

**Meadow Pointe II
Community Development District**

**October 21, 2020
Meeting**

AGENDA PACKAGE

Meadow Pointe II Community Development District
Inframark, Infrastructure Management Services
 210 North University Drive Suite 702, Coral Springs, Florida 33071
 Phone: 954-603-0033 Fax: 954-345-1292

October 14, 2020

Board of Supervisors
 Meadow Pointe II
 Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District will be held **Wednesday, October 21, 2020**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications. Following is the advance agenda for the meeting:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comment will be limited to three minutes.)**
- 6. Consent Agenda**
 - A. Minutes of the September 2, 2020 Meeting and Workshop and September 16, 2020 Meeting
 - B. Financial Report as of September 30, 2020
 - C. Deed Restrictions
- 7. Non-Staff Reports**
 - A. Law Enforcement
 - B. Residents Council
 - C. Government Liaison
- 8. Reports**
 - A. Architectural Review
 - B. District Manager
 - C. District Engineer
 - D. District Counsel
 - E. Operations Manager
- 9. Action Items for Board Approval/Disapproval/Discussion**
 - A. Coronavirus Update and Impact on Operations
 - B. Approval of Fiscal Year 2020 Audit Engagement Letter
- 10. Supervisors' Remarks**
- 11. Adjournment**

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

Sincerely,

Robert Nanni

Robert Nanni
 District Manager

Sixth Order of Business

6A.

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 2, 2020 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Conference.

Present and constituting a quorum were:

Michael Cline	Chairman
John Picarelli	Vice Chairman
Dana Sanchez	Assistant Secretary
Jamie Childers	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Andrew Cohen	District Attorney
Brad Foran	District Engineer
Kelley Fernandez	Persson, Cohen & Mooney, P.A.
Sheila Diaz	Operations Manager
Christine Masters	ARC/DRC
Gerry Lynn	Government Liaison
Diana Cline	Residents Council
Thomas Giella	Complete IT
Members of the Public	

Following is a summary of the discussions and actions taken at the September 2, 2020 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

Mr. Picarelli presented the agenda for the meeting, and the following additions and corrections were requested:

- Discussion of Neighborhood Tree Issues under the Engineer's Report.
- Lap Pool Design should be discussed under the Workshop.
- The Engineer should be added to Reports.
- Review of Landscape Bids should be part of the regular meeting.
- Review of Bonus for Ms. Diaz under Approval/Disapproval/Discussion.
- Witt Gate Release of Funds under Approval/Disapproval/Discussion.
- Wrencrest Litigation Update under the Attorney's Report.

FIFTH ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience members commented on the following items:

- Traffic calming in Wrencrest. There will be no discussion at this meeting due to pending litigation.
- Deed Restriction violation process.
- Tree selections.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Law Enforcement

There being no report, the next item followed.

B. Residents Council

- Arrangements are going well for the Halloween parade. Donations have been made. The Website will be set up this week.

C. Government Liaison

- Traffic control was addressed. Meadow Pointe II is getting as much coverage as the rest of the County.
- Pasco County will do maintenance on the gate at Kinnon and Mansfield, but no damage control in the event a vehicle hits the gate. Mr. Picarelli suggested installation of an additional ballast.

- Streetlights were installed along the entire Kinnon roadway from the gate to Live Oak. The gate likely will not be operational until all lights are installed and there is full electric power going to the gates. Streetlights were installed because it is going to be a thoroughfare for emergency vehicles. Gate issues will be addressed as they occur.
- A school zone sign outside of Wrencrest is likely a County sign. The times are now inaccurate and need to be corrected. It may be on CDD property. The sign should be lit. Mr. Lynn will investigate.

The record shall reflect Mr. Cline joined the meeting.

SECOND ORDER OF BUSINESS

Roll Call (Continued)

On MOTION by Ms. Childers, seconded by Ms. Sanchez, with all in favor, Mr. Cline was authorized to join the meeting.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

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

There being none,

On MOTION by Ms. Sanchez, seconded by Ms. Childers, with all in favor, the Consent Agenda, comprised of Deed Restrictions/DRVC was approved.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2020-105	Wrencrest	1956 Grenville	New Roof	Approved
2020-106	Wrencrest	30743 Tremont	Paint Home	Approved
2020-107	Wrencrest	30717 Wrencrest	New Windows	Approved
2020-108	Morningside	29608 Fog Hollow	New Roof	Approved
2020-109	Manor Isle	1308 Deerbourne	New Windows	Approved

On MOTION by Ms. Childers, seconded by Mr. Bovis, with all in favor, the Architectural Review Report was approved as presented.

B. Attorney

- With regards to the swale issue, a letter was sent to SWFWMD on August 5, 2020. Mr. Cohen has not heard back from them.

i. Wrencrest Litigation Update

- There will be Hearing on September 18, 2020 at 9:00 a.m. It will be in person. The only people who are able to attend are the Counsels, witnesses, and one District representative. Mr. Picarelli was present when the incident occurred. He may be considered a witness. Ms. Sanchez will attend.
- The County is still closed with regards to obtaining public records. They may be able to be obtained electronically.

Gates were addressed.

- Ms. Sanchez will document the affected communities and send the information to Mr. Cohen.

Drainage of utility easements was addressed.

- Mr. Cohen will investigate.

C. District Engineer

Mr. Foran discussed the gate project.

- A punch list was generated. All receivers were replaced. The bollards were removed.
- The Wrencrest gate is off of the hinges. Mr. Foran asked Witt for a quote, and he should have one by tomorrow. It appears a vehicle hit it. Ms. Diaz indicated a motorcycle pulled up to the gate. The driver pushed on the gate, but it may have already been broken. Staff will look at the camera.
- Witt has completed the job, and needs to be paid.

NINTH ORDER OF BUSINESS

Approval/Disapproval/Discussion

D. Witt Gate Release of Funds

- Receivers were broken. The repair was to be covered under the warranty. These are old existing boards, as opposed to new ones. The receivers were also old. Ms. Sanchez has their account on hold pending further discussion.

- Mr. Cohen spoke to Mr. Foran. There is a retainage of approximately \$34,000.
- Mr. Picarelli indicated the receivers were not mentioned in the contract.
- Mr. Foran did not yet receive keys, and Mr. Cline is not in favor of releasing the hold until they have been received.
- Approximately \$150,000 is currently being held. Mr. Foran suggested just holding the retainage.
- Mr. Picarelli would like to authorize Mr. Foran to release the hold once he receives the keys.
- Ms. Diaz has possession of the old receivers.

EIGHTH ORDER OF BUSINESS**Reports (Continued)****C. District Engineer**

Wi-Fi at the gates was discussed.

- The Board may want to consider this in the future.
- Remotes would no longer be needed.

i. Discussion of Neighborhood Tree Issues

- The stumps are being grinded down, and clean-up is taking place.
- Mr. Foran indicated some areas in which lines were broken would have to be repaired by Frontier.
- Ms. Sanchez believes the lines were broken by the grinder.
- Lines must be located to avoid further breaks.
- Mr. Foran will find out whether or not 811 was contacted to locate the utility lines.
- Ms. Childers insisted this issue should be handled immediately since so many people are working from home and are in need of Wi-Fi.
- The grinding should stop temporarily, until the utility line issue has been addressed.
- A cable line should never have been installed under the tree lawn.
- Mr. Picarelli suggested a clean-up after each tree removal.
- There is a shortage of sod.
- Branches were being dropped too close to homes in Iverson.
- Several residents have complained about issues with the trees being removed.
- There needs to be more supervision.

- 177 • There needs to be better clean-up after grinding.
178 The road project was discussed.
- 179 • Lettingwell has been milled and resurfaced, and is basically complete.
180 • There were issues at the entranceway.
181 • The entrances would be done in the morning, as there is less traffic.
182 • Tullamore has been milled. Paving will be done tomorrow and Friday.
183 • Mr. Lynn indicated they did a good job in Lettingwell. He indicated traffic from
184 Meadow Pointe III may be an issue in the larger communities. Mr. Picarelli
185 discussed with Mr. Foran shutting down roads to all with the exception of residents.
186 Mr. Foran suggested a barricade which states *Local Traffic Only*. Enforcement is
187 difficult, but the sign is a good idea.
- 188 • There are concrete paths in all areas with the exception of the townhomes. Mr.
189 Picarelli asked the Board if those paths should be grinded down by 1½ inches. Mr.
190 Cline indicated this would be a considerable expense and Mr. Foran indicated there
191 would be a significant delay. Ms. Sanchez suggested doing this as a project in the
192 future.
- 193 • Ms. Childers requested Ms. Diaz notify residents about upcoming traffic issues due
194 to this work, and the restricting of traffic in certain areas.
- 195 • Ms. Sanchez indicated four communities were not scheduled because the work was
196 going to be subcontracted. Mr. Foran indicated parking lot re-pavement will be
197 subcontracted. Ajax will take care of the main roadways.
- 198 • Curing takes approximately one week.
- 199 • Parking while paving is taking place was discussed. People may park on the milled
200 surface after 5:00 p.m.
- 201 • Vehicles which are in the way will be towed. Mr. Foran indicated it would be at
202 the CDD's expense. Ms. Diaz noted the HOAs were contacted, but they have no
203 way of notifying residents. Notices were hand-delivered to residents. Mr. Cohen
204 commented that towing is part of the project and should be done as a last resort.
205 Residents will be given advance notice of the work. The gate to the area with the
206 towed cars will not be locked.

- 207 • Mr. Foran is awaiting a quote from Ajax to re-pave the clubhouse parking lot.
208 There are funds in the bond for this work.
- 209 **B. Attorney (Continued)**
- 210 • Ms. Fernandez discussed whether residents should be allowed to install pavers
211 where sidewalks used to be.
- 212 • Ms. Fernandez suggested pursuing a license agreement with the affected residents,
213 in which liability issues will be shifted to the homeowners.
- 214 • The apron may be dealt with separately.
- 215 • She advised doing a survey of the communities, contacting the homeowners and
216 advising them to switch back from pavers to concrete.
- 217 • A previous Board approved pavers for Deer Run. Investigation would be necessary
218 as this may not have been CDD property at the time. What was approved would
219 have to be carried forward.
- 220 • A license agreement is recorded and runs with the land.
- 221 • Some pavers were installed prior to the CDD having an architectural agreement in
222 place. Those would have to be *grandfathered in*.
- 223 • The CDD previously came out with an Architectural policy in this regard.
- 224 • The CDD has always owned the sidewalks, according to Mr. Cohen.
- 225 • If the sidewalk is broken, the CDD will repair it. However, maintenance of the
226 sidewalk is the homeowner's responsibility.
- 227 • Any changes to the property requires CDD approval.
- 228 • Ms. Fernandez commented anyone installing pavers on the apron must maintain
229 them, and the CDD may remove them for any reason if necessary.
- 230 • Mr. Picarelli believes the sidewalk should not be given to the resident even if they
231 are willing to sign a waiver.
- 232 • The Board does not want to allow pavers on CDD property at all on the sidewalk
233 or apron.
- 234 • Mr. Cline does not believe residents *grandfathered in* would sign a license
235 agreement.
- 236 • Ms. Fernandez indicated some of those properties may already have a license
237 agreement with the County.

- Ms. Fernandez suggested getting a thorough list of all of the properties which have pavers and check those homes in the neighborhoods which were more recently acquired and take them individually to determine what has been done. From this point forward, the District should not allow it.
- Pavers on the tree lawn areas should be removed. Tree lawn areas belong to the CDD.
- Photos are being taken of all of the homes in the District.
- Ms. Sanchez will work with Ms. Masters on homes with aprons to determine when pavers may have been installed. Ms. Fernandez suggested a spreadsheet may be prepared in this regard, and she will go through it.

The record shall reflect Ms. Fernandez exited the meeting.

D. Operations Manager

Ms. Diaz presented her report for discussion, a copy of which is attached hereto as part of the public record.

The Longleaf drainage situation was discussed by Mr. Bovis.

- The area at Raven Ridge Street and Echo Pond Place was backed up. A drainage facility was previously installed there. There was fill put in on the Raven Ridge side. Homes and yards are being flooded when it rains. The language in the Declaration of Easement indicated the maintenance responsibility may be transferred to the CDD via an agreement. A sign-off would be needed from the CDD.
- Ms. Diaz will send a copy of the HOA agreement to Mr. Cohen for his review.
- The property line where the drainage system is located, is on the resident's property between the two homes.
- Mr. Cohen will also examine the plat.
- If the CDD installed the drain, it may be the CDD's responsibility, but more research is required.
- The minutes from May 18, 2005 indicate the drainage pipe was installed by the developer.
- Mr. Foran did not notice any specific drainage issues there or anything which belonged to the CDD.

- There would have to be a Joint Use Agreement in this regard.
- As of right now, this is on private property, and the CDD is not permitted to do any work on private property.
- This item will be tabled to the next meeting to give Mr. Cohen the opportunity to perform research.

The record shall reflect Mr. Cohen and Mr. Foran exited the meeting.

The pool and splash pad were discussed.

- The splash pad project is going well. The pump unit was installed, and the area will be prepped for the splash pad this coming week.

The Palm Tree in Colehaven was discussed.

- A resident had an Oak Tree removed. They would like to pay the difference to have a Palm Tree planted. Residents cannot pay additional money to the company for work. The other Palm Trees were not part of the original development plan.

NINTH ORDER OF BUSINESS

Approval/Disapproval/Discussion (Continued)

A. Coronavirus Update and Impact on Operations

- There are not many residents using the clubhouse.
- The pool and fitness center are open four days per week for residents. There have been no issues.

B. Witt Gate Performance

- This item was discussed under the engineer's report.

D. Review of Landscape Bids

- Ms. Childers believes Red Tree would do a good job. However, Mainscape has attended every meeting to review the bids.
- Ms. Sanchez agrees with Ms. Childers about Red Tree. Mainscape is a little more expensive. Capital Land Management is far away. Yellowstone is expensive. BrightView is ineligible since the District has had two incidents with them. The District has had LMP for a long time, but there are concerns. Their account management is weak. There have been complaints regarding the Annuals. She is disappointed with the renovations they promised.
- Mr. Picarelli indicated Red Tree does not do any kind of drug testing on employees, but the other companies do.

- 302 • Mr. Cline is disappointed with LMP. He is in favor of Mainscape and Greenview.
303 Red Tree was recently bought out, and Meadow Pointe II would be a large
304 percentage of their business.
- 305 • Mr. Picarelli is in favor of Mainscape and Yellowstone or LMP. There have been
306 issues with LMP. There has been a large turnover of account managers. He
307 suggested starting off with a clean slate with LMP.

308
309 Ms. Sanchez MOVED to accept the bid from Mainscape for District
310 landscaping services, and Ms. Childers seconded the motion.
311

- 312 • OLM's contract is not at the expiration date yet.
- 313 • Mr. Paul Woods of OLM believes each landscaper is capable of doing the work
314 associated with the contract, and that the Board needs to decide.
- 315 • Ms. Sanchez believes the District needs a change.
- 316 • Mr. Cline indicated the District needs to set expectations and if any contractor does
317 not abide by them, their contract may be terminated.
- 318 • Mr. Picarelli indicated that if there had been a steady account manager, things may
319 have gone more smoothly with LMP.

320
321 On VOICE vote with Ms. Sanchez, Ms. Childers and Mr. Bovis
322 voting aye, and Mr. Cline and Mr. Picarelli voting nay, the prior
323 motion was approved.
324

- 325 • Mr. Picarelli will notify Mr. Woods of OLM.
- 326 **E. Review of Bonus for Ms. Diaz**
- 327 • Ms. Sanchez noted that Ms. Diaz has done a large amount of work associated with
328 COVID-19 and other District projects, and she should receive a bonus.
- 329 • The bonus should come from the General Fund.

330
331 Ms. Sanchez MOVED to approve a one-time bonus in the amount
332 of \$4,000 to Ms. Sheila Diaz, and Ms. Childers seconded the motion.
333
334

Mr. Cline MOVED to amend the prior motion, and increase the one-time bonus from \$4,000, to \$5,000, and Mr. Picarelli seconded the motion.

There being no further discussion,

On VOICE vote, with all in favor, the prior motion, increasing the one-time bonus for Ms. Sheila Diaz from \$4,000 to \$5,000 was approved.

The record shall reflect Ms. Sanchez exited the meeting.

TENTH ORDER OF BUSINESS

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

Residents commented on the following items:

- Transparency of the deed violation process. The process should be posted publicly. Mr. Picarelli indicated Ms. Sanchez and Ms. Masters are in charge of this, and they are working on a method to make this more readily available to residents. The resident was advised this information is available at the clubhouse.
- The reason photos are taken of homes.
- A clear explanation of gate operations.
- Kudos to Ms. Diaz and the rest of the Board for all their diligent work.
- Paving signage. People need to be made aware in advance they cannot park in the lots while they are being paved.

ELEVENTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Cline discussed the different ways the Board and staff notify residents of what is going on in the District.
- Ms. Childers agrees the Board and staff do a good job notifying the community of what is going on, but there is room to grow in this regard. The website is limited with what information can be posted.
- Mr. Picarelli thanked Ms. Diaz for her service to the District.

- 367 • Mr. Picarelli believes several residents use *I did not know* as a means of saying *I do*
- 368 *not like what you are doing*. All work done within the District is first discussed and
- 369 agreed upon at the meetings.
- 370 • A brochure was mailed to all residents and owners last year. It is also given to new
- 371 residents.
- 372 • Ms. Diaz suggested being able to send email blasts to residents.
- 373 • An email blast can be sent to a representative of each Village.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Cline, seconded by Ms. Childers, with all in favor, the meeting was adjourned at 9:47 p.m., and the Board proceeded to a workshop.

John Picarelli
Vice Chairman

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 2, 2020, immediately following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Conference.

Present were:

Michael Cline	Chairman
John Picarelli	Vice Chairman
Jamie Childers	Assistant Secretary
James Bovis	Assistant Secretary
Sheila Diaz	Operations Manager

The following items were discussed during the September 2, 2020 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the workshop to order.

SECOND ORDER OF BUSINESS

Items for Discussion

A. Management Company and Engineering Concerns

- Mr. Cline will discuss concerns with Mr. Nanni.
- A new engineer would require the bidding process.

B. Lap Pool Design

- This item was not discussed.

38 **THIRD ORDER OF BUSINESS**

Adjournment

39 There being no further business, the workshop was adjourned.

40

41

42

43

44

45

46

47

John Picarelli
Vice Chairman

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 16, 2020 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Conference.

Present and constituting a quorum were:

Michael Cline	Chairman
John Picarelli	Vice Chairman
Dana Sanchez	Assistant Secretary
Jamie Childers	Assistant Secretary
James Bovis	Assistant Secretary (Via Phone)

Also present were:

Robert Nanni	District Manager
Andrew Cohen	District Counsel
Brad Foran	District Engineer
Sheila Diaz	Operations Manager
Christine Masters	ARC/DRC
Gerry Lynn	Government Liaison
Thomas Giella	Complete IT
Members of the Public	

Following is a summary of the discussions and actions taken at the September 16, 2020 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

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

SECOND ORDER OF BUSINESS

Roll Call (Continued)

A motion authorizing Mr. Bovis to attend and vote via phone is in order.

Ms. Childers MOVED to authorize Mr. Bovis to attend this meeting and vote via phone, and Mr. Picarelli seconded the motion.

- Ms. Sanchez is not in favor of Mr. Bovis attending via phone, due to numerous issues.

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

Mr. Picarelli presented the agenda for the meeting, and the following additions were requested:

- Discussion of Deed Restrictions, after a motion to approve the Architectural Review Report.
- Discussion of Trash and Recycling Contract under Action Items for Approval/Disapproval/Discussion.
- Discussion of Limiting the Number of Call-Ins by Supervisors under Action Items.
- Discussion of the Damaged Gate at Wrencrest under Action Items.
- Ms. Sanchez will discuss any remaining items under Supervisors' Remarks.

FIFTH ORDER OF BUSINESS

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

Audience members commented on the following items:

- Lettingwell roadway complaints from the cleaning. Some roads are different colors. Mr. Foran will address these issues during his report.

- A Mainscape representative introduced himself and is available to respond to any questions. Mr. Cohen is waiting on a couple of exhibits in order to finalize the contract.
- The litigation issue.
- Supervisors calling in.
- Status of the splash pad.
- The paving project on County Line Road. There has been heavy equipment traffic which is damaging the adjacent road. The County needs to be contacted in this case.
- The grass at the pond on Morningmist Drive is very high and needs to be cut.
- Pavers on the driveways. The grass is becoming ruined.
- Deed restriction procedures. The process needs to be revised, as the resident's complaints have not been responded to.
- The paving in Manor Isle looks beautiful.

SIXTH ORDER OF BUSINESS**Consent Agenda**

- A. Minutes of the August 5, 2020 Meeting and Workshop, and August 19, 2020 Meeting**
- B. Financial Report as of August 31, 2020**
- C. Deed Restrictions**

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

There being none,

On MOTION by Ms. Childers, seconded by Mr. Bovis, with all in favor, the Consent Agenda, comprised of the Minutes of the August 5, 2020 Meeting and Workshop, and August 19, 2020 Meeting, Financial Report as of August 31, 2020, and Deed Restrictions was approved.

SEVENTH ORDER OF BUSINESS**Non-Staff Reports**

- A. Law Enforcement**
 - The Lieutenant indicated they are busy.
 - Fish & Wildlife continue to focus on County Line Road and Mansfield.

- The team was out when school started and everything went well. The Pasco County Sheriff's Department has been out as well.

B. Residents Council

There being no report, the next item followed.

C. Government Liaison

- Mr. Lynn contacted representatives of the School Board, Sheriff's Office and the Traffic Department. No one has claimed the sign. The CDD may have posted it. The times are incorrect.
- The Kinnon-Mansfield Extension is almost ready to open. It is currently operational. There is signage indicating the road is for emergency vehicles only. The barricades are still up. Mr. Lynn is hoping the County will monitor it.
- The road at Mansfield Boulevard is crumbling. Mr. Lynn took photos and submitted them to the Traffic Department, and they are investigating. The road was patched.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2020-110	Morningside	29711 Morwen	Paint Home	Approved
2020-111	Wrencrest	30634 Nickerson	Paint Home	Approved
2020-112	Iverson	30846 Lumen	Paint Home	Approved
2020-113	Wrencrest	30743 Tremont	New Roof	Approved
2020-114	Wrencrest	30700 Tremont	New Windows	Approved
2020-115	Wrencrest	30733 Wrencrest	Paint Home	Approved

- Under Case #2020-110, they are asking that no changes be made to their wood front door.
- Under Case #2020-115, they are asking that the garage door be painted the trim color.

On MOTION by Ms. Childers, seconded by Ms. Sanchez, with all in favor, the Architectural Review Report was approved as presented.

Ms. Childers discussed deed restrictions.

- She did a walk-through at the Morningside Subdivision, and many homes were reported at the same time. There is not enough staff to handle this. She suggested hiring additional staff to work on the Deed Restrictions.
- There is CDD property which was not being well-maintained by the landscaper. Hopefully, the new landscaping company will handle this.
- Ms. Childers suggested staff ensure vehicles are parked properly, and not on their driveway or apron.

The record shall reflect Mr. Cline joined the meeting.

Ms. Masters discussed an email from Ms. Fernandez regarding the Corcoran case.

- They are requesting a six-month extension, as they are willing to take care of the issue, which would be to remove the pavers and re-install the concrete on the apron. However, they currently do not have the funds to resolve the issue.

Mr. Cline MOVED to grant the Corcorans a six-month extension commencing November 20, 2020 to remove the pavers and re-install concrete on the apron of their driveway, and Ms. Childers seconded the motion.

- There is no tripping hazard at this point.
- Mr. Cohen indicated Ms. Fernandez will memorialize this extension.

There being no further discussion,

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

Ms. Masters discussed an Iverson resident who voiced complaints to all, including the District Manager, that her neighbor is using a shed on wheels as an office.

- The neighbor also turned off the water on her property. The CDD does not have any jurisdiction in this case.
- The complainant may call Pasco County or the Property Appraiser's office if she believes someone is living in the shed. There was a previous ARC approval for the shed which is meant for storage only.

- Ms. Sanchez indicated the color of the shed matches the home, so it is in compliance. However, it does look like a dwelling.
- Mr. Cohen confirmed the resident may contact the County in this regard.
- Ms. Masters provided her all of the County contact information.
- If the shed is, in fact, being used as a dwelling, the ARC approval will become null and void.

B. District Manager

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

NINTH ORDER OF BUSINESS**Action Items for Board****Approval/Disapproval/Discussion****A. Discussion of Bank Transition and Consideration of Resolution 2020-06, Discontinuance and Establishment of New Banking Institution**

- Mr. Nanni had a memorandum prepared in this regard.
- A change in banking institutions will save the District \$2,034 per year with either bank.
- The current bank, SunTrust, would cost \$1,200 in fees. They will charge \$420 for use of a check deposit scanner and \$780 for the ACH platform.
- The ACH platform is an automated clearing house which basically handles all electronic transactions.
- There are two banks which will not charge the District for stop payment fees, BankUnited and Valley Bank.
- BankUnited currently has the District's Money Market Account. Transfers work out better using one bank.
- Both banks would provide an on-site check scanner.
- There is also a debit and credit card reader.

Ms. Childers MOVED to adopt Resolution 2020-06, Authorizing the District's Treasurer to Discontinue Banking Affiliations with SunTrust and Establish a Banking Affiliation with BankUnited to Serve as Repository for the District's Commercial Bank Accounts, and Ms. Sanchez seconded the motion.

- Ms. Sanchez inquired about costs to transfer to the new bank. Mr. Nanni will determine whether there is a charge for checks.
- The Accounting Department is trying to make everything efficient for the District.
- Having the on-site scanner is convenient for Inframark staff as well.
- There are direct deposit issues with Florida Fish & Wildlife. The Lieutenant has to pay his officers via check. Mr. Nanni will investigate.
- Mr. Picarelli recommends that Ms. Diaz no longer accept cash payments. Ms. Diaz indicated most people pay with cash for small purchases.
- Cash and checks are usually brought to the bank, so there should be a local branch.

There being no further discussion,

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

EIGHTH ORDER OF BUSINESS

Reports (Continued)

C. District Engineer

- The gate contract is complete. All monies have been released.
 - Keys were received.
 - The gates in Tullamore need to be cleaned. Mr. Foran will have them pressure washed.
 - Mr. Cline indicated emergency vehicles cannot access the gates. The system is not accepting the siren. All emergency responders have an access code to all of the gates in the community. Witt Fence will adjust the sensor and test all the gates.
- The tree contract was discussed.
 - The debris yard needs to be cleaned. There is no room for more debris or equipment.
 - The crew is taking one week off due to the rain making everything so wet.
 - Mr. Picarelli suggested the sod be replaced in the meantime. Mr. Foran will check with them to determine whether or not this can be done.

- 243 ➤ Mr. Cline suggested it may have been better to start and complete one
244 Village at a time, and to keep this in mind for other projects.
- 245 • The paving issue Mr. Lynn brought up earlier, will be resolved. Staff will create a
246 punch list.
- 247 ➤ The entrance will be swept.
- 248 ➤ There have been paving issues in Tullamore as a result of the rain. The road
249 will have to be re-paved.
- 250 ➤ Ms. Childers inquired whether work can be done on the weekend if it is not
251 raining. Mr. Foran suggested their working hours may be increased.
- 252 • Ms. Sanchez expressed that Mr. Foran needs to be more attentive to the District as
253 opposed to the vendors. Ms. Diaz should be his point person. If a Board member
254 asks Mr. Foran to deviate on any of the work, he should approach Ms. Diaz first.
- 255 **D. District Counsel**
- 256 • The Hearing for the Wrencrest Litigation is scheduled to be held Friday, September
257 18, 2020 at 9:00 a.m. Mr. Picarelli and Mr. Foran will provide witness testimony.
258 It is scheduled for three hours. The only attendees will be the attorneys, client
259 representatives and witnesses, due to COVID-19. Mr. Cohen will keep the Board
260 posted. A Shade Meeting may be needed.
- 261 ➤ Mr. Cohen explained the original injunction was granted. The party
262 recently filed a Motion for an Amended Complaint to have a permanent
263 injunction. This will be addressed at Friday's Hearing.
- 264 ➤ Ms. Sanchez sent Mr. Cohen a photo, which he forwarded to Mr. Salzman.
265 She has two more photos of other areas with the same issue. Mr. Cohen
266 asked Ms. Sanchez to send the photos, which he will forward to Mr.
267 Salzman.
- 268 ➤ The Shade Meeting will have to be advertised. A court reporter will be
269 present at the Shade Meeting. The transcript will become available once
270 the proceedings end. Mr. Cohen discussed the procedure. The Board
271 decided to have it as part of the regular Board meeting. Mr. Cohen will
272 make everyone aware once the Hearing is over.

273 ➤ The appeal process was discussed. An appeal hearing would be held within
274 the County. Mr. Cohen will get confirmation from Mr. Salzman regarding
275 the appeal.

276 • The property at Blanchard Court was discussed.

277 ➤ SWFWMD responded, and they did not believe there was any reason to
278 modify the permits.

279 ➤ Ms. Diaz is handling this.

280 ➤ Mr. Foran will go to the property, but will contact Ms. Diaz first, as
281 permission is needed.

282 • The Governor's Executive Order for virtual meetings expires on October 1, 2020.
283 This may change at the last minute. Mr. Cohen will keep the Board updated.

284 *The record shall reflect Mr. Cohen and Mr. Foran exited the meeting.*

285 **E. Operations Manager**

286 Ms. Diaz presented her report for discussion; a copy of which is attached hereto and made
287 part of the public record.

288 • Work on the splash pad has been delayed due to the rain. The entire area is flooded.
289 The electricians are doing some work. Work will not commence for a couple of
290 weeks.

291 • The playground is currently closed because it is messy and presents a liability.

292 • Landscaping was discussed.

293 ➤ There will be one more inspection by OLM, which will be discussed at a
294 meeting, and will include the new company.

295 ➤ There will be a meeting with the new landscaping company next week and
296 the following topics will be addressed:

297 ▪ Front entrances, with Perennials and Annuals.

298 ▪ Overgrowth and trimming around the ponds.

299 ▪ The irrigation technician will attend the meeting.

300 ➤ Mainscape personnel has been on property quite often.

301 ➤ Soil testing should be done.

302 ➤ Some areas which had renovations need additional work.

303 ➤ The Board expressed the desire for more color in the landscaping.

NINTH ORDER OF BUSINESS**Action Items for Board
Approval/Disapproval/Discussion
(Continued)****B. Discussion of Trash and Recycling Contract**

- The Waste Connection contract expires in 2022. The contract calls for twice weekly trash pick-up and twice per month recycling.
- Information regarding pick-up dates is posted in the newsletter.

C. Discussion of Limiting the Number of Call-ins by Supervisors

- Ms. Sanchez indicated there is no policy in this regard. However, this should be limited to twice per year.
- The service to residents is not being provided properly with so many call-ins.
- Ms. Childers commented there is difficulty for the person to participate in the meeting. She recommends four to five times per year, as opposed to two. She has put her family time to the side to attend these meetings.
- Mr. Cline is in favor as long as the Board approves it.
- Mr. Bovis has served this community over 20 years. It is his intention to resign from the CDD sometime in the future.
- Ms. Sanchez thanked Mr. Bovis for his service to the District.
- Ms. Sanchez would like the Board to think about this and discuss at the next meeting.
- Mr. Nanni will determine whether or not the CDD has a policy in this regard.

D. Discussion of the Damaged Gate at Wrencrest

- Ms. Diaz sent a video to Lieutenant Cobb, which was reviewed and discussed with the Lieutenant. The general consensus is that the person in the video did not do enough damage to the gate to break it.
- The gate came off of the hinges. Something else must have happened.
- There may be difficulty in getting the insurance company to pay for the damage.
- Ms. Sanchez would like to speak to the person who supposedly did the damage, as he should have reported it.
- Mr. Cline disagrees. He believes this person intentionally pushed the gate and broke it. The attorney should send him a letter requesting he contact his insurance company or the District will take legal action.

- 336 • Ms. Childers noted the claim should be filed with the insurance company, and they
- 337 may deny or accept the claim, after which the District may proceed to the next step.
- 338 • Mr. Picarelli indicated Mr. Foran did not believe pushing the gate was the driving
- 339 force which broke it. It appears he was having trouble opening the gate and
- 340 proceeded to push it. He did not drive into the gate with his motorcycle.
- 341 • Ms. Diaz checked the camera before this took place, and it does not show anyone
- 342 breaking the gate.
- 343 • Ms. Sanchez indicated pushing the gate should not break it.
- 344 • Ms. Diaz noted that Witt Fence investigated the break, and read a statement from
- 345 them into the record, which cleared this person from breaking it. They believe it
- 346 was another incident which broke the gate.
- 347 • Although the gate is operational, it is damaged. The gate has a scratch, and the
- 348 picket is bent and in need of replacement.
- 349 • Mr. Cline suggested having Mr. Cohen review the situation and provide an opinion.
- 350 • Ms. Diaz noted that if a resident cannot access the gate, they should try the code
- 351 again, or the four-digit number, and the gate would reset itself.
- 352 • Mr. Picarelli would like Mr. Foran to do some research regarding how the gate
- 353 came off the hinges. Ms. Diaz indicated Mr. Foran already spoke to Witt Gate
- 354 personnel.

355
356 Ms. Sanchez MOVED that the Board not proceed with charging the
357 person who pushed the Wrencrest gate, as there is not sufficient
358 evidence that said person is responsible for the damage to the gate,
359 and Ms. Childers seconded the motion.

- 360
- 361 • Mr. Cline would like Mr. Cohen to research and provide his opinion.
- 362 • Ms. Childers does not believe it is appropriate to charge this person with the
- 363 damage. It might be worthwhile to contact his parents through a letter regarding
- 364 the situation, or to let the situation go entirely.
- 365 • Mr. Picarelli trusts Mr. Cohen's opinion.
- 366 • Ms. Sanchez agrees with Ms. Childers, as opposed to paying the attorney for
- 367 research.

There being no further discussion,

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

TENTH ORDER OF BUSINESS**Supervisors' Remarks**

- Mr. Bovis commented on a drainage issue.

The record shall reflect Mr. Bovis exited the meeting.

FIFTH ORDER OF BUSINESS**Audience Comments (Comments will be limited to three minutes) (Continued)**

Audience members commented on the following items:

- Ms. Childers was thanked for her assistance on the website for the Residents Council.
- Thanks for Mr. Bovis' service to the District.
- District elections. Mr. Picarelli indicated Supervisors may add to their profile on the County website.
- Deed restriction on parking in the yard. The issue needs to be remedied.

TENTH ORDER OF BUSINESS**Supervisors' Remarks (Continued)**

- Ms. Childers requested Ms. Diaz investigate the issue in which the flagpole was getting snagged on the tree.
- Ms. Childers discussed deed restrictions for Morningside. She indicated there is no provision to write someone up for parking on the grass. There are restrictions for inoperable vehicles only.
- Ms. Childers gave kudos to Mr. Bovis for his service to the District. However, he is unable to contribute at the meeting electronically or via phone.
- Ms. Sanchez discussed the flag which was snagged onto the tree. Someone should have contacted the clubhouse about this.
- Ms. Sanchez discussed issues with social media which are causing problems within the District.

- Mr. Cline discussed an email he received regarding the flagpole, and other social media issues.
- New meeting banners should be prepared and posted indicating there is a Board meeting via Zoom, which includes the Zoom information. Mr. Giella indicated the District may use the same Zoom information for each meeting, which started recently.
- Mr. Picarelli discussed good campaign procedures. The letter from the Election Board was included in the newsletter a couple of months ago.
- Mr. Picarelli commented that Mr. Bovis has been very involved with the District and he is owed a debt of gratitude for his service to the District.
- Mr. Cline indicated Mr. Bovis has saved the District in utility costs over the years.
- Ms. Sanchez commented that the negativity needs to stop within the community.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business

On MOTION by Mr. Cline, seconded by Mr. Picarelli, with all in favor, the meeting was adjourned at approximately 9:40 p.m.

Robert Nanni
Secretary

Michael Cline
Chairman

6B.

MEADOW POINTE II
Community Development District

Financial Report

September 30, 2020

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 21
Debt Service Bond Series 2018	22
Construction Fund	23
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Collection Schedules	24 - 26
Cash and Investment Report	27
Note - Aqua Pool	28
Settlements	29
Construction Report	30
Approval of invoices	31 - 41

MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

September 30, 2020

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)
ASSETS								
Cash - Checking Account	\$ 341,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-
Due From Other Funds	-	65,006	250,809	82,907	312,573	61,817	240,310	-
Investments:								
Certificates of Deposit - 6 Months	220,188	-	-	-	-	-	-	-
Money Market Account	5,006,076	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-
Prepaid Items	507	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 5,598,508	\$ 65,006	\$ 250,809	\$ 82,907	\$ 312,573	\$ 61,817	\$ 240,310	\$ -
LIABILITIES								
Accounts Payable	\$ 18,005	\$ 3,502	\$ -	\$ -	\$ 72	\$ -	\$ -	\$ -
Accrued Expenses	31,674	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-
Deferred Revenue	927	-	-	-	-	-	-	-
Due To Other Funds	2,735,547	-	-	-	-	-	-	20,914
TOTAL LIABILITIES	2,808,628	3,502	-	-	72	-	-	20,914

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)
FUND BALANCES								
Nonspendable:								
Prepaid Items	507	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-
Restricted for:								
Debt Service	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-
Assigned to:								
Operating Reserves	437,943	15,651	12,307	2,563	13,966	-	14,982	2,177
Reserves - Ponds	264,053	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	618,412	-	-	-	-	-	-	-
Reserves - Roadways	-	-	149,423	51,450	145,343	28,511	147,949	-
Reserves - Sidewalks	-	-	15,660	2,374	3,293	804	2,796	-
Unassigned:	1,439,015	45,853	73,419	26,520	149,899	32,502	74,583	(23,091)
TOTAL FUND BALANCES	\$ 2,789,880	\$ 61,504	\$ 250,809	\$ 82,907	\$ 312,501	\$ 61,817	\$ 240,310	\$ (20,914)
TOTAL LIABILITIES & FUND BALANCES	\$ 5,598,508	\$ 65,006	\$ 250,809	\$ 82,907	\$ 312,573	\$ 61,817	\$ 240,310	\$ -

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<u>ASSETS</u>									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,787
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	342,865	175,705	242,192	224,316	257,932	500,029	-	-	2,756,461
Investments:									
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	-	220,188
Money Market Account	-	-	-	-	-	-	-	-	5,006,076
Construction Fund	-	-	-	-	-	-	-	5,290,525	5,290,525
Prepayment Account	-	-	-	-	-	-	2,332	-	2,332
Reserve Fund	-	-	-	-	-	-	303,211	-	303,211
Revenue Fund	-	-	-	-	-	-	153,147	-	153,147
Prepaid Items	-	-	-	-	-	-	-	-	507
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 342,865	\$ 175,705	\$ 242,192	\$ 224,316	\$ 257,932	\$ 500,029	\$ 458,690	\$ 5,290,525	\$ 14,104,184
<u>LIABILITIES</u>									
Accounts Payable	\$ -	\$ -	\$ 29	\$ -	\$ 43	\$ 116	\$ -	\$ -	\$ 21,767
Accrued Expenses	-	-	-	-	-	-	-	-	31,674
Deposits	-	-	-	-	-	-	-	-	22,475
Deferred Revenue	-	-	-	-	-	-	-	-	927
Due To Other Funds	-	-	-	-	-	-	-	-	2,756,461
TOTAL LIABILITIES	-	-	29	-	43	116	-	-	2,833,304

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
FUND BALANCES									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	507
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	458,690	-	458,690
Capital Projects	-	-	-	-	-	-	-	5,290,525	5,290,525
Assigned to:									
Operating Reserves	23,310	9,286	10,435	10,939	12,657	27,307	-	-	593,523
Reserves - Ponds	-	-	-	-	-	-	-	-	264,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	618,412
Reserves - Roadways	140,858	75,409	113,703	77,230	132,898	220,344	-	-	1,283,118
Reserves - Sidewalks	12,986	2,058	9,140	15,251	1,936	2,165	-	-	68,463
Unassigned:	165,711	88,952	108,885	120,896	110,398	250,097	-	-	2,663,639
TOTAL FUND BALANCES	\$ 342,865	\$ 175,705	\$ 242,163	\$ 224,316	\$ 257,889	\$ 499,913	\$ 458,690	\$ 5,290,525	\$ 11,270,880
TOTAL LIABILITIES & FUND BALANCES	\$ 342,865	\$ 175,705	\$ 242,192	\$ 224,316	\$ 257,932	\$ 500,029	\$ 458,690	\$ 5,290,525	\$ 14,104,184

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 8,070	\$ 70	100.88%	\$ 35	\$ 667	\$ 632
Garbage/Solid Waste Revenue	151,330	151,330	151,010	(320)	99.79%	-	-	-
Interest - Tax Collector	-	-	308	308	0.00%	-	-	-
Special Assmnts- Tax Collector	1,581,016	1,581,016	1,577,671	(3,345)	99.79%	-	-	-
Special Assmnts- Discounts	(69,294)	(69,294)	(61,996)	7,298	89.47%	-	-	-
Other Miscellaneous Revenues	10,000	10,000	136,325	126,325	1363.25%	805	833	28
Gate Bar Code/Remotes	4,000	4,000	7,781	3,781	194.53%	1,205	333	(872)
Access Cards	3,000	3,000	927	(2,073)	30.90%	201	250	49
TOTAL REVENUES	1,688,052	1,688,052	1,820,096	132,044	107.82%	2,246	2,083	(163)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	24,000	23,200	800	96.67%	2,000	2,000	-
FICA Taxes	1,836	1,836	1,775	61	96.68%	153	153	-
ProfServ-Engineering	30,000	30,000	11,315	18,685	37.72%	-	2,500	(2,500)
ProfServ-Legal Services	45,000	45,000	37,868	7,132	84.15%	7,926	3,750	4,176
ProfServ-Mgmt Consulting Serv	70,034	70,034	70,584	(550)	100.79%	5,836	5,836	-
ProfServ-Property Appraiser	150	150	150	-	100.00%	-	-	-
ProfServ-Special Assessment	-	-	7,378	(7,378)	0.00%	-	-	-
ProfServ-Trustee Fees	3,500	3,500	4,041	(541)	115.46%	-	292	(292)
ProfServ-Web Site Maintenance	6,000	6,000	7,321	(1,321)	122.02%	1,184	500	684
Auditing Services	4,400	4,400	4,400	-	100.00%	-	-	-
Postage and Freight	1,000	1,000	5,534	(4,534)	553.40%	36	83	(47)
Insurance - General Liability	35,417	35,417	35,562	(145)	100.41%	-	-	-
Printing and Binding	1,000	1,000	919	81	91.90%	24	83	(59)
Legal Advertising	1,000	1,000	2,548	(1,548)	254.80%	170	83	87
Miscellaneous Services	1,300	1,300	896	404	68.92%	62	108	(46)
Misc-Assessmnt Collection Cost	31,620	31,620	31,422	198	99.37%	1,000	-	1,000
Misc-Supervisor Expenses	850	850	373	477	43.88%	39	71	(32)
Office Supplies	200	200	28	172	14.00%	-	17	(17)
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	257,482	257,482	245,489	11,993	95.34%	18,430	15,476	2,954

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	75,000	75,000	54,520	20,480	72.69%	4,400	6,250	(1,850)
Contracts-Security Alarms	600	600	430	170	71.67%	-	50	(50)
R&M-General	13,200	13,200	8,952	4,248	67.82%	2,433	1,100	1,333
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	3,000	3,000	19	2,981	0.63%	-	250	(250)
Total Field	92,050	92,050	63,921	28,129	69.44%	6,833	7,650	(817)
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	10,080	12,580	(2,500)	124.80%	840	840	-
Contracts-Landscape	134,760	134,760	137,055	(2,295)	101.70%	11,421	11,230	191
Contracts-Irrigation	13,608	13,608	13,608	-	100.00%	1,134	1,134	-
R&M-Irrigation	10,000	10,000	4,455	5,545	44.55%	1,602	833	769
R&M-Landscape Renovations	20,000	20,000	8,017	11,983	40.09%	-	1,667	(1,667)
R&M-Mulch	16,400	16,400	15,580	820	95.00%	-	-	-
R&M-Trees and Trimming	5,000	5,000	-	5,000	0.00%	-	417	(417)
R&M-Annuals	15,000	15,000	9,570	5,430	63.80%	-	-	-
Total Landscape Services	224,848	224,848	200,865	23,983	89.33%	14,997	16,121	(1,124)
<u>Utilities</u>								
Contracts-Solid Waste Services	142,250	142,250	135,583	6,667	95.31%	11,299	11,854	(555)
Utility - General	1,500	1,500	7,303	(5,803)	486.87%	685	125	560
Electricity - Streetlighting	210,000	210,000	203,336	6,664	96.83%	16,393	17,500	(1,107)
Utility - Reclaimed Water	14,700	14,700	7,551	7,149	51.37%	469	1,225	(756)
Misc-Property Taxes	3,300	3,300	3,655	(355)	110.76%	-	-	-
Misc-Assessmnt Collection Cost	3,027	3,027	4,199	(1,172)	138.72%	-	-	-
Total Utilities	374,777	374,777	361,627	13,150	96.49%	28,846	30,704	(1,858)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
<u>Lakes and Ponds</u>								
Contracts-Lakes	58,000	58,000	59,926	(1,926)	103.32%	5,068	4,833	235
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	-	-	-
R&M-Ponds	45,000	45,000	10,919	34,081	24.26%	-	3,750	(3,750)
Reserve - Ponds	5,000	5,000	-	5,000	0.00%	-	5,000	(5,000)
Total Lakes and Ponds	109,000	109,000	70,845	38,155	65.00%	5,068	13,583	(8,515)
<u>Parks and Recreation - General</u>								
ProfServ-Info Technology	10,000	10,000	17,465	(7,465)	174.65%	183	833	(650)
Contracts-Pools	21,200	21,200	18,804	2,396	88.70%	1,567	1,767	(200)
Communication - Telephone	8,700	8,700	14,904	(6,204)	171.31%	(98)	725	(823)
Utility - General	1,500	1,500	1,128	372	75.20%	-	125	(125)
Utility - Water & Sewer	4,725	4,725	5,659	(934)	119.77%	618	394	224
Electricity - Rec Center	18,000	18,000	10,996	7,004	61.09%	810	1,500	(690)
Lease - Copier	3,600	3,600	13,402	(9,802)	372.28%	-	300	(300)
R&M-Clubhouse	13,000	13,000	11,777	1,223	90.59%	4,111	1,083	3,028
R&M-Court Maintenance	5,000	5,000	3,113	1,887	62.26%	4	417	(413)
R&M-Pools	5,000	5,000	4,149	851	82.98%	1,600	417	1,183
R&M-Fitness Equipment	4,500	4,500	5,125	(625)	113.89%	160	375	(215)
R&M-Playground	4,200	4,200	795	3,405	18.93%	15	350	(335)
Miscellaneous Services	-	-	5,383	(5,383)	0.00%	5,383	-	5,383
Misc-Clubhouse Activities	3,000	3,000	1,500	1,500	50.00%	-	250	(250)
Misc-Contingency	2,000	2,000	-	2,000	0.00%	-	167	(167)
Office Supplies	2,500	2,500	5,420	(2,920)	216.80%	89	208	(119)
Op Supplies - General	20,000	20,000	27,967	(7,967)	139.84%	2,729	1,667	1,062
Op Supplies - Fuel, Oil	6,000	6,000	2,798	3,202	46.63%	187	500	(313)
Cleaning Supplies	2,500	2,500	5,172	(2,672)	206.88%	1,565	208	1,357
Cap Outlay - Pool Furniture	1,500	1,500	-	1,500	0.00%	-	-	-
Total Parks and Recreation - General	136,925	136,925	155,557	(18,632)	113.61%	18,923	11,286	7,637

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
<u>Personnel</u>								
Payroll-Maintenance	414,830	414,830	312,450	102,380	75.32%	27,198	34,569	(7,371)
Payroll-Benefits	4,500	4,500	3,159	1,341	70.20%	189	375	(186)
FICA Taxes	31,734	31,734	23,823	7,911	75.07%	2,111	2,645	(534)
Workers' Compensation	31,506	31,506	8,344	23,162	26.48%	-	2,626	(2,626)
Unemployment Compensation	2,000	2,000	-	2,000	0.00%	-	167	(167)
ProfServ-Human Resources	900	900	900	-	100.00%	75	75	-
Op Supplies - Uniforms	6,500	6,500	3,932	2,568	60.49%	307	542	(235)
Subscriptions and Memberships	1,000	1,000	784	216	78.40%	-	-	-
Total Personnel	492,970	492,970	353,392	139,578	71.69%	29,880	40,999	(11,119)
TOTAL EXPENDITURES	1,688,052	1,688,052	1,451,696	236,356	86.00%	122,977	135,819	(12,842)
Excess (deficiency) of revenues Over (under) expenditures	-	-	368,400	368,400	0.00%	(120,731)	(133,736)	(13,005)
Net change in fund balance	\$ -	\$ -	\$ 368,400	\$ 368,400	0.00%	\$ (120,731)	\$ (133,736)	\$ (13,005)
FUND BALANCE, BEGINNING (OCT 1, 2019)	2,421,480	2,421,480	2,421,480					
FUND BALANCE, ENDING	\$ 2,421,480	\$ 2,421,480	\$ 2,789,880					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,100	\$ 1,100	\$ 1,699	\$ 599	154.45%	\$ 56	\$ 92	\$ 36
Special Assmnts- Tax Collector	33,940	33,940	33,868	(72)	99.79%	-	-	-
Special Assmnts- Discounts	(1,358)	(1,358)	(1,215)	143	89.47%	-	-	-
Settlements	5,000	5,000	3,176	(1,824)	63.52%	-	417	417
TOTAL REVENUES	38,682	38,682	37,528	(1,154)	97.02%	56	509	453
EXPENDITURES								
Administration								
Payroll-Salaries	29,484	29,484	27,834	1,650	94.40%	2,553	2,457	96
FICA Taxes	2,256	2,256	1,607	649	71.23%	-	188	(188)
ProfServ-Legal Services	10,000	10,000	6,181	3,819	61.81%	3,685	833	2,852
ProfServ-Mgmt Consulting Serv	2,163	2,163	2,163	-	100.00%	180	180	-
Postage and Freight	2,500	2,500	741	1,759	29.64%	168	208	(40)
Misc-Assessmnt Collection Cost	679	679	653	26	96.17%	-	-	-
Office Supplies	1,600	1,600	1,177	423	73.56%	326	133	193
Total Administration	48,682	48,682	40,356	8,326	82.90%	6,912	3,999	2,913
TOTAL EXPENDITURES	48,682	48,682	40,356	8,326	82.90%	6,912	3,999	2,913
Excess (deficiency) of revenues Over (under) expenditures	(10,000)	(10,000)	(2,828)	7,172	28.28%	(6,856)	(3,490)	3,366
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(10,000)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(10,000)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (10,000)	\$ (10,000)	\$ (2,828)	\$ 7,172	28.28%	\$ (6,856)	\$ (3,490)	\$ 3,366
FUND BALANCE, BEGINNING (OCT 1, 2019)	64,332	64,332	64,332					
FUND BALANCE, ENDING	\$ 54,332	\$ 54,332	\$ 61,504					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 3,674	\$ 1,674	183.70%	\$ 122	\$ 167	\$ 45
Special Assmnts- Tax Collector	22,362	22,362	22,315	(47)	99.79%	-	-	-
Special Assmnts- Discounts	(894)	(894)	(800)	94	89.49%	-	-	-
TOTAL REVENUES	23,468	23,468	25,189	1,721	107.33%	122	167	45
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	799	201	79.90%	91	83	8
FICA Taxes	77	77	61	16	79.22%	7	6	1
Contracts-Gates	490	490	-	490	0.00%	-	41	(41)
Communication - Telephone	120	120	867	(747)	722.50%	90	10	80
R&M-Gate	2,220	2,220	1,380	840	62.16%	-	185	(185)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	447	447	430	17	96.20%	-	-	-
Misc-Contingency	530	530	-	530	0.00%	-	44	(44)
Reserve - Roadways	14,500	14,500	-	14,500	0.00%	-	14,500	(14,500)
Reserve - Sidewalks	4,082	4,082	-	4,082	0.00%	-	4,082	(4,082)
Total Field	23,468	23,468	3,537	19,931	15.07%	188	18,951	(18,763)
TOTAL EXPENDITURES	23,468	23,468	3,537	19,931	15.07%	188	18,951	(18,763)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	21,652	21,652	0.00%	(66)	(18,784)	(18,718)
Net change in fund balance	\$ -	\$ -	\$ 21,652	\$ 21,652	0.00%	\$ (66)	\$ (18,784)	\$ (18,718)
FUND BALANCE, BEGINNING (OCT 1, 2019)	229,157	229,157	229,157					
FUND BALANCE, ENDING	\$ 229,157	\$ 229,157	\$ 250,809					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 846	\$ 346	169.20%	\$ 28	\$ 42	\$ 14
Special Assmnts- Tax Collector	7,239	7,239	7,224	(15)	99.79%	-	603	603
Special Assmnts- Discounts	(290)	(290)	(259)	31	89.31%	-	-	-
TOTAL REVENUES	7,449	7,449	7,811	362	104.86%	28	645	617
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	780	220	78.00%	78	83	(5)
FICA Taxes	77	77	60	17	77.92%	6	6	-
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	125	125	902	(777)	721.60%	90	10	80
R&M-Gate	1,000	1,000	-	1,000	0.00%	-	83	(83)
R&M-Sidewalks	1	1	-	1	0.00%	-	1	(1)
R&M-Tree Removal	1	1	-	1	0.00%	-	1	(1)
Misc-Assessmnt Collection Cost	145	145	139	6	95.86%	-	-	-
Misc-Contingency	190	190	-	190	0.00%	-	16	(16)
Reserve - Roadways	4,000	4,000	-	4,000	0.00%	-	4,000	(4,000)
Reserve - Sidewalks	560	560	-	560	0.00%	-	560	(560)
Total Field	7,449	7,449	1,881	5,568	25.25%	174	4,789	(4,615)
TOTAL EXPENDITURES	7,449	7,449	1,881	5,568	25.25%	174	4,789	(4,615)
Excess (deficiency) of revenues Over (under) expenditures	-	-	5,930	5,930	0.00%	(146)	(4,144)	(3,998)
Net change in fund balance	\$ -	\$ -	\$ 5,930	\$ 5,930	0.00%	\$ (146)	\$ (4,144)	\$ (3,998)
FUND BALANCE, BEGINNING (OCT 1, 2019)	76,977	76,977	76,977					
FUND BALANCE, ENDING	\$ 76,977	\$ 76,977	\$ 82,907					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 4,988	\$ 2,988	249.40%	\$ 166	\$ 167	\$ 1
Special Assmnts- Tax Collector	25,618	25,618	25,564	(54)	99.79%	-	-	-
Special Assmnts- Discounts	(1,025)	(1,025)	(917)	108	89.46%	-	-	-
TOTAL REVENUES	26,593	26,593	29,635	3,042	111.44%	166	167	1
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	848	152	84.80%	50	83	(33)
FICA Taxes	77	77	65	12	84.42%	4	6	(2)
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	200	200	969	(769)	484.50%	90	17	73
R&M-Gate	3,200	3,200	275	2,925	8.59%	-	267	(267)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	512	512	565	(53)	110.35%	72	-	72
Misc-Contingency	5,950	5,950	48	5,902	0.81%	48	496	(448)
Reserve - Roadways	15,302	15,302	-	15,302	0.00%	-	15,302	(15,302)
Total Field	26,593	26,593	2,770	23,823	10.42%	264	16,200	(15,936)
TOTAL EXPENDITURES	26,593	26,593	2,770	23,823	10.42%	264	16,200	(15,936)
Excess (deficiency) of revenues Over (under) expenditures	-	-	26,865	26,865	0.00%	(98)	(16,033)	(15,935)
Net change in fund balance	\$ -	\$ -	\$ 26,865	\$ 26,865	0.00%	\$ (98)	\$ (16,033)	\$ (15,935)
FUND BALANCE, BEGINNING (OCT 1, 2019)	285,636	285,636	285,636					
FUND BALANCE, ENDING	\$ 285,636	\$ 285,636	\$ 312,501					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 400	\$ 400	\$ 370	\$ (30)	92.50%	\$ 12	\$ 33	\$ 21
Special Assmnts- Tax Collector	8,956	8,956	8,937	(19)	99.79%	-	-	-
Special Assmnts- Discounts	(358)	(358)	(320)	38	89.39%	-	-	-
TOTAL REVENUES	8,998	8,998	8,987	(11)	99.88%	12	33	21
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	661	339	66.10%	87	83	4
FICA Taxes	77	77	51	26	66.23%	7	6	1
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	550	550	854	(304)	155.27%	90	46	44
R&M-Gate	2,148	2,148	1,100	1,048	51.21%	-	179	(179)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	179	179	172	7	96.09%	-	-	-
Misc-Contingency	270	270	-	270	0.00%	-	23	(23)
Reserve - Roadways	4,020	4,020	-	4,020	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	8,998	8,998	2,838	6,160	31.54%	184	366	(182)
TOTAL EXPENDITURES	8,998	8,998	2,838	6,160	31.54%	184	366	(182)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	6,149	6,149	0.00%	(172)	(333)	(161)
Net change in fund balance	\$ -	\$ -	\$ 6,149	\$ 6,149	0.00%	\$ (172)	\$ (333)	\$ (161)
FUND BALANCE, BEGINNING (OCT 1, 2019)	55,668	55,668	55,668					
FUND BALANCE, ENDING	\$ 55,668	\$ 55,668	\$ 61,817					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,500	\$ 1,500	\$ 2,446	\$ 946	163.07%	\$ 81	\$ 125	\$ 44
Special Assmnts- Tax Collector	22,435	22,435	22,388	(47)	99.79%	-	-	-
Special Assmnts- Discounts	(897)	(897)	(803)	94	89.52%	-	-	-
TOTAL REVENUES	23,038	23,038	24,031	993	104.31%	81	125	44
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	930	70	93.00%	87	83	4
FICA Taxes	77	77	71	6	92.21%	7	6	1
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	150	150	885	(735)	590.00%	90	13	77
R&M-Gate	2,700	2,700	3,640	(940)	134.81%	-	225	(225)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	990	990	432	558	43.64%	-	-	-
Misc-Contingency	2,390	2,390	54	2,336	2.26%	-	199	(199)
Reserve - Roadways	13,981	13,981	-	13,981	0.00%	-	-	-
Reserve - Sidewalks	1,398	1,398	-	1,398	0.00%	-	-	-
Total Field	23,038	23,038	6,012	17,026	26.10%	184	555	(371)
TOTAL EXPENDITURES	23,038	23,038	6,012	17,026	26.10%	184	555	(371)
Excess (deficiency) of revenues Over (under) expenditures	-	-	18,019	18,019	0.00%	(103)	(430)	(327)
Net change in fund balance	\$ -	\$ -	\$ 18,019	\$ 18,019	0.00%	\$ (103)	\$ (430)	\$ (327)
FUND BALANCE, BEGINNING (OCT 1, 2019)	222,291	222,291	222,291					
FUND BALANCE, ENDING	\$ 222,291	\$ 222,291	\$ 240,310					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	17,630	17,630	17,593	(37)	99.79%	-	-	-
Special Assmnts- Discounts	(705)	(705)	(631)	74	89.50%	-	-	-
TOTAL REVENUES	16,925	16,925	16,962	37	100.22%	-	-	-
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	691	309	69.10%	100	83	17
FICA Taxes	77	77	53	24	68.83%	8	6	2
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	1,000	1,000	903	97	90.30%	90	83	7
R&M-Gate	6,000	6,000	170	5,830	2.83%	-	500	(500)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	37,625	(37,624)	3762500.00%	-	-	-
Misc-Assessmnt Collection Cost	353	353	339	14	96.03%	-	-	-
Misc-Contingency	1,630	1,630	314	1,316	19.26%	-	136	(136)
Reserve - Roadways	3,966	3,966	-	3,966	0.00%	-	-	-
Reserve - Sidewalks	2,547	2,547	-	2,547	0.00%	-	-	-
Total Field	16,925	16,925	40,095	(23,170)	236.90%	198	837	(639)
TOTAL EXPENDITURES	16,925	16,925	40,095	(23,170)	236.90%	198	837	(639)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(23,133)	(23,133)	0.00%	(198)	(837)	(639)
Net change in fund balance	\$ -	\$ -	\$ (23,133)	\$ (23,133)	0.00%	\$ (198)	\$ (837)	\$ (639)
FUND BALANCE, BEGINNING (OCT 1, 2019)	2,219	2,220	2,219					
FUND BALANCE, ENDING	\$ 2,219	\$ 2,220	\$ (20,914)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,500	\$ 1,500	\$ 3,105	\$ 1,605	207.00%	\$ 103	\$ 125	\$ 22
Special Assmnts- Tax Collector	65,492	65,492	65,353	(139)	99.79%	-	-	-
Special Assmnts- Discounts	(2,620)	(2,620)	(2,344)	276	89.47%	-	-	-
TOTAL REVENUES	64,372	64,372	66,114	1,742	102.71%	103	125	22
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	1,038	(38)	103.80%	78	83	(5)
FICA Taxes	77	77	79	(2)	102.60%	6	6	-
Contracts-Gates	490	490	-	490	0.00%	-	41	(41)
Communication - Telephone	800	800	939	(139)	117.38%	90	67	23
R&M-Gate	9,900	9,900	1,070	8,830	10.81%	-	825	(825)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	1,310	1,310	1,260	50	96.18%	-	-	-
Misc-Contingency	34,370	34,370	2,956	31,414	8.60%	-	2,864	(2,864)
Reserve - Roadways	9,930	9,930	-	9,930	0.00%	-	-	-
Reserve - Sidewalks	6,493	6,493	-	6,493	0.00%	-	-	-
Total Field	64,372	64,372	7,342	57,030	11.41%	174	3,886	(3,712)
TOTAL EXPENDITURES	64,372	64,372	7,342	57,030	11.41%	174	3,886	(3,712)
Excess (deficiency) of revenues Over (under) expenditures	-	-	58,772	58,772	0.00%	(71)	(3,761)	(3,690)
Net change in fund balance	\$ -	\$ -	\$ 58,772	\$ 58,772	0.00%	\$ (71)	\$ (3,761)	\$ (3,690)
FUND BALANCE, BEGINNING (OCT 1, 2019)	284,093	284,093	284,093					
FUND BALANCE, ENDING	\$ 284,093	\$ 284,093	\$ 342,865					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,500	\$ 1,500	\$ 2,332	\$ 832	155.47%	\$ 77	\$ 125	\$ 48
Special Assmnts- Tax Collector	20,971	20,971	20,927	(44)	99.79%	-	-	-
Special Assmnts- Discounts	(839)	(839)	(751)	88	89.51%	-	-	-
TOTAL REVENUES	21,632	21,632	22,508	876	104.05%	77	125	48
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	764	236	76.40%	64	83	(19)
FICA Taxes	77	77	58	19	75.32%	5	6	(1)
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	450	450	902	(452)	200.44%	90	38	52
R&M-Gate	1,750	1,750	1,910	(160)	109.14%	-	146	(146)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	419	419	404	15	96.42%	-	-	-
Misc-Contingency	10,090	10,090	7	10,083	0.07%	-	841	(841)
Reserve - Roadways	6,858	6,858	-	6,858	0.00%	-	-	-
Reserve - Sidewalks	686	686	-	686	0.00%	-	-	-
Total Field	21,682	21,682	4,045	17,637	18.66%	159	1,143	(984)
TOTAL EXPENDITURES	21,682	21,682	4,045	17,637	18.66%	159	1,143	(984)
Excess (deficiency) of revenues Over (under) expenditures	(50)	(50)	18,463	18,513	n/a	(82)	(1,018)	(936)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(50)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(50)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (50)	\$ (50)	\$ 18,463	\$ 18,513	n/a	\$ (82)	\$ (1,018)	\$ (936)
FUND BALANCE, BEGINNING (OCT 1, 2019)	157,242	157,242	157,242					
FUND BALANCE, ENDING	\$ 157,192	\$ 157,192	\$ 175,705					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,900	\$ 1,900	\$ 3,956	\$ 2,056	208.21%	\$ 131	\$ 158	\$ 27
Special Assmnts- Tax Collector	17,945	17,945	17,907	(38)	99.79%	-	-	-
Special Assmnts- Discounts	(718)	(718)	(642)	76	89.42%	-	-	-
TOTAL REVENUES	19,127	19,127	21,221	2,094	110.95%	131	158	27
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	737	263	73.70%	78	83	(5)
FICA Taxes	77	77	56	21	72.73%	6	6	-
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	120	120	867	(747)	722.50%	90	10	80
R&M-Gate	3,270	3,270	765	2,505	23.39%	-	273	(273)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	359	359	345	14	96.10%	-	-	-
Misc-Contingency	585	585	132	453	22.56%	77	49	28
Reserve - Roadways	9,804	9,804	-	9,804	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	19,127	19,127	2,902	16,225	15.17%	251	450	(199)
TOTAL EXPENDITURES	19,127	19,127	2,902	16,225	15.17%	251	450	(199)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	18,319	18,319	0.00%	(120)	(292)	(172)
Net change in fund balance	\$ -	\$ -	\$ 18,319	\$ 18,319	0.00%	\$ (120)	\$ (292)	\$ (172)
FUND BALANCE, BEGINNING (OCT 1, 2019)	223,844	223,844	223,844					
FUND BALANCE, ENDING	\$ 223,844	\$ 223,844	\$ 242,163					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 3,054	\$ 1,854	254.50%	\$ 101	\$ 100	\$ (1)
Special Assmnts- Tax Collector	28,949	28,949	28,888	(61)	99.79%	-	-	-
Special Assmnts- Discounts	(1,158)	(1,158)	(1,036)	122	89.46%	-	-	-
TOTAL REVENUES	28,991	28,991	30,906	1,915	106.61%	101	100	(1)
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	623	377	62.30%	72	83	(11)
FICA Taxes	77	77	48	29	62.34%	6	6	-
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	120	120	867	(747)	722.50%	90	10	80
R&M-Gate	6,500	6,500	230	6,270	3.54%	-	542	(542)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	579	579	557	22	96.20%	-	-	-
Misc-Contingency	10,140	10,140	-	10,140	0.00%	-	845	(845)
Reserve - Roadways	6,930	6,930	-	6,930	0.00%	-	-	-
Reserve - Sidewalks	3,293	3,293	-	3,293	0.00%	-	-	-
Total Field	28,991	28,991	2,325	26,666	8.02%	168	1,515	(1,347)
TOTAL EXPENDITURES	28,991	28,991	2,325	26,666	8.02%	168	1,515	(1,347)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	28,581	28,581	0.00%	(67)	(1,415)	(1,348)
Net change in fund balance	\$ -	\$ -	\$ 28,581	\$ 28,581	0.00%	\$ (67)	\$ (1,415)	\$ (1,348)
FUND BALANCE, BEGINNING (OCT 1, 2019)	195,735	195,735	195,735					
FUND BALANCE, ENDING	\$ 195,735	\$ 195,735	\$ 224,316					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 3,899	\$ 1,899	194.95%	\$ 129	\$ 167	\$ 38
Special Assmnts- Tax Collector	26,891	26,891	26,834	(57)	99.79%	-	-	-
Special Assmnts- Discounts	(1,076)	(1,076)	(962)	114	89.41%	-	-	-
TOTAL REVENUES	27,815	27,815	29,771	1,956	107.03%	129	167	38
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	665	335	66.50%	53	83	(30)
FICA Taxes	77	77	51	26	66.23%	4	6	(2)
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	140	140	922	(782)	658.57%	90	12	78
R&M-Gate	2,750	2,750	2,165	585	78.73%	-	229	(229)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	538	538	517	21	96.10%	-	-	-
Misc-Contingency	8,830	8,830	43	8,787	0.49%	43	736	(693)
Reserve - Roadways	14,128	14,128	-	14,128	0.00%	-	-	-
Total Field	27,815	27,815	4,363	23,452	15.69%	190	1,095	(905)
TOTAL EXPENDITURES	27,815	27,815	4,363	23,452	15.69%	190	1,095	(905)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	25,408	25,408	0.00%	(61)	(928)	(867)
Net change in fund balance	\$ -	\$ -	\$ 25,408	\$ 25,408	0.00%	\$ (61)	\$ (928)	\$ (867)
FUND BALANCE, BEGINNING (OCT 1, 2019)	232,481	232,481	232,481					
FUND BALANCE, ENDING	\$ 232,481	\$ 232,481	\$ 257,889					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 3,500	\$ 3,500	\$ 6,648	\$ 3,148	189.94%	\$ 221	\$ 292	\$ 71
Special Assmnts- Tax Collector	65,581	65,581	65,442	(139)	99.79%	-	-	-
Special Assmnts- Discounts	(2,623)	(2,623)	(2,347)	276	89.48%	-	-	-
TOTAL REVENUES	66,458	66,458	69,743	3,285	104.94%	221	292	71
EXPENDITURES								
Field								
Payroll-Village Gate Personnel	1,000	1,000	911	89	91.10%	61	83	(22)
FICA Taxes	77	77	70	7	90.91%	5	6	(1)
Contracts-Gates	350	350	-	350	0.00%	-	29	(29)
Communication - Telephone	250	250	813	(563)	325.20%	90	21	69
R&M-Gate	8,000	8,000	1,965	6,035	24.56%	-	667	(667)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessmnt Collection Cost	1,312	1,312	1,262	50	96.19%	-	-	-
Misc-Contingency	31,650	31,650	2,873	28,777	9.08%	164	2,638	(2,474)
Reserve - Roadways	21,652	21,652	-	21,652	0.00%	-	-	-
Reserve - Sidewalks	2,165	2,165	-	2,165	0.00%	-	-	-
Total Field	66,458	66,458	7,894	58,564	11.88%	320	3,444	(3,124)
Parks and Recreation - General								
Reserve - Renewal&Replacement	-	-	8,980	(8,980)	0.00%	-	-	-
Total Parks and Recreation - General	-	-	8,980	(8,980)	0.00%	-	-	-
TOTAL EXPENDITURES	66,458	66,458	16,874	49,584	25.39%	320	3,444	(3,124)
Excess (deficiency) of revenues Over (under) expenditures	-	-	52,869	52,869	0.00%	(99)	(3,152)	(3,053)
Net change in fund balance	\$ -	\$ -	\$ 52,869	\$ 52,869	0.00%	\$ (99)	\$ (3,152)	\$ (3,053)
FUND BALANCE, BEGINNING (OCT 1, 2019)	447,044	447,044	447,044					
FUND BALANCE, ENDING	\$ 447,044	\$ 447,044	\$ 499,913					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 1,686	\$ 1,186	337.20%	\$ 1	\$ 42	\$ 41
Special Assmnts- Tax Collector	645,130	645,130	643,764	(1,366)	99.79%	-	-	-
Special Assmnts- Prepayment	-	-	2,332	2,332	0.00%	-	-	-
Special Assmnts- Discounts	(25,805)	(25,805)	(23,088)	2,717	89.47%	-	-	-
TOTAL REVENUES	619,825	619,825	624,694	4,869	100.79%	1	42	41
EXPENDITURES								
Field								
Misc-Assessmnt Collection Cost	129,026	129,026	12,415	116,611	9.62%	-	-	-
Total Field	129,026	129,026	12,415	116,611	9.62%	-	-	-
Debt Service								
Principal Debt Retirement	305,000	305,000	305,000	-	100.00%	-	-	-
Interest Expense	303,159	303,159	303,159	-	100.00%	-	-	-
Total Debt Service	608,159	608,159	608,159	-	100.00%	-	-	-
TOTAL EXPENDITURES	737,185	737,185	620,574	116,611	84.18%	-	-	-
Excess (deficiency) of revenues								
Over (under) expenditures	(117,360)	(117,360)	4,120	121,480	-3.51%	1	42	41
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(989)	(989)	0.00%	(1)	-	1
Contribution to (Use of) Fund Balance	(117,360)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(117,360)	-	(989)	(989)	0.84%	(1)	-	1
Net change in fund balance	\$ (117,360)	\$ (117,360)	\$ 3,131	\$ 120,491	-2.67%	\$ -	\$ 42	\$ 42
FUND BALANCE, BEGINNING (OCT 1, 2019)	303,952	303,952	303,952					
FUND BALANCE, ENDING	\$ 186,592	\$ 186,592	\$ 307,083					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-20 ACTUAL	SEP-20 BUDGET	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 40,440	\$ 40,440	0.00%	\$ 25	\$ -	\$ (25)
TOTAL REVENUES	-	-	40,440	40,440	0.00%	25	-	(25)
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	1,028,899	(1,028,899)	0.00%	392,524	-	392,524
Total Construction In Progress	-	-	1,028,899	(1,028,899)	0.00%	392,524	-	392,524
TOTAL EXPENDITURES	-	-	1,028,899	(1,028,899)	0.00%	392,524	-	392,524
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	(988,459)	(988,459)	0.00%	(392,499)	-	392,499
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	989	989	0.00%	1	-	(1)
TOTAL FINANCING SOURCES (USES)	-	-	989	989	0.00%	1	-	(1)
Net change in fund balance	\$ -	\$ -	\$ (987,470)	\$ (987,470)	0.00%	\$ (392,498)	\$ -	\$ 392,498
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	-	6,277,995					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 5,290,525					

MEADOW POINTE II
Community Development District

Supporting Schedules

September 30, 2020

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2020

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed Fund Assessments
					O&M Assessments	Trash Assessments	
Assessments levied in FY 2020				\$ 2,741,484	\$ 1,581,016	\$ 151,330	\$ 33,940
Allocation %				100.0%	57.7%	5.5%	1.2%
11/08/19	\$ 24,418	\$ 1,367	\$ 498	\$ 26,283	\$ 15,158	\$ 1,451	\$ 325
11/15/19	141,243	6,005	2,883	150,130	86,580	8,287	1,859
11/22/19	328,025	13,947	6,694	348,666	201,076	19,246	4,317
11/27/19	191,507	8,142	3,908	203,557	117,392	11,236	2,520
12/06/19	1,435,190	61,019	29,290	1,525,499	879,756	84,208	18,886
12/13/19	85,194	3,527	1,739	90,459	52,168	4,993	1,120
12/20/19	75,159	2,360	1,534	79,052	45,589	4,364	979
01/10/20	51,973	1,640	1,061	54,674	31,530	3,018	677
02/11/20	28,856	603	589	30,048	17,329	1,659	372
03/10/20	42,606	467	870	43,943	25,342	2,426	544
04/06/20	72,055	47	1,471	73,572	42,429	4,061	911
05/11/20	77,104	(77)	1,574	78,600	45,329	4,339	973
06/08/20	3,045	(90)	62	3,016	1,740	167	37
06/15/20	28,446	(845)	581	28,181	16,252	1,556	349
TOTAL	\$ 2,584,820	\$ 98,111	\$ 52,751	\$ 2,735,682	\$ 1,577,670	\$ 151,010	\$ 33,868
% COLLECTED				99.79%	99.79%	99.79%	99.79%
TOTAL OUTSTANDING				\$ 5,802	\$ 3,346	\$ 320	\$ 72

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2020

ALLOCATION BY FUND							
Date Received	003 Charlesworth Fund Assessments	004 Colehaven Fund Assessments	005 Covina Key Fund Assessments	006 Glenham Fund Assessments	007 Iverson Fund Assessments	008 Lettingwell Fund Assessments	009 Longleaf Fund Assessments
Assessments levied in FY 2020	\$ 22,362	\$ 7,239	\$ 25,618	\$ 8,956	\$ 22,435	\$ 17,630	\$ 65,492
Allocation %	0.8%	0.3%	0.9%	0.3%	0.8%	0.6%	2.4%
11/08/19	\$ 214	\$ 69	\$ 246	\$ 86	\$ 215	\$ 169	\$ 628
11/15/19	1,225	396	1,403	490	1,229	965	3,587
11/22/19	2,844	921	3,258	1,139	2,853	2,242	8,329
11/27/19	1,660	538	1,902	665	1,666	1,309	4,863
12/06/19	12,443	4,028	14,255	4,984	12,484	9,810	36,443
12/13/19	738	239	845	296	740	582	2,161
12/20/19	645	209	739	258	647	508	1,888
01/10/20	446	144	511	179	447	352	1,306
02/11/20	245	79	281	98	246	193	718
03/10/20	358	116	411	144	360	283	1,050
04/06/20	600	194	687	240	602	473	1,758
05/11/20	641	208	734	257	643	505	1,878
06/08/20	25	8	28	10	25	19	72
06/15/20	230	74	263	92	231	181	673
TOTAL	\$ 22,315	\$ 7,224	\$ 25,564	\$ 8,937	\$ 22,388	\$ 17,593	\$ 65,353
% COLLECTED	99.79%	99.79%	99.79%	99.79%	99.79%	99.79%	99.79%
TOTAL OUTSTANDING	\$ 47	\$ 15	\$ 54	\$ 19	\$ 47	\$ 37	\$ 139

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2020

ALLOCATION BY FUND						
Date Received	010 Manor Isle Fund Assessments	011 Sedgwick Fund Assessments	012 Tullamore Fund Assessments	013 Vermillion Fund Assessments	014 Wrencrest Fund Assessments	2018 DS Fund Assessment
Assessments levied in FY 2020	\$ 20,971	\$ 17,945	\$ 28,949	\$ 26,891	\$ 65,581	\$ 645,130
Allocation %	0.8%	0.7%	1.1%	1.0%	2.4%	23.5%
11/08/19	\$ 201	\$ 172	\$ 278	\$ 258	\$ 629	\$ 6,185
11/15/19	1,148	983	1,585	1,473	3,591	35,329
11/22/19	2,667	2,282	3,682	3,420	8,341	82,048
11/27/19	1,557	1,332	2,149	1,997	4,869	47,901
12/06/19	11,669	9,985	16,109	14,963	36,493	358,982
12/13/19	692	592	955	887	2,164	21,287
12/20/19	605	517	835	775	1,891	18,603
01/10/20	418	358	577	536	1,308	12,866
02/11/20	230	197	317	295	719	7,071
03/10/20	336	288	464	431	1,051	10,341
04/06/20	563	482	777	722	1,760	17,313
05/11/20	601	514	830	771	1,880	18,496
06/08/20	23	20	32	30	72	710
06/15/20	216	184	298	276	674	6,632
TOTAL	\$ 20,927	\$ 17,907	\$ 28,888	\$ 26,834	\$ 65,442	\$ 643,764
% COLLECTED	99.79%	99.79%	99.79%	99.79%	99.79%	99.79%
TOTAL OUTSTANDING	\$ 44	\$ 38	\$ 61	\$ 57	\$ 139	\$ 1,365

**Cash and Investment Balances
September 30, 2020**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$341,787
				Subtotal	\$341,787
Certificate of Deposit - 6 months	BankUnited	CD	2/12/2021	0.30%	\$ 110,705
Certificate of Deposit - 6 months	BankUnited	CD	2/22/2021	0.30%	\$ 109,484
				Subtotal	\$ 220,188
Money Market	BankUnited	Money Market	n/a	0.30%	\$5,006,076
				Subtotal	\$5,006,076
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	0.02%	\$153,147
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,332
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	0.02%	\$303,211
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$5,290,525
				Subtotal	\$5,749,214
				Total	\$11,317,266

Aqua Pool & Spa Renovators
September 30, 2020

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

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

Settlements
September 30, 2020

DEED RESTRICTION REINFORCEMENT FUND 002

<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>check #</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
10/10/19	\$ 100.00	536	DRVC-29710 BRIGHT RAY PL-FINE	29710 Bright Ray Place
10/24/19	\$ 100.00	573	DRVC-29710 BRIGHT RAY PL-FINE	29710 Bright Ray Place
10/24/19	\$ 125.00	1667	DRVC - 30644 Tremont Drive	30644 Tremont Drive
12/10/19	\$ 1,000.00	35544	DRVC - 29853 Morningmist Drive	29853 Morningmist Drive
01/03/20	\$ 100.00	537	DRVC - Rogger Arebalo -	29710 Bright Ray Place
01/22/20	\$ 176.40	MO2360	DRVC - USPS Repayment	USPS Repayment
02/10/20	\$ 200.00	1170	DRVC-K LARROBIS	28432 Openfield Loop
02/28/20	\$ 575.00	17841	HP Borrowers 2016 Fine	30913 Burleigh Drive
03/09/20	\$ 200.00	1172	DRVC - Ken Larobis	28432 Openfield Loop
06/11/20	\$ 200.00	1174	DRVC - Ken Larobis	28432 Openfield Loop
07/21/20	\$ 200.00	1178	DRVC - Ken Larobis	28432 Openfield Loop
08/21/20	\$ 200.00	1179	DRVC - Ken Larobis	28432 Openfield Loop
Total Settlements	\$ 3,176.40			

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity Through September 30, 2020

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,239
Debt Service Reserve Fund Transfer		\$ 4,035
Total Source of Funds:		\$ 67,274
Use of Funds:		
Disbursements:	To Vendors	\$ 2,074,557
Net Available Amount to Spend in Project Fund Account at September 30, 2020		\$ 5,290,525

MEADOW POINTE II
Community Development District

Approval of Invoices

September 30, 2020

Invoice Summary

Posting date	Invoice #	Vendor	Description	Amount
11/05/19	23255	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 655.00
11/05/19	23277	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 209.60
11/05/19	70815	Bryant Miller Olive	Legal Services - Suncoast Daycare	\$ 550.59
01/02/20	23470	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 1,100.40
01/02/20	23467	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 196.50
01/02/20	12042019	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 288.20
01/29/20	120419	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 2,233.95
02/05/20	23565	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 144.10
02/05/20	23574	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 786.00
03/03/20	23640	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 170.30
03/03/20	23639	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 12,746.30
04/01/20	23728	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 6,536.90
05/06/20	23873	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 2,096.00
06/03/20	23958	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 1,179.00
07/01/20	24041	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 5,305.50
07/07/20	24082	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 131.00
08/05/20	25061	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 379.90
08/05/20	25052	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 2,751.00
09/01/20	25102	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 641.90
09/03/20	25178	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 1,834.00
09/30/20	25235	Persson, Cohen & Mooney P.A.	HOA Matters	\$ 3,042.90
09/30/20	25236	Persson, Cohen & Mooney P.A.	CDD Matters	\$ 6,091.50
				<u>\$ 49,070.54</u>

PERSSON, COHEN & MOONEY, P.A.

6853 Energy Court
Lakewood Ranch, FL 34240

Ph:(941) 306-4730

Fax: (941) 306-4832

Meadow Pointe II Community Developer
inframark@avidbill.com

September 1, 2020

File #: MEADOWPT.HOA
Inv #: 25102

RE: HOA matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Aug-13-20	HAMO/HADAD: E-mail to Masters re: status of violations and outstanding fines	0.10	26.20	KMF
Aug-17-20	CORCORAN: Review file; draft memorandum to Board re: additional considerations prior to pursuit of corrective action against Corcorans; confer w/Cohen re: same	1.00	262.00	KMF
Aug-18-20	CORCORAN: Continue drafting memorandum to Board; e-mail exchange w/Masters re: same	0.60	157.20	KMF
	Update Status Report for covenant violations; e-mail to Board, et al. re: same	0.25	65.50	KMF
Aug-19-20	HAMO/HADAD: Draft Complaint related to covenant violations and fines	0.50	131.00	KMF
	Totals	2.45	\$641.90	
	Total Fee & Disbursements			\$641.90
	Previous Balance			510.90
	Previous Payments			510.90
	Balance Now Due			\$641.90

PERSSON, COHEN & MOONEY, P.A.

6853 Energy Court
Lakewood Ranch, FL 34240

Ph:(941) 306-4730

Fax: (941) 306-4832

Meadow Pointe II Community Developer
inframark@avidbill.com

September 3, 2020

File #: MEADOWPTE
Inv #: 25178

RE: CDD Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Aug-05-20	Revise, finalize letter to SWFWMD regarding drainage ditch issue; follow-up regarding same.	0.25	65.50	RDJ
Aug-06-20	Exchange e-mails with Chairman re: agenda procedures and finance issues.	0.25	65.50	AHC
Aug-07-20	Brief legal research and respond to e-mail re: mask wearing for voting at clubhouse. Review tentative agenda for 8/19 CDD meeting.	0.75	196.50	AHC
Aug-10-20	Exchange e-mails re: potential continuance of budget public hearing. Review revised agenda for 8/19 CDD meeting.	0.25	65.50	AHC
Aug-12-20	Initial review of entire agenda package for 8/19 CDD meeting.	0.25	65.50	AHC
Aug-13-20	Review and reply to e-mails re: CDD resident questioning encumbrance in title report.	0.25	65.50	AHC
Aug-14-20	Exchange e-mails re: title issue for homeowner and explain CDD bond lien.	0.25	65.50	AHC
Aug-18-20	Tele-conv. with Chairman re: 8/19 CDD meeting. Continued review of agenda package and preparation for meeting.	1.00	262.00	AHC
Aug-19-20	Final preparation for CDD meeting and attend meeting virtually.	3.00	786.00	AHC

Aug-20-20	Review landscape bids summary and review issues related to letters to bidders. Review meeting summary from 8/19 CDD meeting and exchange e-mails with Bob Nanni. Follow-up on action items from 8/19 meeting.	0.50	131.00	AHC
-----------	---	------	--------	-----

Aug-26-20	Review agenda for 9/2 CDD meeting.	0.25	65.50	AHC
-----------	------------------------------------	------	-------	-----

Totals	7.00	\$1,834.00
--------	------	------------

Total Fee & Disbursements	\$1,834.00
--------------------------------------	-------------------

Previous Balance	2,751.00
------------------	----------

Previous Payments	2,751.00
-------------------	----------

Balance Now Due	\$1,834.00
------------------------	-------------------

PERSSON, COHEN & MOONEY, P.A.

6853 Energy Court
Lakewood Ranch, FL 34240

Ph:(941) 306-4730

Fax: (941) 306-4832

Meadow Pointe II Community Developer
inframark@avidbill.com

October 2, 2020

File #: MEADOWPT.HOA
Inv #: 25235

RE: HOA matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Sep-02-20	Prepare for and attend portion of regular District meeting re: paved sidewalks and aprons	1.00	262.00	KMF
Sep-03-20	Review Deer Run and Morningside Interlocal Agreement and confer with associate counsel re: driveway aprons, sidewalks.	0.25	65.50	AHC
	Review Interlocal Agreement w/County re: maintenance of sidewalks; confer w/Cohen re: same; e-mail exchange w/Cline, et al. re: same	0.30	78.60	KMF
Sep-04-20	Continue to confer w/Cohen re: Interlocal Agreement w/County re: maintenance of sidewalks and related issues	0.10	26.20	KMF
Sep-10-20	PLUMEY: Review documents from client re: violation of architectural review policy; draft letter to Plumey re: same; e-mail exchange w/Masters re: draft letter	1.00	262.00	KMF
	CORCORAN: Draft letter to Corcorans re: restoration of driveway apron to concrete	1.00	262.00	KMF
	E-mail to Masters re: assemblage of information on pavers in aprons and sidewalks	0.30	78.60	KMF
	HAMO/HADAD: Continue drafting Complaint for declaratory and injunctive relief and damages	1.30	340.60	KMF

Sep-15-20	CORCORAN: Telephone call w/Corcorans; review e-mail re: extension request; e-mail to Masters re: same	0.20	52.40	KMF
	Update status report for covenant violations w/e-mail to Board, et al.	0.25	65.50	KMF
	Review spreadsheet from Masters re: properties w/alterd driveway apron or sidewalk; e-mail exchange w/Masters re: same	0.30	78.60	KMF
Sep-17-20	CORCORAN: E-mail exchange w/client re: approval of paver removal extension request; e-mail exchange w/Corcorans re: same	0.10	26.20	KMF
Sep-23-20	Review e-mail from associate counsel re: pavers/sidewalks/aprons and provide comments.	0.25	65.50	AHC
	Continue review of spreadsheet for modifications to District-owned property; draft e-mail to Masters, et al. re: recommendations as to how to address modifications; e-mail exchange re: same	2.20	576.40	KMF
Sep-24-20	Review memo from associate counsel re: pavers/aprons.	0.25	65.50	AHC
	Draft memorandum to Board re: how to address modifications to District-owned property; e-mail to Masters, et al. transmitting same; e-mail exchange w/Diaz and Cohen re: records request for tree lawn maintenance; review and respond to e-mail from Cline re: revisions to DRC procedures	1.40	366.80	KMF
Sep-29-20	CORCORAN: E-mail exchange w/Masters re: status of violation	0.10	26.20	KMF
	Totals	10.30	\$2,698.60	

DISBURSEMENTS

Sep-10-20	30515 Wrencrest Dr / painting doors: certified mail	6.90
	Kevin Corcoran: certified mail	6.90
Sep-14-20	Hamo and Hadad: filing fee for Summons and Complaint	310.50

Sep-15-20	Hamo and Hadad: issuance of Summones	20.00
	Totals	<hr/> \$344.30
	Total Fee & Disbursements	<hr/> \$3,042.90
	Previous Balance	641.90
	Previous Payments	641.90
	Balance Now Due	<hr/> \$3,042.90

PERSSON, COHEN & MOONEY, P.A.

6853 Energy Court
Lakewood Ranch, FL 34240

Ph:(941) 306-4730

Fax: (941) 306-4832

Meadow Pointe II Community Developer
inframark@avidbill.com

October 2, 2020

File #: MEADOWPTE
Inv #: 25236

RE: CDD Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Sep-01-20	E-mail special counsel re: status of Wrencrest litigation. Review and prepare for 9/2 CDD meeting.	0.50	131.00	AHC
	Review correspondence regarding drainage ditch issue and letter to SWFWMD regarding same; follow-up with SWFWMD staff.	0.25	65.50	RDJ
Sep-02-20	Exchange e-mails with special counsel re: status of Wrencrest litigation. Final preparation for CDD meeting and attend meeting virtually.	3.75	982.50	AHC
Sep-03-20	Follow-up on action items from 9/2 CDD meeting. Review OLM letter to bidders and provide revisions. Review documents e-mailed re: Longleaf and begin research regarding drainage issue.	2.25	589.50	AHC
Sep-04-20	Confer with associate counsel. Review Morningside/Deer Run Interlocal and exchange e-mails with Chairman re: apron and tree lawn responsibility. Review and reply to e-mail from Chairman re: Board member duties.	1.25	327.50	AHC
Sep-08-20	Tele-conv. with Jim Bovis. Continued work on Longleaf drainage issue. Review Amended Complaint from Wrencrest litigation and e-mail to Board and management.	1.25	327.50	AHC

Sep-09-20	Exchange e-mails with special counsel re: 9/18 Wrencrest hearing. Confer with associate counsel re: SWFMD response related to drainage issue and exchange e-mails with Sheila Diaz re: engineer review. Review agenda package for 9/16 CDD meeting. Continued work on Longleaf drainage issue.	1.25	327.50	AHC
	Review correspondence from Southwest Florida Water Management District staff regarding drainage ditch/flooding issue; follow-up with District engineer regarding same; review and analyze proposed revisions to contract with Mainscape for landscape maintenance services; follow-up related to same.	1.00	262.00	RDJ
Sep-10-20	Continued work on Longleaf drainage issue. Review additional documents received from Supervisor Bovis and e-mail Board with comments and attachments. Exchange e-mails re: landscape contract revisions.	1.50	393.00	AHC
	Revise contract with Mainscape for landscape maintenance services; follow-up regarding same.	0.50	131.00	RDJ
Sep-11-20	Tele-conv. with special counsel and update Board re: Wrencrest litigation. Review Notice of Hearing re: 9/18 evidentiary hearing and forward to Board and management. Exchange e-mails re: witness testimony on 9/18. Exchange e-mails and confer with associate counsel re: exhibits for landscape contract.	1.25	327.50	AHC
	Further revise contract with Mainscape and follow-up with staff/consultant regarding exhibits to same; update exhibits to contract.	0.50	131.00	RDJ
Sep-14-20	Tele-conv. with Vice Chair and follow-up with special counsel re: 9/18 Wrencrest hearing.	0.25	65.50	AHC
Sep-16-20	Tele-conv. with Vice Chair re: 9/18 Wrencrest hearing. Final preparation for CDD meeting and attend meeting virtually.	3.00	786.00	AHC

Sep-17-20	Follow-up on action items from 9/16 CDD meeting. Tele-conv. with Chairman re: appearance by Board members telephonically. Forward pictures to special counsel from Supervisor Sanchez re: gate configuration.	0.50	131.00	AHC
	Follow-up with District staff regarding exhibit to contract with Mainscape for landscape services.	0.25	65.50	RDJ
Sep-18-20	Tele-conv. with special counsel and individual Board members re: Wrencrest hearing. Prepare shade meeting notice and e-mail to District management to coordinate publication.	1.50	393.00	AHC
	Review proposed exhibit for contract with Mainscape for landscape management services; follow-up with District staff regarding same.	0.25	65.50	RDJ
Sep-22-20	Review and reply to e-mail from District Manager re: issues related to Board positions.	0.25	65.50	AHC
Sep-23-20	Exchange e-mails re: preparation of agenda for 10/7 CDD meeting and shade meeting.	0.25	65.50	AHC
Sep-24-20	Exchange e-mails re: public records request for 9/18 Wrencrest hearing transcript.	0.25	65.50	AHC
Sep-25-20	Exchange e-mails re: public records request related to tree lawn maintenance.	0.25	65.50	AHC
Sep-29-20	Initial review of additional information forwarded re: Longleaf drainage. Exchange e-mails re: public records request related to tree lawns. Exchange e-mails and confer with associate counsel re: finalization of OLM contract.	0.50	131.00	AHC
	Confer with District staff and representative of Mainscape regarding status of landscape maintenance services contract; revise and finalize contract and exhibits to same.	0.50	131.00	RDJ
Sep-30-20	Continued e-mail exchange re: public records request related to tree lawn maintenance.	0.25	65.50	AHC

Totals	23.25	<hr/> \$6,091.50
Total Fee & Disbursements		<hr/> \$6,091.50
Previous Balance		1,834.00
Previous Payments		1,834.00
Balance Now Due		<hr/> \$6,091.50

NINTH ORDER OF BUSINESS

9B.

September 10, 2020

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

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

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of *Meadow Pointe II Community Development District*, as of September 30, 2020, and for the year then ended and the related notes to the financial statements, which collectively comprise *Meadow Pointe II Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit applicable to those basic financial statements.

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

1. Management's Discussion and Analysis

Auditor Responsibilities

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

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

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

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

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

Compliance with Laws and Regulations

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

Management Responsibilities

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

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

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

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

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

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

Our responsibilities and limitations of the engagement are as follows:

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

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

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

Reporting

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

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

Other

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

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

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

Provisions of Engagement Administration, Timing and Fees

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

We expect to begin our audit in January 2021 and the audit reports and all corresponding reports will be issued no later than March 31, 2021.

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

Our fee for these services described in this letter will be \$4,400 for the year ended September 30, 2020, , unless the scope of the engagement is changed; the assistance that *Meadow Pointe II Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

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

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

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

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

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

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

Public Records

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

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

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

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

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

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

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

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

Respectfully,

McDirmit Davis

McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Meadow Pointe II Community Development District

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

Title: _____

Date: _____



Report on the Firm's System of Quality Control

October 13, 2017

To the Owners of McDirmit Davis & Company, LLC
And the Peer Review Committee of the Florida Institute of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of McDirmit Davis & Company, LLC (the firm) in effect for the year ended June 30, 2017. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards* including a compliance audit under the Single Audit Act and an audit of employee benefit plans.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of McDirmit Davis & Company, LLC in effect for the year ended June 30, 2017, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. McDirmit Davis & Company, LLC has received a peer review rating of *pass*.

Gregory, Sharer & Stuart, P.A.