

**Meadow Pointe II
Community Development District**

January 19, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/85100457279?pwd=UE9uTHY2STlqNm5wV2F4cUFtSzArZz09>

Meeting ID: 851 0045 7279

Passcode: 123456

Call In #: 1-929-205-6099

Meadow Pointe II Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702, Coral Springs, Florida 33071

Phone: 954-603-0033 Fax: 954-345-1292

January 12, 2022

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, January 19, 2022**, 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. Attorney-Client Session**

At this time, the public portion of the Board meeting will be in recess for the attorney-client session being held pursuant to Section 286.011(8), Florida Statutes. The attorney-client session will not be open to the public. The attorney-client session is being held to discuss settlement negotiations and strategy related to litigation expenditures in the matter of Pasco County vs. Meadow Pointe II Community Development District, Case No. 2020-CC-000741-ES, pending in the County Court of the Sixth Judicial Circuit of the State of Florida, in and for Pasco County, Florida. The following persons are scheduled to attend the Executive Session: Andrew Cohen, District Counsel; Andrew Salzman, Special Counsel; Robert Nanni, District Manager; the Board of Supervisors; and the Court Reporter. A transcript will be available after the conclusion of the litigation. (All persons other than Board members, attorneys and District Manager must leave the meeting. All recording devices and video to include zoom meeting to be turned off or removed from the meeting). The Board will reconvene the public portion of the meeting at the conclusion of the attorney-client session.

- 5. Additions or Corrections to the Agenda**
- 6. Audience Comments (Comments will be limited to three minutes.)**
- 7. Consent Agenda**
 - A. Minutes of the December 1, 2021 Meeting and Workshop and**

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

Meadow Point II CDD

January 12, 2022

Page Two

December 15, 2021 Meeting

- B. Financial Report as of December 31, 2021
- C. Deed Restrictions

8. Non-Staff Reports

- A. Residents Council
- B. Government/Community Updates

9. Reports

- A. Architectural Review Discussion Items
- B. District Manager
- C. District Engineer
- D. District Counsel
- E. Operations Manager

10. Action Items for Board Approval/Disapproval/Discussion

- A. Building Requirements

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

12. Supervisors' Remarks

13. Adjournment

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

Sincerely,

Robert Nanni

Robert Nanni
District Manager

Seventh Order of Business

7A

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

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

Present and constituting a quorum were:

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

Also present were:

Sheila Diaz	Operations Manager
Kelly Wright	Residents Council
Thomas Giella	Complete I.T.
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves.

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**

There being no additions or corrections to the agenda, the next order of business followed.

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

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

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

- The Santa event will be held on Sunday, December 5, 2021.

B. Government Liaison

- Mr. Signoretti reported the Sheriff's Department will provide traffic control in the morning at the school bus stops. Crossing guards will also be implemented.
- With regards to the paving on Mansfield at County Line Road, Mr. Signoretti is waiting to hear from a higher level representative than the Planning Department to evaluate the project. The project is set to commence in 2025.

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Deed Restrictions/DRVC**

The Consent Agenda was presented for the Board's review and approval.

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

- Ms. Sanchez commented the pod violation should be removed from the list, as it may be a Pasco County code violation. The resident was asked to contact the County for other violations. This item will be addressed at the next meeting.

There being no further discussion,

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

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

- Ms. Sanchez noted Item 2021-133 regarding the sunroom was not pre-approved.
- It was determined the lanai colors may either be bronze or white.

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Architectural Review Report was approved, as discussed.

B. District Counsel

- The Shade Meeting is scheduled to be held Wednesday, January 19, 2022.

C. District Engineer

- Ms. Childers and Ms. Diaz met with Mr. Dvorak regarding the billing.
- The original sidewalk RFP was approved under Lighthouse Engineering. Therefore, everything had to be verified in the RFP. This is done as a courtesy within the engineering community, and is the reason for that charge. It will be publicly advertised. The RFP will also be sent to certain engineering companies.
- The engineer is not to perform any work without direction from the Board. Work direction needs to be received in writing. Engineering staff needs to check in with Ms. Diaz before performing any work.
- The Wrencrest mid-block crossing work has been approved.

D. Operations Manager

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

- Mainscape has not provided any service reports. Ms. Sanchez recommended authorizing Mr. Cohen to send a letter requiring Mainscape to provide the reports. There are issues with Mainscape representatives not attending the monthly inspections.
 - Ms. Darner discussed Mainscape staff members.
 - Junior is the Operations Manager for Mainscape.
 - Ms. Diaz discussed the issues with planting of the Annuals. The flower beds were counted, and Mainscape was short by 100 flowers. Junior and Andres will ensure the issue is resolved.
 - Ms. Childers recommends contacting Brandon to confirm issuance of the service reports. Ms. Childers also agrees that the Board should approach Mr. Cohen to indicate they are in breach of their contract if they fail to provide reports.

- 111 ➤ Mr. Signoretti recommends that services should improve by the next
112 meeting or further action will be taken.
- 113 • JMT invoices have not been paid.
- 114 ➤ Ms. Childers indicated the invoices should be paid.
- 115 ➤ Mr. Dvorak will re-submit the bond invoice, as it included the sidewalk RFP
116 which needed to be removed.
- 117 ➤ Ms. Diaz will contact Inframark to determine how the outstanding invoices
118 should be re-billed.
- 119 • SWFWMD Permit 49003010.033 for Parcel 10, Units 1 and 2 needs to be handled.
120 Two ponds require a formal inspection. Mr. Dvorak will be notified to handle this.
- 121 • Ms. Childers will contact Mr. Nanni regarding the sidewalk RFP.
- 122 • Holiday decorations were addressed. Mr. Picarelli suggested additional items to be
123 added each year. Ms. Childers suggested more decorations at the corner of
124 Mansfield and County Line Road. The monuments at Beardsley should be
125 decorated more lavishly next year.
- 126 • The Waste Connections agreement will be available at the next meeting. The new
127 contract takes effect October 1, 2022.
- 128 • The Pool Works contract was discussed. The work should be done during the
129 cooler months. Repair of the cracks, as well as issues with bringing the drains up
130 to code should be included in their pricing. The current tiles are improper, as they
131 are not non-skid.
- 132
- 133 Mr. Picarelli MOVED to approve the contract with Pool Works to
134 resurface the pool in an amount not to exceed \$53,725, and Ms.
135 Darner seconded the motion.
- 136
- 137 ➤ Ms. Darner asked whether the Board should approve it with a larger dollar
138 amount to account for any extra cracks.
- 139 ➤ Ms. Childers does not believe there will be any additional costs.
- 140 ➤ Ms. Childers agreed with Ms. Sanchez, for the record, that three quotes are
141 necessary for all projects, with the exception of this one, which only has one
142 quote, as no other vendors provided quotes.

There being no further discussion,

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

- This contract will be reviewed by Mr. Cohen, and any revisions can be made by the contractor.
- The work by Pool Works should be complete before the pool chlorinator work. Ms. Diaz will contact Triangle Pool, and make them aware of this.
 - Mr. Picarelli indicated a salt system cannot be used on the pool until the surfacing has cured.
 - Ms. Diaz was asked to find out if Pool Works provides chlorinator systems and salt for the new pool, and if so, to provide quotes.
- Ms. Diaz commented that parents and their children have been using the pool.

NINTH ORDER OF BUSINESS

Approval/Disapproval/Discussion

A. Use of Play Courts and Cost to Change

- Ms. Childers provided a brief overview of the proposals.
- This is not a budgeted item. There are funds in *Court Maintenance and Renewal & Replacement*.
- Ms. Childers suggested keeping the multi-purpose courts for any type of play, as opposed to a specific type of court, which would be expensive.
- Liability for use of the courts should be addressed with Mr. Cohen.

Mr. Picarelli MOVED to approve the services of Florida Courts, Inc. to resurface the CDD's tennis courts, basketball courts and the current shuffleboard court which is to be converted to a multi-purpose court, using Proposal A from all three areas, in an amount not to exceed \$62,000, and Mr. Signoretti seconded the motion.

There being no further discussion,

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

- Mr. Cohen will review the contract.

B. Waste Management Contract Update

This item was discussed under the Operations Manager's Report.

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

An audience member commented on the following item:

- Sidewalks requiring resurfacing. In Longleaf, the lines still need to be removed by Frontier. The bids are to be opened at the CDD meeting.

ELEVENTH ORDER OF BUSINESS**Supervisor Comments**

- Mr. Signoretti commented on communication via Facebook or other media communications. Residents should be encouraged to attend the monthly meetings.
- Ms. Sanchez expressed her concern with the lack of response from the landscape company.
- Mr. Picarelli commented staff does a great job with the holiday decorations.
- Mr. Picarelli is disappointed with planting of the Annuals.
- Ms. Childers commented on concerns with the landscaper.
- Ms. Childers believed her meeting with Mr. Dvorak and Ms. Diaz was productive.

TWELFTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor the meeting was adjourned at 7:56 p.m., and the Board proceeded to a workshop.

Jamie Childers
Chairperson

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

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

Present were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary
Robert Signoretti	Assistant Secretary
Sheila Diaz	Operations Manager

The following item was discussed during the December 1, 2021 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

The workshop was called to order.

SECOND ORDER OF BUSINESS

Items for Discussion

A. “Wants” and Five-Year Planning

The Board discussed items wanted/needed for the District.

- Updating of the ID card system.
- Gate remotes versus RFID.
- Color schemes.
- Resurfacing the pool.
- Saltwater system for the pool.

- Pool heater.
- Upgrading the gym. This work can only be done if the new structure is built across the street. Discussion ensued regarding options.
- Mr. Picarelli suggested a concession stand near the pool.
- A larger meeting room is needed.
- Ms. Childers requested Ms. Diaz email to the Board spec sheets for all of the buildings within the District.
- The new pool is still in the planning stage.
- The Board may prepare renderings of what is wanted for the building, and amenity area.
- Mr. Picarelli reminded the Board the price of construction materials has increased significantly from 2018, when the original building was approved.
- Sidewalks were discussed. The concrete is stored for use in the ponds.
- Parking was discussed.
- The Board will prepare drawings of the building areas.
- These items will be discussed further at the next workshop.
- The Board discussed deadlines for agenda items.

THIRD ORDER OF BUSINESS**Adjournment**

There being no further discussion, the workshop was adjourned at 8:54 p.m.

Jamie Childers
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, December 15, 2021 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications.

Present and constituting a quorum were:

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

Also present were:

Robert Nanni	District Manager
Sheila Diaz	Operations Manager
Kelly Wright	Residents Council
Brandon	Mainscape
Thomas Giella	Complete I.T.
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves. A quorum was established.

THIRD ORDER OF BUSINESS

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

The Pledge of Allegiance was recited. A moment of silence was observed.

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

There being no additions or corrections to the agenda, the next order of business followed.

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

Audience members commented on the following items:

- Sidewalk issues. Frontier is in the process of making repairs. The sidewalk RFP will be advertised.
- Pond banks. Pond repairs will commence in January.
- Lights not working at the front gates. The part is on order, and the gate company is awaiting shipment.

SIXTH ORDER OF BUSINESS**Consent Agenda**

- A. Minutes of the November 3, 2021 Meeting, November 3, 2021 Workshop and November 17, 2021 Meeting
- B. Financial Report as of November 30, 2021
- C. Deed Restrictions

Ms. Childers presented the Consent Agenda, comprised of the items as listed above, and requested any additions, corrections or deletions.

Mr. Picarelli MOVED to approve the Consent Agenda, and Ms. Darner seconded the motion.

- Mr. Signoretti requested two edits to the November 3, 2021 Meeting Minutes.
- There being no further additions, corrections or deletions,

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

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

- Ms. Wright commented the Council has been in discussion for a possible Spring Fling.

B. Government/Community Updates

- Mr. Signoretti will report again after the first of the year.

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

- Item 2021-135 was pre-approved.

i. Paint Colors

- Ms. Darner met with a Sherwin Williams representative, and obtained a list of additional paint colors for the Board to review.
- The Board tabled this item to the second part of the meeting.

B. District Manager

- The sidewalk bid is being prepared, and the RFQ is complete. Mr. Jackson is working on legal aspects regarding the advertisement. A pre-bid meeting is to be included in the advertisement. The Board would like to review everything by the next meeting.

C. District Engineer

Ms. Childers discussed Mr. Dvorak's report.

- The item regarding the SWFWMD ponds is complete.
- Colehaven entrance repairs are complete. All concrete work has been done. The fence company will install the fence on December 16, 2021.
- Complaints received regarding Frontier repairs have been sent to Mr. Dvorak, who is forwarding them to a Frontier representative. There are plumbing issues, service interruptions, sewer issues and other items. They have broken some sewer lines.

D. District Counsel

- The Shade Meeting will be held January 19, 2022.

E. Operations Manager

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

- Brandon, the Account Executive for the Florida Division of Mainscape was present to address any issues or questions.
 - Junior is making a good effort to provide reports to the CDD.
 - Brandon discussed his staff structure. Andres is the Regional Manager. Junior will communicate directly with Ms. Diaz.
 - With regards to planting of the Annuals, the wrong order was loaded to the truck.

- 113 ➤ Ms. Darner discussed a computer program to provide renderings of the
114 plantings. Brandon commented a full-time designer was hired to prepare
115 renderings.
- 116 ➤ Mainscape should have a point of hierarchy to respond to any issues.
117 Brandon indicated that any issues should be presented to Junior. If Junior
118 does not respond, Brandon should be contacted.

119 Ms. Diaz continued with her report.

- 120 • There were irrigation issues involving the lighting, which constantly has to be reset.
121 Junior was contacted and he resolved the issue.
- 122 • The communication between Mr. Cohen and Mr. Foran of Lighthouse Engineering
123 was discussed. Mr. Foran is willing to supply the information, at a cost. Ms.
124 Childers indicated that Inframark should have some of the information. The Board
125 requested that Inframark staff look through the minutes within the last three years
126 to find anything. Mr. Nanni indicated Inframark would not have drawings,
127 diagrams and as-builts.
- 128 ➤ Many of these items are at the clubhouse, and there was discussion to have
129 someone from the current engineer's office look through the items, but
130 some were against having to pay the engineer the hourly rate to do so. Ms.
131 Childers will speak to Mr. Dvorak and determine what items need to be
132 found and the purpose.
- 133 • The Facility Use Agreement for use of the Clubhouse as a polling place was
134 presented.

135
136 On MOTION by Mr. Signoretti, seconded by Mr. Picarelli, with all
137 in favor, the Facility Use Agreement to use the Clubhouse as a
138 polling place, was approved.
139

- 140 • Ms. Diaz will share complaints regarding the boring and splicing in Longleaf with
141 the Board, and will forward these complaints directly to the engineer.
- 142 ➤ Rick is going to do a walk-through once the work is done, and ensure all
143 complaints were addressed.
- 144 ➤ He is not addressing the complaints individually.

- If the District is billed for any of this work, staff may have to approach Frontier for reimbursement.
- Ms. Diaz was directed to forward the complaints directly to Frontier.
- Ms. Sanchez suggested sending an email to Mr. Cohen asking what recourse the District has regarding engineering costs to be incurred for this project.
- No overall project cost exists. However, Mr. Nanni will speak to Mr. Dvorak and Mr. Cohen regarding costs for the project. Ms. Childers suggested Frontier should be billed directly.
- The Waste Connections contract was addressed.
 - Mr. Picarelli suggested the specific days of waste pick-up should be noted on the contract, and sent to Mr. Cohen for review.
 - Ms. Sanchez recommended that the number of homes be checked. The current number has been carried over from previous contracts. The District should not be paying for the home which burned down. Mr. Nanni will confirm by referring to the Assessment Roll.

EIGHTH ORDER OF BUSINESS**Reports (Continued)****A. Architectural Review Discussion Items (Continued)****i. Paint Colors (Continued)**

The record shall reflect Board members and staff exited and re-joined the meeting.

- The Board members reviewed the new paint colors.
- The mailboxes were addressed. The resident may contact the U.S. Post Office. Mailboxes were strategically placed by the developer. This person was clearly in violation.

The Board continued discussion regarding the paint colors.

- Ms. Darner removed colors no longer being used. Ms. Sanchez indicated this should be a Board decision. Ms. Childers suggested the Board may review the colors to be removed at the next meeting.
- Ms. Childers announced there is no set process regarding approval of paint colors. The Board may approve the colors individually or together.
- Ms. Sanchez indicated the Board should review color swatches, not photos.

- Mr. Picarelli indicated residents should be allowed to include a neutral-colored door in the color scheme, such as black, white or brown. He is in favor of the new colors, as they are more modern.

Ms. Darner MOVED to approve the entire selection of new paint color schemes, and remove the prior color schemes, and Mr. Picarelli seconded the motion.

- Ms. Sanchez indicated the book needs to be reviewed by the entire Board. The true colors are not being shown on the photos.
- Mr. Picarelli would like to know which color schemes should be removed.
- Mr. Signoretti suggested tabling this item to the next meeting.
- Ms. Darner indicated this item has been discussed previously, and no other Board members have reviewed the color scheme book, and residents would like to see a change. She was in favor of tabling approval of removal of color schemes to the next meeting.
- Ms. Childers is in favor of the Board reviewing the colors to be removed. She is in favor of stained wood doors, not brown. Ms. Childers volunteered to go to Sherwin Williams and obtain the color swatches.

On VOICE vote, with Ms. Darner voting aye, and Ms. Childers, Mr. Picarelli, Ms. Sanchez and Mr. Signoretti voting nay, the prior motion failed.

- Ms. Sanchez suggested reviewing the color book at the next workshop.
- Mr. Signoretti suggested Board members individually review the color swatches in the meantime.
- Ms. Childers recommends the swatches be sent to the Board individually to be reviewed, with a decision to be made at the next meeting. The Board concurred.
- Many communities are being allowed to choose a neutral color for their doors. This will also be addressed at the next meeting.

ii. Windows

- Ms. Darner suggested updating the guidelines by having the grids optional, as they are outdated.

Ms. Darner MOVED to amend the window guidelines by eliminating the window grids requirement, but consider them as an option, and Mr. Picarelli seconded the motion.

- Ms. Childers recommended as a *friendly amendment*, the Board should clarify this is for the existing style of the grids, and no one should be allowed to use an alternate grids style. The new impact windows do not come with grids.
- Ms. Sanchez is not in favor of the homes looking different.
- Many homes are already without grids because they have broken.

There being no further discussion,

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

iii. Garage Doors

- This item was tabled to the next meeting.
- Ms. Childers advised that Ms. Darner should send anything she wants the Board to review to Ms. Diaz, who will forward it to the Board.
- Mr. Picarelli requested mailboxes be added to the next agenda.

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

There being no items for consideration or discussion, the next order of business followed.

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

- An audience member thanked Ms. Darner and Mr. Picarelli for their efforts regarding the paint colors, windows and mailboxes.

ELEVENTH ORDER OF BUSINESS

Supervisors' Remarks

- Ms. Sanchez expressed disappointment regarding discussions with Brandon of Mainscape, and the engineer.
- Mr. Picarelli presented a picture he drew, and discussed what he would like the new building to look like.
- Mr. Picarelli would like to view the paint colors which are to be removed.
- Mr. Picarelli discussed the difficulty with the Board only meeting twice per month, and getting everything accomplished.
- Ms. Darner discussed the ways the Board needs to accept change and listen to residents.
- Ms. Childers discussed the ARC items. Residents want change.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the meeting was adjourned at 8:53 p.m.

Robert Nanni
Secretary

Jamie Childers
Chairperson

7B.

MEADOW POINTE II
Community Development District

Financial Report

December 31, 2021

Prepared by



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MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

December 31, 2021

Balance Sheet
December 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
<u>ASSETS</u>									
Cash - Checking Account	\$ 2,916,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	112,755	287,658	93,584	340,743	75,064	267,538	15,268	403,700
Investments:									
Money Market Account	4,969,083	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	1,918	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 7,917,412	\$ 112,755	\$ 287,658	\$ 93,584	\$ 340,743	\$ 75,064	\$ 267,538	\$ 15,268	\$ 403,700
<u>LIABILITIES</u>									
Accounts Payable	\$ 2,455	\$ 62	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90
Accrued Expenses	35,077	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,743,136	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,803,143	62	90	90	90	90	90	90	90

Balance Sheet
December 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
FUND BALANCES									
Nonspendable:									
Prepaid Items	1,918	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	414,744	11,670	5,816	1,887	5,619	2,148	5,546	-	9,459
Reserves - Ponds	274,053	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	639,752	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	173,423	56,210	176,645	34,461	175,930	-	165,788
Reserves - Sidewalks	-	-	23,660	3,494	3,293	1,608	5,869	-	34,479
Unassigned:	2,753,852	101,023	84,669	31,903	155,096	36,757	80,103	15,178	193,884
TOTAL FUND BALANCES	\$ 4,114,269	\$ 112,693	\$ 287,568	\$ 93,494	\$ 340,653	\$ 74,974	\$ 267,448	\$ 15,178	\$ 403,610
TOTAL LIABILITIES & FUND BALANCES	\$ 7,917,412	\$ 112,755	\$ 287,658	\$ 93,584	\$ 340,743	\$ 75,064	\$ 267,538	\$ 15,268	\$ 403,700

Balance Sheet
December 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<u>ASSETS</u>										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,916,461
Assessments Receivable	-	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	207,157	273,893	254,609	288,352	552,425	8,665	9,684	552,041	-	3,743,136
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	4,969,083
Construction Fund	-	-	-	-	-	-	-	-	2,670,360	2,670,360
Prepayment Account	-	-	-	-	-	-	-	2,890	-	2,890
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Prepaid Items	-	-	-	-	-	-	-	-	-	1,918
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 207,157	\$ 273,893	\$ 254,609	\$ 288,352	\$ 552,425	\$ 8,665	\$ 9,684	\$ 706,536	\$ 2,670,360	\$ 14,485,403
<u>LIABILITIES</u>										
Accounts Payable	\$ 90	\$ 90	\$ 90	\$ 308	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 3,815
Accrued Expenses	-	-	-	-	-	-	-	-	-	35,077
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	-	3,743,136
TOTAL LIABILITIES	90	90	90	308	90	-	-	-	-	3,804,503

Balance Sheet
December 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
FUND BALANCES										
Nonspendable:										
Prepaid Items	-	-	-	-	-	-	-	-	-	1,918
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	706,536	-	706,536
Capital Projects	-	-	-	-	-	-	-	-	2,670,360	2,670,360
Assigned to:										
Operating Reserves	5,116	4,932	5,308	5,369	10,975	-	-	-	-	488,589
Reserves - Ponds	-	-	-	-	-	-	-	-	-	274,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	639,752
Reserves - Roadways	92,267	133,227	94,160	162,026	263,996	-	-	-	-	1,528,133
Reserves - Sidewalks	6,744	16,260	23,544	1,936	19,330	2,425	2,809	-	-	145,451
Unassigned:	102,940	119,384	131,507	118,713	258,034	6,240	6,875	-	-	4,196,158
TOTAL FUND BALANCES	\$ 207,067	\$ 273,803	\$ 254,519	\$ 288,044	\$ 552,335	\$ 8,665	\$ 9,684	\$ 706,536	\$ 2,670,360	\$ 10,680,900
TOTAL LIABILITIES & FUND BALANCES	\$ 207,157	\$ 273,893	\$ 254,609	\$ 288,352	\$ 552,425	\$ 8,665	\$ 9,684	\$ 706,536	\$ 2,670,360	\$ 14,485,403

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 62	\$ -	\$ (62)	0.00%	\$ 21	\$ -	\$ (21)
Garbage/Solid Waste Revenue	151,330	122,762	137,633	14,871	90.95%	86,849	112,555	25,706
Special Assmnts- Tax Collector	1,559,864	1,245,683	1,418,684	173,001	90.95%	795,415	1,160,187	364,772
Special Assmnts- Discounts	(68,448)	(54,973)	(62,287)	(7,314)	91.00%	(35,604)	(50,711)	(15,107)
Other Miscellaneous Revenues	8,266	2,066	2,719	653	32.89%	689	2,290	1,601
Gate Bar Code/Remotes	5,000	1,250	1,364	114	27.28%	417	253	(164)
Access Cards	1,300	325	90	(235)	6.92%	108	15	(93)
TOTAL REVENUES	1,657,562	1,317,175	1,498,203	181,028	90.39%	847,895	1,224,589	376,694
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	6,000	5,800	200	24.17%	2,000	2,600	(600)
FICA Taxes	1,836	459	444	15	24.18%	153	199	(46)
ProfServ-Engineering	60,000	15,000	4,798	10,202	8.00%	5,000	-	5,000
ProfServ-Legal Services	40,000	10,000	3,618	6,382	9.05%	3,333	1,068	2,265
ProfServ-Mgmt Consulting	74,299	18,575	18,575	-	25.00%	6,192	6,192	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	-	-	-
ProfServ-Special Assessment	8,359	-	8,359	(8,359)	100.00%	-	8,359	(8,359)
ProfServ-Trustee Fees	4,050	4,050	-	4,050	0.00%	-	-	-
ProfServ-Web Site Maintenance	2,500	625	1,553	(928)	62.12%	208	-	208
Auditing Services	4,400	-	-	-	0.00%	-	-	-
Communication - Telephone	-	-	-	-	0.00%	-	(166)	166
Postage and Freight	1,000	250	93	157	9.30%	83	30	53
Insurance - General Liability	38,012	38,012	31,396	6,616	82.59%	-	-	-
Printing and Binding	1,000	250	34	216	3.40%	83	2	81
Legal Advertising	1,000	250	-	250	0.00%	83	-	83
Miscellaneous Services	500	125	329	(204)	65.80%	42	241	(199)
Misc-Assessment Collection Cost	31,197	24,911	28,886	(3,975)	92.59%	15,908	22,279	(6,371)
Misc-Supervisor Expenses	500	125	-	125	0.00%	42	-	42
Office Supplies	150	38	-	38	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	293,128	118,995	104,060	14,935	35.50%	33,140	40,804	(7,664)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	30,000	7,500	-	7,500	0.00%	2,500	-	2,500
Contracts-Security Alarms	540	135	-	135	0.00%	45	-	45
R&M-General	10,000	2,500	608	1,892	6.08%	833	208	625
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Total Field	40,790	10,385	608	9,777	1.49%	3,378	208	3,170
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	2,520	2,520	-	25.00%	840	840	-
Contracts-Landscape	149,000	37,250	37,498	(248)	25.17%	12,417	12,499	(82)
Contracts-Perennials	10,000	2,500	5,174	(2,674)	51.74%	833	5,174	(4,341)
R&M-Irrigation	6,000	1,500	725	775	12.08%	500	325	175
R&M-Landscape Renovations	30,000	7,500	3,485	4,015	11.62%	2,500	(21,986)	24,486
R&M-Mulch	15,580	15,580	20,286	(4,706)	130.21%	-	-	-
R&M-Trees and Trimming	4,000	1,000	-	1,000	0.00%	333	-	333
Total Landscape Services	224,660	67,850	69,688	(1,838)	31.02%	17,423	(3,148)	20,571
<u>Utilities</u>								
Contracts-Solid Waste Services	138,004	34,501	35,106	(605)	25.44%	11,500	11,904	(404)
Utility - General	7,500	1,875	1,668	207	22.24%	625	1,668	(1,043)
Electricity - Streetlights	210,000	52,500	34,917	17,583	16.63%	17,500	(83)	17,583
Utility - Reclaimed Water	13,000	3,250	1,762	1,488	13.55%	1,083	269	814
Misc-Property Taxes	11,000	11,000	4,762	6,238	43.29%	-	-	-
Misc-Assessment Collection Cost	3,027	2,574	2,643	(69)	87.31%	1,698	2,161	(463)
Total Utilities	382,531	105,700	80,858	24,842	21.14%	32,406	15,919	16,487
<u>Lakes and Ponds</u>								
Contracts-Lakes	63,000	15,750	15,659	91	24.86%	5,250	5,220	30
R&M-Mitigation	1,000	-	-	-	0.00%	-	-	-
R&M-Ponds	45,000	11,250	250	11,000	0.56%	3,750	-	3,750
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
Total Lakes and Ponds	114,000	27,000	15,909	11,091	13.96%	9,000	5,220	3,780

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>								
ProfServ-Info Technology	8,000	2,000	5,113	(3,113)	63.91%	667	910	(243)
Contracts-Pools	27,600	6,900	5,850	1,050	21.20%	2,300	-	2,300
Communication - Telephone & WiFi	8,700	2,175	2,817	(642)	32.38%	725	1,487	(762)
Utility - General	1,500	375	282	93	18.80%	125	-	125
Utility - Water & Sewer	5,000	1,250	1,205	45	24.10%	417	685	(268)
Electricity - Rec Center	15,500	3,875	2,607	1,268	16.82%	1,292	2,607	(1,315)
Lease - Copier	4,400	1,100	1,095	5	24.89%	367	365	2
R&M-Clubhouse	13,000	3,250	1,075	2,175	8.27%	1,083	238	845
R&M-Court Maintenance	5,000	1,250	683	567	13.66%	417	679	(262)
R&M-Pools	3,500	875	-	875	0.00%	292	-	292
R&M-Fitness Equipment	4,500	1,125	480	645	10.67%	375	160	215
R&M-Playground	3,000	750	302	448	10.07%	250	-	250
Misc-Clubhouse Activities	2,500	625	1,000	(375)	40.00%	208	-	208
Office Supplies	2,500	625	250	375	10.00%	208	92	116
Op Supplies - General	30,000	7,500	9,842	(2,342)	32.81%	2,500	2,596	(96)
Op Supplies - Fuel, Oil	5,000	1,250	541	709	10.82%	417	-	417
Cleaning Supplies	3,501	875	1,284	(409)	36.68%	292	222	70
Reserve - Renewal&Replacement	21,340	-	-	-	0.00%	-	-	-
Total Parks and Recreation - General	164,541	35,800	34,426	1,374	20.92%	11,935	10,041	1,894
<u>Personnel</u>								
Payroll-Maintenance	360,000	90,000	84,787	5,213	23.55%	30,000	41,854	(11,854)
Payroll-Benefits	3,600	900	-	900	0.00%	300	-	300
FICA Taxes	27,540	6,885	6,486	399	23.55%	2,295	3,202	(907)
Workers' Compensation	38,122	9,530	2,132	7,398	5.59%	3,177	711	2,466
Unemployment Compensation	2,150	538	-	538	0.00%	179	-	179

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
ProfServ-Human Resources	900	225	-	225	0.00%	75	-	75
Op Supplies - Uniforms	4,500	1,125	1,285	(160)	28.56%	375	333	42
Subscriptions and Memberships	1,100	1,100	750	350	68.18%	-	-	-
Total Personnel	437,912	110,303	95,440	14,863	21.79%	36,401	46,100	(9,699)
TOTAL EXPENDITURES	1,657,562	476,033	400,989	75,044	24.19%	143,683	115,144	28,539
Excess (deficiency) of revenues Over (under) expenditures	-	841,142	1,097,214	256,072	0.00%	704,212	1,109,445	405,233
Net change in fund balance	\$ -	\$ 841,142	\$ 1,097,214	\$ 256,072	0.00%	\$ 704,212	\$ 1,109,445	\$ 405,233
FUND BALANCE, BEGINNING (OCT 1, 2021)	3,017,054	3,017,054	3,017,054					
FUND BALANCE, ENDING	\$ 3,017,054	\$ 3,858,196	\$ 4,114,268					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 850	\$ 212	\$ 50	\$ (162)	5.88%	\$ 71	\$ 17	\$ (54)
Special Assmnts- Tax Collector	43,303	35,441	39,384	3,943	90.95%	23,228	32,208	8,980
Special Assmnts- Discounts	(1,732)	(1,418)	(1,576)	(158)	90.99%	(929)	(1,283)	(354)
Settlements	5,000	1,250	-	(1,250)	0.00%	417	-	(417)
TOTAL REVENUES	47,421	35,485	37,858	2,373	79.83%	22,787	30,942	8,155
EXPENDITURES								
Administration								
Payroll-Salaries	30,369	7,592	-	7,592	0.00%	2,531	-	2,531
FICA Taxes	2,323	581	-	581	0.00%	194	-	194
ProfServ-Legal Services	8,500	2,125	174	1,951	2.05%	708	120	588
ProfServ-Mgmt Consulting	2,163	541	541	-	25.01%	180	180	-
Postage and Freight	2,000	500	37	463	1.85%	167	-	167
Misc-Assessment Collection Cost	866	787	756	31	87.30%	462	618	(156)
Office Supplies	1,200	300	185	115	15.42%	100	84	16
Total Administration	47,421	12,426	1,693	10,733	3.57%	4,342	1,002	3,340
TOTAL EXPENDITURES	47,421	12,426	1,693	10,733	3.57%	4,342	1,002	3,340
Excess (deficiency) of revenues Over (under) expenditures	-	23,059	36,165	13,106	0.00%	18,445	29,940	11,495
Net change in fund balance	\$ -	\$ 23,059	\$ 36,165	\$ 13,106	0.00%	\$ 18,445	\$ 29,940	\$ 11,495
FUND BALANCE, BEGINNING (OCT 1, 2021)	76,528	76,528	76,528					
FUND BALANCE, ENDING	\$ 76,528	\$ 99,587	\$ 112,693					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 300	\$ 172	\$ (128)	14.33%	\$ 100	\$ 58	\$ (42)
Special Assmnts- Tax Collector	21,917	16,819	19,933	3,114	90.95%	10,675	16,301	5,626
Special Assmnts- Discounts	(877)	(720)	(798)	(78)	90.99%	(534)	(649)	(115)
TOTAL REVENUES	22,240	16,399	19,307	2,908	86.81%	10,241	15,710	5,469
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	325	373	(48)	28.69%	108	214	(106)
R&M-Gate	4,500	1,125	555	570	12.33%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	438	276	383	(107)	87.44%	160	313	(153)
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
Total Field	22,240	2,228	1,311	917	5.89%	810	527	283
TOTAL EXPENDITURES	22,240	2,228	1,311	917	5.89%	810	527	283
Excess (deficiency) of revenues Over (under) expenditures	-	14,171	17,996	3,825	0.00%	9,431	15,183	5,752
Net change in fund balance	\$ -	\$ 14,171	\$ 17,996	\$ 3,825	0.00%	\$ 9,431	\$ 15,183	\$ 5,752
FUND BALANCE, BEGINNING (OCT 1, 2021)	269,572	269,572	269,572					
FUND BALANCE, ENDING	\$ 269,572	\$ 283,743	\$ 287,568					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 450	\$ 113	\$ 56	\$ (57)	12.44%	\$ 38	\$ 19	\$ (19)
Special Assmnts- Tax Collector	7,896	1,974	7,181	5,207	90.94%	658	5,873	5,215
Special Assmnts- Discounts	(316)	(138)	(287)	(149)	90.82%	(95)	(234)	(139)
TOTAL REVENUES	8,030	1,949	6,950	5,001	86.55%	601	5,658	5,057
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	373	14	24.06%	129	214	(85)
R&M-Gate	3,000	750	390	360	13.00%	250	-	250
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	158	92	138	(46)	87.34%	92	113	(21)
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
Total Field	8,030	1,729	901	828	11.22%	638	327	311
TOTAL EXPENDITURES	8,030	1,729	901	828	11.22%	638	327	311
Excess (deficiency) of revenues								
Over (under) expenditures	-	220	6,049	5,829	0.00%	(37)	5,331	5,368
Net change in fund balance	\$ -	\$ 220	\$ 6,049	\$ 5,829	0.00%	\$ (37)	\$ 5,331	\$ 5,368
FUND BALANCE, BEGINNING (OCT 1, 2021)	87,445	87,445	87,445					
FUND BALANCE, ENDING	\$ 87,445	\$ 87,665	\$ 93,494					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,100	\$ 525	\$ 209	\$ (316)	9.95%	\$ 175	\$ 71	\$ (104)
Special Assmnts- Tax Collector	13,247	8,959	12,048	3,089	90.95%	8,959	9,853	894
Special Assmnts- Discounts	(530)	(285)	(482)	(197)	90.94%	(163)	(393)	(230)
TOTAL REVENUES	14,817	9,199	11,775	2,576	79.47%	8,971	9,531	560
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	373	14	24.06%	129	214	(85)
R&M-Gate	3,000	750	390	360	13.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	265	105	231	(126)	87.17%	55	189	(134)
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
Total Field	14,817	3,244	994	2,250	6.71%	434	403	31
TOTAL EXPENDITURES	14,817	3,244	994	2,250	6.71%	434	403	31
Excess (deficiency) of revenues								
Over (under) expenditures	-	5,955	10,781	4,826	0.00%	8,537	9,128	591
Net change in fund balance	\$ -	\$ 5,955	\$ 10,781	\$ 4,826	0.00%	\$ 8,537	\$ 9,128	\$ 591
FUND BALANCE, BEGINNING (OCT 1, 2021)	329,872	329,872	329,872					
FUND BALANCE, ENDING	\$ 329,872	\$ 335,827	\$ 340,653					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 50	\$ 42	\$ (8)	21.00%	\$ 17	\$ 15	\$ (2)
Special Assmnts- Tax Collector	9,238	6,125	8,402	2,277	90.95%	3,746	6,871	3,125
Special Assmnts- Discounts	(370)	(278)	(336)	(58)	90.81%	(150)	(274)	(124)
TOTAL REVENUES	9,068	5,897	8,108	2,211	89.41%	3,613	6,612	2,999
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	387	-	24.97%	129	219	(90)
R&M-Gate	3,000	750	390	360	13.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	1,999	1,999	-	1,999	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	185	67	161	(94)	87.03%	67	132	(65)
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	9,068	5,537	938	4,599	10.34%	446	351	95
TOTAL EXPENDITURES	9,068	5,537	938	4,599	10.34%	446	351	95
Excess (deficiency) of revenues Over (under) expenditures	-	360	7,170	6,810	0.00%	3,167	6,261	3,094
Net change in fund balance	\$ -	\$ 360	\$ 7,170	\$ 6,810	0.00%	\$ 3,167	\$ 6,261	\$ 3,094
FUND BALANCE, BEGINNING (OCT 1, 2021)	67,804	67,804	67,804					
FUND BALANCE, ENDING	\$ 67,804	\$ 68,164	\$ 74,974					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 300	\$ 165	\$ (135)	13.75%	\$ 100	\$ 55	\$ (45)
Special Assmnts- Tax Collector	22,369	14,884	20,344	5,460	90.95%	7,547	16,638	9,091
Special Assmnts- Discounts	(895)	(558)	(814)	(256)	90.95%	(224)	(663)	(439)
TOTAL REVENUES	22,674	14,626	19,695	5,069	86.86%	7,423	16,030	8,607
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	373	14	24.06%	129	214	(85)
R&M-Gate	3,000	750	390	360	13.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	447	379	391	(12)	87.47%	276	319	(43)
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,674	19,193	1,154	18,039	5.09%	655	533	122
TOTAL EXPENDITURES	22,674	19,193	1,154	18,039	5.09%	655	533	122
Excess (deficiency) of revenues Over (under) expenditures	-	(4,567)	18,541	23,108	0.00%	6,768	15,497	8,729
Net change in fund balance	\$ -	\$ (4,567)	\$ 18,541	\$ 23,108	0.00%	\$ 6,768	\$ 15,497	\$ 8,729
FUND BALANCE, BEGINNING (OCT 1, 2021)	248,907	248,907	248,907					
FUND BALANCE, ENDING	\$ 248,907	\$ 244,340	\$ 267,448					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Special Assmnts- Tax Collector	15,677	11,694	14,284	2,590	91.11%	9,442	9,797	355
Special Assmnts- Other	11,402	5,701	10,344	4,643	90.72%	2,851	10,344	7,493
Special Assmnts- Discounts	(1,083)	(960)	(986)	(26)	91.04%	(475)	(802)	(327)
TOTAL REVENUES	25,996	16,435	23,642	7,207	90.94%	11,818	19,339	7,521
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	387	-	24.97%	129	219	(90)
R&M-Gate	3,000	750	330	420	11.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	542	354	473	(119)	87.27%	175	387	(212)
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
Total Field	14,594	10,993	1,190	9,803	8.15%	554	606	(52)
TOTAL EXPENDITURES	14,594	10,993	1,190	9,803	8.15%	554	606	(52)
Excess (deficiency) of revenues Over (under) expenditures	11,402	5,442	22,452	17,010	0.00%	11,264	18,733	7,469
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	11,402	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	11,402	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 11,402	\$ 5,442	\$ 22,452	\$ 17,010	0.00%	\$ 11,264	\$ 18,733	\$ 7,469
FUND BALANCE, BEGINNING (OCT 1, 2021)	(7,274)	(7,274)	(7,274)					
FUND BALANCE, ENDING	\$ 4,128	\$ (1,832)	\$ 15,178					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 500	\$ 239	\$ (261)	11.95%	\$ 167	\$ 80	\$ (87)
Special Assmnts- Tax Collector	33,034	22,345	30,044	7,699	90.95%	19,548	24,570	5,022
Special Assmnts- Discounts	(1,321)	(899)	(1,202)	(303)	90.99%	(836)	(979)	(143)
TOTAL REVENUES	33,713	21,946	29,081	7,135	86.26%	18,879	23,671	4,792
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	476	(89)	30.71%	129	249	(120)
R&M-Gate	4,500	1,125	495	630	11.00%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	661	661	577	84	87.29%	661	472	189
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	33,713	29,175	1,548	27,627	4.59%	1,165	721	444
TOTAL EXPENDITURES	33,713	29,175	1,548	27,627	4.59%	1,165	721	444
Excess (deficiency) of revenues Over (under) expenditures	-	(7,229)	27,533	34,762	0.00%	17,714	22,950	5,236
Net change in fund balance	\$ -	\$ (7,229)	\$ 27,533	\$ 34,762	0.00%	\$ 17,714	\$ 22,950	\$ 5,236
FUND BALANCE, BEGINNING (OCT 1, 2021)	376,077	376,077	376,077					
FUND BALANCE, ENDING	\$ 376,077	\$ 368,848	\$ 403,610					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 250	\$ 122	\$ (128)	12.20%	\$ 83	\$ 41	\$ (42)
Special Assmnts- Tax Collector	18,672	14,754	16,982	2,228	90.95%	11,595	13,888	2,293
Special Assmnts- Discounts	(747)	(559)	(680)	(121)	91.03%	(335)	(553)	(218)
TOTAL REVENUES	18,925	14,445	16,424	1,979	86.78%	11,343	13,376	2,033
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	373	14	24.06%	129	214	(85)
R&M-Gate	3,000	750	510	240	17.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	299	326	(27)	87.40%	222	267	(45)
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	18,925	15,438	1,209	14,229	6.39%	601	481	120
TOTAL EXPENDITURES	18,925	15,438	1,209	14,229	6.39%	601	481	120
Excess (deficiency) of revenues								
Over (under) expenditures	-	(993)	15,215	16,208	0.00%	10,742	12,895	2,153
Net change in fund balance	\$ -	\$ (993)	\$ 15,215	\$ 16,208	0.00%	\$ 10,742	\$ 12,895	\$ 2,153
FUND BALANCE, BEGINNING (OCT 1, 2021)	191,852	191,852	191,852					
FUND BALANCE, ENDING	\$ 191,852	\$ 190,859	\$ 207,067					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 250	\$ 162	\$ (88)	16.20%	\$ 83	\$ 55	\$ (28)
Special Assmnts- Tax Collector	20,034	15,025	18,221	3,196	90.95%	9,258	14,901	5,643
Special Assmnts- Discounts	(801)	(608)	(729)	(121)	91.01%	(422)	(594)	(172)
TOTAL REVENUES	20,233	14,667	17,654	2,987	87.25%	8,919	14,362	5,443
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	387	-	24.97%	129	219	(90)
R&M-Gate	3,000	750	390	360	13.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	401	303	350	(47)	87.28%	226	286	(60)
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	20,233	16,722	1,127	15,595	5.57%	605	505	100
TOTAL EXPENDITURES	20,233	16,722	1,127	15,595	5.57%	605	505	100
Excess (deficiency) of revenues Over (under) expenditures	-	(2,055)	16,527	18,582	0.00%	8,314	13,857	5,543
Net change in fund balance	\$ -	\$ (2,055)	\$ 16,527	\$ 18,582	0.00%	\$ 8,314	\$ 13,857	\$ 5,543
FUND BALANCE, BEGINNING (OCT 1, 2021)	257,276	257,276	257,276					
FUND BALANCE, ENDING	\$ 257,276	\$ 255,221	\$ 273,803					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 250	\$ 153	\$ (97)	15.30%	\$ 83	\$ 52	\$ (31)
Special Assmnts- Tax Collector	17,343	13,304	15,773	2,469	90.95%	10,512	12,899	2,387
Special Assmnts- Discounts	(694)	(375)	(631)	(256)	90.92%	(243)	(514)	(271)
TOTAL REVENUES	17,649	13,179	15,295	2,116	86.66%	10,352	12,437	2,085
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	325	387	(62)	29.77%	108	219	(111)
R&M-Gate	3,000	750	390	360	13.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	347	223	303	(80)	87.32%	148	248	(100)
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
Total Field	17,649	14,300	1,080	13,220	6.12%	506	467	39
TOTAL EXPENDITURES	17,649	14,300	1,080	13,220	6.12%	506	467	39
Excess (deficiency) of revenues Over (under) expenditures	-	(1,121)	14,215	15,336	0.00%	9,846	11,970	2,124
Net change in fund balance	\$ -	\$ (1,121)	\$ 14,215	\$ 15,336	0.00%	\$ 9,846	\$ 11,970	\$ 2,124
FUND BALANCE, BEGINNING (OCT 1, 2021)	240,304	240,304	240,304					
FUND BALANCE, ENDING	\$ 240,304	\$ 239,183	\$ 254,519					

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For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 325	\$ 175	\$ (150)	13.46%	\$ 108	\$ 59	\$ (49)
Special Assmnts- Tax Collector	16,226	9,687	14,757	5,070	90.95%	7,224	12,068	4,844
Special Assmnts- Discounts	(649)	(417)	(591)	(174)	91.06%	(219)	(481)	(262)
TOTAL REVENUES	16,877	9,595	14,341	4,746	84.97%	7,113	11,646	4,533
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	387	-	24.97%	129	219	(90)
R&M-Gate	3,000	750	608	142	20.27%	250	218	32
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	325	172	283	(111)	87.08%	63	232	(169)
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	16,877	13,311	1,278	12,033	7.57%	442	669	(227)
TOTAL EXPENDITURES	16,877	13,311	1,278	12,033	7.57%	442	669	(227)
Excess (deficiency) of revenues								
Over (under) expenditures	-	(3,716)	13,063	16,779	0.00%	6,671	10,977	4,306
Net change in fund balance	\$ -	\$ (3,716)	\$ 13,063	\$ 16,779	0.00%	\$ 6,671	\$ 10,977	\$ 4,306
FUND BALANCE, BEGINNING (OCT 1, 2021)	274,981	274,981	274,981					
FUND BALANCE, ENDING	\$ 274,981	\$ 271,265	\$ 288,044					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 500	\$ 333	\$ (167)	16.65%	\$ 167	\$ 112	\$ (55)
Special Assmnts- Tax Collector	33,566	24,664	30,528	5,864	90.95%	9,024	24,966	15,942
Special Assmnts- Discounts	(1,343)	(881)	(1,222)	(341)	90.99%	(506)	(995)	(489)
TOTAL REVENUES	34,223	24,283	29,639	5,356	86.61%	8,685	24,083	15,398
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	387	387	-	24.97%	129	219	(90)
R&M-Gate	3,000	750	330	420	11.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	671	163	586	(423)	87.33%	163	479	(316)
Reserve - Roadways	20,000	20,000	-	20,000	0.00%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
Total Field	34,223	30,302	1,303	28,999	3.81%	542	698	(156)
TOTAL EXPENDITURES	34,223	30,302	1,303	28,999	3.81%	542	698	(156)
Excess (deficiency) of revenues Over (under) expenditures	-	(6,019)	28,336	34,355	0.00%	8,143	23,385	15,242
Net change in fund balance	\$ -	\$ (6,019)	\$ 28,336	\$ 34,355	0.00%	\$ 8,143	\$ 23,385	\$ 15,242
FUND BALANCE, BEGINNING (OCT 1, 2021)	523,999	523,999	523,999					
FUND BALANCE, ENDING	\$ 523,999	\$ 517,980	\$ 552,335					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Special Assmnts- Tax Collector	5,027	5,027	4,572	(455)	90.95%	-	3,739	3,739
Special Assmnts- Discounts	(201)	(201)	(183)	18	91.04%	-	(149)	(149)
TOTAL REVENUES	4,826	4,826	4,389	(437)	90.94%	-	3,590	3,590
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	212	221	(9)	26.00%	71	74	(3)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
Misc-Assessment Collection Cost	101	101	88	13	87.13%	-	72	(72)
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,826	4,188	309	3,879	6.40%	71	146	(75)
TOTAL EXPENDITURES	4,826	4,188	309	3,879	6.40%	71	146	(75)
Excess (deficiency) of revenues Over (under) expenditures	-	638	4,080	3,442	0.00%	(71)	3,444	3,515
Net change in fund balance	\$ -	\$ 638	\$ 4,080	\$ 3,442	0.00%	\$ (71)	\$ 3,444	\$ 3,515
FUND BALANCE, BEGINNING (OCT 1, 2021)	4,585	4,584	4,585					
FUND BALANCE, ENDING	\$ 4,585	\$ 5,222	\$ 8,665					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Special Assmnts- Tax Collector	5,435	5,435	4,943	(492)	90.95%	-	4,042	4,042
Special Assmnts- Discounts	(217)	(217)	(198)	19	91.24%	-	(161)	(161)
TOTAL REVENUES	5,218	5,218	4,745	(473)	90.94%	-	3,881	3,881
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	850	206	644	24.24%	-	69	(69)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
Misc-Assessment Collection Cost	109	109	95	14	87.16%	-	78	(78)
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,218	5,218	301	4,917	5.77%	-	147	(147)
TOTAL EXPENDITURES	5,218	5,218	301	4,917	5.77%	-	147	(147)
Excess (deficiency) of revenues Over (under) expenditures	-	-	4,444	4,444	0.00%	-	3,734	3,734
Net change in fund balance	\$ -	\$ -	\$ 4,444	\$ 4,444	0.00%	\$ -	\$ 3,734	\$ 3,734
FUND BALANCE, BEGINNING (OCT 1, 2021)	5,240	5,240	5,240					
FUND BALANCE, ENDING	\$ 5,240	\$ 5,240	\$ 9,684					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 50	\$ 4	\$ (46)	2.00%	\$ 17	\$ 1	\$ (16)
Special Assmnts- Tax Collector	644,951	523,152	586,578	63,426	90.95%	364,806	479,698	114,892
Special Assmnts- Discounts	(25,798)	(13,430)	(23,476)	(10,046)	91.00%	(9,129)	(19,113)	(9,984)
TOTAL REVENUES	619,353	509,772	563,106	53,334	90.92%	355,694	460,586	104,892
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,899	12,899	11,262	1,637	87.31%	12,899	9,212	3,687
Total Field	12,899	12,899	11,262	1,637	87.31%	12,899	9,212	3,687
Debt Service								
Principal Debt Retirement	320,000	-	-	-	0.00%	-	-	-
Interest Expense	287,971	143,986	143,883	103	49.96%	-	-	-
Total Debt Service	607,971	143,986	143,883	103	23.67%	-	-	-
TOTAL EXPENDITURES	620,870	156,885	155,145	1,740	24.99%	12,899	9,212	3,687
Excess (deficiency) of revenues Over (under) expenditures	(1,517)	352,887	407,961	55,074	0.00%	342,795	451,374	108,579
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(2)	(2)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	(1,517)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,517)	-	(2)	(2)	0.13%	-	(1)	(1)
Net change in fund balance	\$ (1,517)	\$ 352,887	\$ 407,959	\$ 55,072	0.00%	\$ 342,795	\$ 451,373	\$ 108,578
FUND BALANCE, BEGINNING (OCT 1, 2021)	298,577	298,577	298,577					
FUND BALANCE, ENDING	\$ 297,060	\$ 651,464	\$ 706,536					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-21 BUDGET	DEC-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 34	\$ 34	0.00%	\$ -	\$ 11	\$ 11
TOTAL REVENUES	-	-	34	34	0.00%	-	11	11
<u>EXPENDITURES</u>								
<u>Construction In Progress</u>								
Construction in Progress	-	-	1,161	(1,161)	0.00%	-	1,161	(1,161)
Total Construction In Progress	-	-	1,161	(1,161)	0.00%	-	1,161	(1,161)
TOTAL EXPENDITURES	-	-	1,161	(1,161)	0.00%	-	1,161	(1,161)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	(1,127)	(1,127)	0.00%	-	(1,150)	(1,150)
<u>OTHER FINANCING SOURCES (USES)</u>								
Interfund Transfer - In	-	-	2	2	0.00%	-	1	1
TOTAL FINANCING SOURCES (USES)	-	-	2	2	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (1,125)	\$ (1,125)	0.00%	\$ -	\$ (1,149)	\$ (1,149)
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	-	2,671,485					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,670,360					

MEADOW POINTE II
Community Development District

Supporting Schedules

December 31, 2021

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

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 2022				\$ 2,650,531	\$ 1,559,864	\$ 151,330	\$ 43,303
Allocation %				100.0%	58.9%	5.7%	1.6%
11/04/21	\$ 28,377	\$ 1,601	\$ 579	\$ 30,557	\$ 17,983	\$ 1,745	\$ 499
11/12/21	159,188	6,758	3,249	169,195	99,573	9,660	2,764
11/19/21	225,317	9,572	4,598	239,487	140,940	13,673	3,913
12/02/21	1,501,789	63,777	30,649	1,596,215	939,389	91,135	26,078
12/09/21	257,439	10,938	5,254	273,630	161,034	15,623	4,470
12/17/21	95,764	3,833	1,954	101,552	59,764	5,798	1,659
TOTAL	\$ 2,267,874	\$ 96,479	\$ 46,283	\$ 2,410,636	\$ 1,418,684	\$ 137,633	\$ 39,384
% COLLECTED				90.95%	90.95%	90.95%	90.95%
TOTAL OUTSTANDING				\$ 239,894	\$ 141,180	\$ 13,697	\$ 3,919

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

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 2022	\$ 21,917	\$ 7,896	\$ 13,247	\$ 9,238	\$ 22,369	\$ 27,079	\$ 33,034
Allocation %	0.8%	0.3%	0.5%	0.3%	0.8%	1.0%	1.2%
11/04/21	\$ 253	\$ 91	\$ 153	\$ 107	\$ 258	\$ 312	\$ 381
11/12/21	1,399	504	846	590	1,428	1,729	2,109
11/19/21	1,980	713	1,197	835	2,021	2,447	2,985
12/02/21	13,199	4,755	7,978	5,563	13,471	16,308	19,894
12/09/21	2,263	815	1,368	954	2,309	2,796	3,410
12/17/21	840	303	508	354	857	1,037	1,266
TOTAL	\$ 19,933	\$ 7,181	\$ 12,048	\$ 8,402	\$ 20,344	\$ 24,628	\$ 30,044
% COLLECTED	90.95%	90.95%	90.95%	90.95%	90.95%	90.95%	90.95%
TOTAL OUTSTANDING	\$ 1,984	\$ 715	\$ 1,199	\$ 836	\$ 2,025	\$ 2,451	\$ 2,990

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

ALLOCATION BY FUND								
Date Received	010 Manor Isle Fund Assessments	011 Sedgwick Fund Assessments	012 Tullamore Fund Assessments	013 Vermillion Fund Assessments	014 Wrencrest Fund Assessments	015 Deer Run Fund Assessments	016 Morning Fund Assessments	2018 DS Fund Assessment
Assessments levied in FY 2022	\$ 18,672	\$ 20,034	\$ 17,343	\$ 16,226	\$ 33,566	\$ 5,027	\$ 5,435	\$ 644,951
Allocation %	0.7%	0.8%	0.7%	0.6%	1.3%	0.2%	0.2%	24.3%
11/04/21	\$ 215	\$ 231	\$ 200	\$ 187	\$ 387	\$ 58	\$ 63	\$ 7,436
11/12/21	1,192	1,279	1,107	1,036	2,143	321	347	41,170
11/19/21	1,687	1,810	1,567	1,466	3,033	454	491	58,274
12/02/21	11,245	12,065	10,444	9,772	20,214	3,027	3,273	388,406
12/09/21	1,928	2,068	1,790	1,675	3,465	519	561	66,582
12/17/21	715	768	664	622	1,286	193	208	24,710
TOTAL	\$ 16,982	\$ 18,221	\$ 15,773	\$ 14,757	\$ 30,528	\$ 4,572	\$ 4,943	\$ 586,578
% COLLECTED	90.95%	90.95%	90.95%	90.95%	90.95%	90.95%	90.95%	90.95%
TOTAL OUTSTANDING	\$ 1,690	\$ 1,813	\$ 1,570	\$ 1,469	\$ 3,038	\$ 455	\$ 492	\$ 58,373

**Cash and Investment Balances
December 31, 2021**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$13,590
Operating Checking Account	Bank United	Checking Account	n/a	n/a	\$2,902,872
				Subtotal	\$2,916,461
Money Market	BankUnited	Money Market	n/a	0.20%	\$4,969,083
				Subtotal	\$4,969,083
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,670,360
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,890
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	0.02%	\$151,605
				Subtotal	\$2,824,856
				Total	\$10,710,400

Aqua Pool & Spa Renovators
December 31, 2021

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

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

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity Through December 31, 2021

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,477
Debt Service Reserve Fund Transfer		\$ 4,044
Total Source of Funds:		\$ 67,522
Use of Funds:		
Disbursements:	To Vendors	\$ 4,694,969
Net Available Amount to Spend in Project Fund Account at December 31, 2021		\$ 2,670,360

MEADOW POINTE II
Community Development District

Approval of Invoices

December 31, 2021

Invoice Summary

Posting Date	Invoice #	Vendor	Description	Amount
10/19/2021	1324	Persson Cohen & Mooney	DRC Matters	\$ 53.40
10/28/2021	1325	Persson Cohen & Mooney	CDD Matters	\$ 2,549.85
12/2/2021	1461	Persson Cohen & Mooney	DRC Matters	\$ 120.15
12/2/2021	1462	Persson Cohen & Mooney	CDD Matters	\$ 1,068.00
				<u>\$ 3,791.40</u>



INVOICE

Invoice # 1461
Date: 12/02/2021
Due On: 01/03/2022

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$120.15) - (\$0.00) = \$120.15

DRC
MEADOWPT.HOA

Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	11/02/2021	CATALINO: Review amounts due; draft updated payoff letter	0.25	\$267.00	\$66.75
Service	KF	11/16/2021	Update Status Report for covenant violations w/e-mail to Board transmitting same	0.20	\$267.00	\$53.40
Subtotal						\$120.15
Total						\$120.15

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1461	01/03/2022	\$120.15	\$0.00	\$120.15
Outstanding Balance				\$120.15
Total Amount Outstanding				\$120.15

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

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

**INVOICE**

Invoice # 1462
Date: 12/02/2021
Due On: 01/03/2022

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,068.00) - (\$0.00) = \$1,068.00

MEADOWPTE**CDD Matters**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AC	11/02/2021	Exchange multiple e-mails with Tullamore HOA counsel. Coordinate final copy of Parking Agreement for inclusion in 11/3 CDD agenda.	0.75	\$267.00	\$200.25
Service	AC	11/03/2021	Exchange e-mails with Chair. Prepare for CDD meeting and attend meeting virtually to discuss bus stop times and Tullamore Agreement.	1.25	\$267.00	\$333.75
Service	AC	11/04/2021	Follow-up on action items from 11/3 CDD meeting. Exchange e-mails re: final signature of Tullamore Parking Agreement.	0.50	\$267.00	\$133.50
Service	AC	11/09/2021	Receipt and review of executed Tullamore Parking Agreement. Review e-mail from Supervisor re: bus traffic issue and provide comments.	0.25	\$267.00	\$66.75
Service	AC	11/10/2021	Exchange e-mails re: list of documents required/requested by District Engineer. Review agenda package for 11/17 CDD meeting.	0.50	\$267.00	\$133.50
Service	AC	11/17/2021	Review and reply to e-mails re: procurement of engineering documents.	0.25	\$267.00	\$66.75
Service	AC	11/18/2021	Review meeting summary from 11/17 CDD meeting. Exchange e-mails re: RFP for	0.25	\$267.00	\$66.75

sidewalk work.						
Service	AC	11/29/2021	Exchange e-mails re: scheduling of shade meeting. Review draft shade meeting notice and provide comments.	0.25	\$267.00	\$66.75
Subtotal						\$1,068.00
Total						\$1,068.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1462	01/03/2022	\$1,068.00	\$0.00	\$1,068.00
Outstanding Balance				\$1,068.00
Total Amount Outstanding				\$1,068.00

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

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

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