$485,507.00	\$647,372.00		\$620,875.07
Excess (deficiency) of revenues Over (under) expenditures	-\$3,583.00	\$457,055.00	-\$474,024.00	-\$16,969.00	374%	-\$2,332.26
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		-\$1,952.00	\$0.00	-\$1,952.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$1,952.00	\$0.00	-\$1,952.00		\$0.00
Net change in fund balance	-\$3,583.00	\$455,103.00	-\$474,024.00	-\$18,921.00	428%	-\$2,332.26
FUND BALANCE, BEGINNING	\$305,184.00	\$305,184.00	\$0.00	\$305,184.00	0%	\$286,263.00
FUND BALANCE, ENDING	\$301,601.00	\$760,287.00	-\$474,024.00	\$286,263.00	-5%	\$283,930.74
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2018 Bonds	\$6,790,000.00	\$6,440,000.00	\$6,080,000.00			\$5,710,000.00

Amortization Schedule
Special Assessment Bonds, Series 2018

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2019				\$151,579.38	\$151,579.38	\$304,000.86
5/1/2020	\$8,425,000.00	\$305,000.00	2.375%	\$151,579.38	\$456,579.38	
11/1/2020	\$8,120,000.00			\$147,957.50	\$147,957.50	
5/1/2021	\$8,115,000.00	\$310,000.00	2.500%	\$147,860.63	\$457,860.63	\$605,818.13
11/1/2021	\$7,800,000.00			\$143,882.50	\$143,882.50	
5/1/2022	\$7,800,000.00	\$320,000.00	2.625%	\$143,882.50	\$463,882.50	\$607,765.00
11/1/2022	\$7,480,000.00			\$139,579.38	\$139,579.38	
5/1/2023	\$7,475,000.00	\$330,000.00	2.750%	\$139,579.38	\$469,579.38	\$609,158.76
11/1/2023	\$7,140,000.00			\$135,041.88	\$135,041.88	
5/1/2024	\$7,130,000.00	\$340,000.00	2.875%	\$134,756.88	\$474,756.88	\$609,798.76
11/1/2024	\$6,790,000.00			\$129,869.38	\$129,869.38	
5/1/2025	\$6,790,000.00	\$350,000.00	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	\$360,000.00	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	\$370,000.00	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	\$380,000.00	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	\$395,000.00	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	\$410,000.00	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	\$425,000.00	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	\$445,000.00	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	\$460,000.00	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	\$480,000.00	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	\$500,000.00	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	\$520,000.00	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	\$540,000.00	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	\$565,000.00	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	\$590,000.00	4.125%	\$12,168.75	\$602,168.75	\$614,337.50
		\$8,395,000.00		\$3,797,760.79	\$12,192,760.79	\$11,888,602.89

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments (361001)

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

Special Assessments-Tax Collector (363010)

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

Special Assessments-Discounts (363090)

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

EXPENDITURES

Administrative

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.

Debt Service

Principal Debt Payment

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

Interest Expense

The District pays interest expense on the outstanding debt twice a year.



Meadow Pointe II

Community Development District

Supporting Budget Schedule

FY 2027



FY 2027 vs FY 2026 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 2027 Total	FY 2026 Total	\$ Increase/ (Decrease)	Increase/ (Decrease)
9.1	Morningside	60'x110'	SF	77	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
9.2	Morningside	60'x110'	SF	63	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
9.3	Morningside	60'x110'	SF	56	\$1,189.70	\$216.00	\$78.92	\$60.32	\$174.08	\$1,719.02	\$1,541.45	\$177.58	11.52%
10.1	Deer Run	65'x115'	SF	66	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
10.2	Deer Run	65'x115'	SF	51	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
10.3	Deer Run	65'x115'	SF	32	\$1,189.70	\$216.00	\$103.82	\$60.32	\$178.55	\$1,748.39	\$1,570.81	\$177.58	11.31%
11.1	Manor Isle	80'x120'	SF	38	\$1,189.70	\$216.00	\$262.53	\$60.32	\$402.63	\$2,131.18	\$1,953.60	\$177.58	9.09%
11.2	Manor Isle	80'x120'	SF	39	\$1,189.70	\$216.00	\$262.53	\$60.32	\$402.63	\$2,131.18	\$1,953.60	\$177.58	9.09%
12.1	Longleaf	35'x110'	SVIL	124	\$1,189.70	\$216.00	\$135.40	\$0.00	\$318.33	\$1,859.43	\$1,742.17	\$117.25	6.73%
12.2	Longleaf	35'x110'	SVIL	96	\$1,189.70	\$216.00	\$135.40	\$0.00	\$318.33	\$1,859.43	\$1,742.17	\$117.25	6.73%
14.1	Covina Key	Townhome	TH	84	\$679.83	\$0.00	\$96.14	\$0.00	\$296.59	\$1,072.56	\$1,005.56	\$67.00	6.66%
14.2	Covina Key	Townhome	TH	82	\$679.83	\$0.00	\$96.14	\$0.00	\$296.59	\$1,072.56	\$1,005.56	\$67.00	6.66%
14.3	Anand Vihar	Multi Family	MF	24	\$396.57	\$0.00	\$0.00	\$0.00	\$51.77	\$448.34	\$409.25	\$39.09	9.55%
14.4	Anand Vihar	Townhome	TH	155	\$679.83	\$0.00	\$0.00	\$0.00	\$88.76	\$768.58	\$701.58	\$67.00	9.55%
15.1	Lettingwell	40'x110	SVIL	86	\$1,189.70	\$216.00	\$185.58	\$0.00	\$405.78	\$1,997.06	\$2,021.18	(\$24.12)	-1.19%
15.2	Glenham	40'x110	SF	64	\$1,189.70	\$216.00	\$166.26	\$60.32	\$461.60	\$2,093.88	\$1,916.30	\$177.58	9.27%
16.1	Sedgwick	Townhome	TH	129	\$679.83	\$0.00	\$181.44	\$0.00	\$297.53	\$1,158.80	\$1,091.80	\$67.00	6.14%
16.2	Vermillion	Townhome	TH	174	\$679.83	\$0.00	\$91.72	\$0.00	\$249.77	\$1,021.32	\$954.32	\$67.00	7.02%
16.3	Charlesworth	Townhome	TH	118	\$679.83	\$0.00	\$139.76	\$0.00	\$346.68	\$1,166.27	\$1,099.26	\$67.00	6.10%
16.4	Tullamore	Townhome	TH	130	\$679.83	\$0.00	\$130.95	\$0.00	\$229.14	\$1,039.91	\$972.91	\$67.00	6.89%
17.1	Wrencrest	50'x110	SF	71	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
17.2	Wrencrest	50'x110	SF	102	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
17.3	Wrencrest	40'x110	SF	80	\$1,189.70	\$216.00	\$113.54	\$60.32	\$363.77	\$1,943.33	\$1,765.75	\$177.58	10.06%
18.1	Iverson	60'x110'	SF	81	\$1,189.70	\$216.00	\$115.78	\$60.32	\$478.13	\$2,059.93	\$1,882.35	\$177.58	9.43%
18.2	Iverson	60'x110'	SF	89	\$1,189.70	\$216.00	\$115.78	\$60.32	\$478.13	\$2,059.93	\$1,882.35	\$177.58	9.43%
18.3	Colehaven	80'x120'	SF	51	\$1,189.70	\$216.00	\$166.92	\$60.32	\$565.54	\$2,198.47	\$2,021.14	\$177.34	8.77%
ZCOM			ZCOM	6.151	\$23,793.97	\$0.00	\$0.00	\$0.00		\$23,793.97	\$21,448.82		10.93%
Total				2168.151									

GENERAL FUND

TYPE	% ALLOC	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SF	50.65%	960	\$ 1,142,110	\$1,189.70
VILLA	16.15%	306	\$ 364,048	\$1,189.70
TH	26.29%	872	\$ 592,808	\$679.83
MF	0.42%	24	\$ 9,518	\$396.57
COMM	6.49%	6.15	\$ 146,357	\$23,793.97
100.00%			2,254,840	

	FY 2026	FY 2027	Increase / (Decrease)
GROSS ASSESSMENT	\$2,032,602	\$2,254,840	
ASSMT PER UNIT			
SF	\$1,072.44	\$1,189.70	10.93%
VILLA	\$1,072.44	\$1,189.70	10.93%
TH	\$612.82	\$679.83	10.93%
MF	\$357.48	\$396.57	10.93%
COMM	\$21,448.82	\$23,793.97	10.93%
100.00%			

TRASH COLLECTION

	UNITS/ ACRES	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
GROSS ASSESSMENT		273,456	273,456	
ASSMT PER UNIT <i>RESIDENTIAL</i>	1,266	\$216.00	\$216.00	0.00%

DEED RESTRICTION

	UNITS/ ACRES	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
GROSS ASSESSMENT		\$0	\$57,907	
ASSMT PER UNIT <i>RESIDENTIAL</i>	960	\$0.00	\$60.32	0.00%

SPECIAL VILLAGE FUNDS

	SUBDIVISION	FUND	UNITS/ ACRES	GROSS ASSMT	GROSS PER UNIT/ACRE
SP 9	MORNINGSIDE	016	196	15,469.15	\$78.92
SP 10	DEER RUN	015	149	15,469.15	\$103.82
SP 11	MANOR ISLES	010	77	20,214.89	\$262.53
SP 12	LONGLEAF	009	220	29,788.30	\$135.40
SP 14-1	COVINA KEY	005	166	15,959.57	\$96.14
SP 15-1	LETTINGWELL	008	86	15,959.57	\$185.58
SP 15-2	GLENHAM	006	64	10,640.43	\$166.26
SP 16-1	SEDWICK	011	129	23,406.38	\$181.44
SP 16-2	VERMILLION	013	174	15,959.57	\$91.72
SP 16-3A	CHARLESWORTH	003	118	16,491.49	\$139.76
SP 16-3B	TULLAMORE	012	130	17,023.40	\$130.95
SP 17	WRENCREST	014	253	28,725.53	\$113.54
SP 18-1, 2	IVERSON	007	170	19,682.98	\$115.78
SP 18-3	COLEHAVEN	004	51	8,512.77	\$166.92
	Total		1,983.00	253,303.19	

	SUBDIVISION	FUND	FISCAL FY 2026	FISCAL FY 2027	Increase / (Decrease)
SP 9	MORNINGSIDE	016	\$42.61	\$78.92	85%
SP 10	DEER RUN	015	\$56.05	\$103.82	85%
SP 11	MANOR ISLES	010	\$262.53	\$262.53	0%
SP 12	LONGLEAF	009	\$135.40	\$135.40	0%
SP 14-1	COVINA KEY	005	\$96.14	\$96.14	0%
SP 15-1	LETTINGWELL	008	\$326.95	\$185.58	-43%
SP 15-2	GLENHAM	006	\$166.26	\$166.26	0%
SP 16-1	SEDWICK	011	\$181.44	\$181.44	0%
SP 16-2	VERMILLION	013	\$91.72	\$91.72	0%
SP 16-3A	CHARLESWORTH	003	\$139.76	\$139.76	0%
SP 16-3B	TULLAMORE	012	\$130.95	\$130.95	0%
SP 17	WRENCREST	014	\$113.54	\$113.54	0%
SP 18-1, 2	IVERSON	007	\$115.78	\$115.78	0%
SP 18-3	COLEHAVEN	004	\$166.92	\$166.92	0%

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

Tab 6

YTD FHP Off Duty Activity Report

YTD as of 1/1/26	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
6/16/2026	272	73	0	5	6	145	0

FHP OFF DUTY ACTIVITY REPORT

DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/7/2026	4pm-8pm	6	3	0	0	0	2 1 insurance; 1 move over law	0
1/8/2026	4am-8am	9	2	0	0	0	6 2 ins; 2 tag/reg vios; 1 improper passing; 1 red light vio	0
1/13/2026	1pm-5pm	5	1	0	0	0	1	0
1/14/2026	12pm-4pm	10	3	0	0	0	7 2 ins; 2 DL vios; 1 driving while susp; 1 red light vio; 1 expired tag	0
1/22/2026	4am-8am	7	3	0	0	0	4 2 ins; 1 tag/reg vio; 1 headlights	0
1/27/2026	4am-8am	7	0	0	0	0	2 1 ins; 1 DL vio	0
2/2/2026	4am-8am	8	0	0	0	0	5 3 ins; 2 tag/reg vios	0
2/4/2026	12pm-4pm	8	4	0	0	0	7 3 ins; 1 bike lane vio; 1 DL vio; 2 tag/reg vios	0
2/5/2026	4am-8am	6	0	0	0	0	3 1 ins; 1 DL vio; 1 tag/reg vio	0
2/10/2026	11am-3pm	5	1	0	0	0	1	0
2/19/2026	11:30am-3:30pm	7	0	0	0	0	3	0
2/23/2026	4am-8am	6	4	0	0	1	5 2 ins; 2 DL vio; 1 driving w/o headlights	0
2/24/2026	2pm-6pm	8	2	0	0	0	4 2 ins; 1 DL vio; 1 reg vio	0
2/26/2026	4am-8am	11	0	0	1	0	6 2 ins; 1 fail to exhibit DL; 1 expired tag; 2 driving w/o headlights	0
3/4/2026	3pm - 7pm	8	0	0	0	0	3	0
3/9/2026	4am-8am	5	4	0	0	0	4 3 ins; 1 DL vio	0

3/17/2026	4am-8am	8	3	0	1	1	5 3 ins; 1 DL vio; 1 texting while driving	0
3/25/2026	4pm-8pm	6	4	0	0	0	4 3 ins; 1 registration	0
3/26/2026	1pm-5pm	8	0	0	0	0	3	0
3/30/2026	4am-8am	6	3	0	0	0	4 2 ins; 1 expired tag; 1 DL vio	0
4/1/2026	4pm-8pm	8	2	0	0	0	4 3 ins; 1 tag	0
4/7/2026	4am-8am	7	2	0	0	0	5 2 ins; 1 tag; 2 equipment	0
4/9/2026	1pm-5pm	6	0	0	0	0	1	0
4/13/2026	4am-8am	9	0	0	0	0	4 1 ins; 2 DL; 1 headlight	0
4/22/2026	4pm-8pm	10	5	0	0	1	8 2 ins; 2 DL vio; 3 re vios; 1 move over vio	0
4/23/2026	4am-8am	4	3	0	0	1	2 1 insurance; 1 driving w/o headlights	0
4/29/2026	8am - 12pm	4	1	0	0	0	1	0
5/6/2026	4pm-8pm	7	3	0	0	0	4 2 tag/reg vios; 1 DL vio; 1 equipment vio	0
5/8/2026	1pm-5pm	6	0	0	1	0	1	0
5/12/2026	4am-8am	9	1	0	0	0	4 3 insurance; 1 DL vio	0
5/13/2026	4pm-8pm	8	2	0	0	0	5 1 ins; 1 window tint; 1 tag; 2 DI	0
5/14/2026	4am-8am	9	0	0	0	0	3 1 equipment; 1 tag; 1 DL	0
5/18/2026	4am-8am	7	3	0	0	0	6 1 headlight; 2 tag; 1 DL; 1 ins; 1 failure to maintain single lane	0

5/21/2026	3pm - 7pm	5	3	0	0	0	4 1 red light; 1 reg; 1 ins; 1 move over. 2 male juveniles removed from fishing pond at Solitude/Fog Hollow	0
5/26/2026	4am-8am	5	4	0	0	0	3 2 DL; 1 ins	0
6/4/2026	1pm-5pm	5	2	0	0	0	2	0
6/9/2026	4pm-8pm	6	3	0	0	1	5 1 improper uturn; 2 DL vio; 1 ins; 1 stopping/standing in roadway	0
6/11/2026	4am-8am	6	0	0	0	0	2 1 ins; 1 ped vio	0
6/16/2026	4am-8am	7	2	0	2	1	4 1 ins; 1 drving while susp; 1 equipment vio; 1 drving w/o headlights	0