

**Meadow Pointe II
Community Development District**

October 19, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/89852066533?pwd=SjdpMmdlM05HRnZvNmRNaM5lYkNRZz09>

Meeting ID: 898 5206 6533

Passcode: 976164

Call In #: 1-929-205-6099

**The Agenda Package contains draft documents
which are subject to change pending Board
approval at the Meeting.**

Meadow Pointe II Community Development District

Inframark, Community Management Services

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

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

October 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, October 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. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. Consent Agenda**
 - A. Minutes of the August 3, 2022 Meeting and Workshop, and August 17, 2022 Meeting
 - B. Minutes of the September 7, 2022 Meeting and Workshop, and September 21, 2022 Meeting
 - C. Financial Report as of September 30, 2022
 - D. Deed Restrictions
- 7. Non-Staff Reports**
 - A. Residents Council
 - B. Government/Community Updates
- 8. Reports**
 - A. Architectural Review Discussion Items
 - B. District Manager
 - i. Consideration of Resolution 2023-01, FY 2022 Budget Amendment
 - ii. Motion to Assign Fund Balance
 - C. District Engineer
 - D. District Counsel
 - E. Operations Manager

Meadow Point II CDD

October 12, 2022

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- 9. Action Items for Board Approval/Disapproval/Discussion**
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisors' Remarks**
- 12. 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

*****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.*****

Sixth Order of Business

6A

**08/03/22 Meeting Minutes
to be Sent Under Separate
Cover**

**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, August 3, 2022, immediately following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

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 items were discussed during the August 3, 2022 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

Ms. Childers called the workshop to order.

SECOND ORDER OF BUSINESS

Items for Discussion

- General use and deed restrictions were discussed.
- Ms. Childers suggested adding an irrigation reserve line for updates.
- Colehaven's reserves were discussed.
- Mr. Signoretti suggested a gradual increase into the individual Villages' reserves.
- The original road estimate for Colehaven was \$232,721.
- A 2% increase was added to the reserves for sidewalks.
- Ms. Childers stated she changed Glenham from \$1,930 to \$1,950 and \$402 to \$450.

- 38 • Sidewalk reserve is \$1,875.
- 39 • Miscellaneous Contingency to be moved to Irrigation Reserves.

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41 **THIRD ORDER OF BUSINESS**

Adjournment

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

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Jamie Childers

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Chairperson

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

The regular meeting and Budget Public Hearing of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, August 17, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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
Rick Neidert	JMT Engineering (Via Zoom)
Sheila Diaz	Operations Manager
Complete I.T. Representative	
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**

The following agenda items were requested:

- Under *Operations Manager*, add *Discussion of Guidelines for the Multi-Purpose Court, and Discussion of Letter to Residents Encroaching on CDD Property.*
- Under *Action Items for Board Approval/Disapproval/Discussion*, add *Discussion of the Caring Owners Group, and Discussion of Mailboxes.*

SIXTH ORDER OF BUSINESS**Public Hearing to Consider Adoption of the Fiscal Year 2023 Budget****A. Fiscal Year 2023 Budget Discussion**

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the regular meeting was recessed. (5-0)

On MOTION by Ms. Sanchez, seconded by Mr. Signoretti, with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2023 Budget was opened. (5-0)

- A resident and HOA member from Anand Vihar discussed the number of townhomes listed on the budget. Mr. Nanni commented that at this point the assessment methodology may not be changed. Ms. Childers explained the larger townhomes have higher fees. The breakdown is not available until the final construction is complete.
- The mailing residents received was addressed. There was a large increase in trash collection. The largest increase is at 2.78% in Charlesworth.
- Ms. Childers suggested line items be added in next year's budget for the larger townhomes and multi-family townhomes in Anand Vihar.
- Mr. Kyle Molder inquired on how the DRVC position is funded in the budget.
- Mr. Molder commented on expenses related to security cameras.
- Ms. Renee Glassman inquired about the possibility of a voluntary HOA for the DRVC, as done several years ago.

- 75 • Ms. Childers reminded everyone no major changes may be made to the budget at
76 this point.
- 77 • Mr. Brian Sykes, Attorney for the developer of Anand Vihar, confirmed the number
78 of units were reduced by 12. Ms. Childers commented any changes which need to
79 be made should be done as soon as possible before March 2023. Mr. Picarelli
80 commented he understands that larger townhomes would be built, reducing the
81 number of townhomes. Ms. Sanchez indicated the developer provided the number
82 of townhomes. Ms. Childers will follow up with Mr. Cohen to discuss next steps.

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84 On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all
85 in favor, the Public Hearing to consider adoption of the Fiscal Year
86 2023 Budget was closed. (5-0)

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89 On MOTION by Ms. Sanchez, seconded by Mr. Signoretti, with all
90 in favor, the regular meeting was reconvened. (5-0)

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92 **B. Consideration of Resolution 2022-05, Adopting Fiscal Year 2023 Budget**
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95 On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all
96 in favor, Resolution 2022-05, the Annual Appropriation Resolution
97 of the District Relating to the Annual Appropriations and Adopting
98 the Budget for the Fiscal Year Beginning October 1, 2022; and
99 Ending September 30, 2023, was adopted. (5-0)

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101 **C. Consideration of Resolution 2022-06, Levying Assessments for Fiscal Year**
102 **2023**
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105 On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all
106 in favor, Resolution 2022-06, Imposing special Assessments and
107 Certifying an Assessment Roll; Providing a Severability Clause; and
108 Providing an Effective Date, was adopted. (5-0)

109
110 **FIFTH ORDER OF BUSINESS**

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

111 Audience members commented on the following items:
112

- The appearance of overgrowth along the conservation area onto a private property. Ms. Diaz will follow up with staff.
- Mr. Mark Glassman commented on the landscaping company and the need for trimming. The current company is doing minimal work. Mr. Picarelli and Ms. Diaz will follow up.
- Ms. Renee Glassman commented on the fact the landscaping does not match in the community. Ms. Childers commented that some dead plants were from the former landscaper. Staff will follow up.
- Ms. Glassman commented on the condition of the banks along the ponds. Ms. Childers commented the plants can break down the area faster. She will follow up.
- Ms. Deborah Catterton of Colehaven commented on her walkway which is owned by the CDD. It was replaced too far. The area has sunken, and there are water run-off issues. Ms. Childers will ask the District Engineer to check this area.
- Ricky from Longleaf commented on the need for pruning of the trees and replacement of sidewalks. The HOA will have to address any trees in Longleaf. Ms. Diaz will follow up with Frontier on movement of cable lines.

SEVENTH ORDER OF BUSINESS**Consent Agenda**

- A. **Minutes of the June 29, 2022 Joint Meeting, July 6, 2022 Meeting, and July 20, 2022 Meeting and Workshop**
- B. **Financial Report as of July 31, 2022**
- C. **Deed Restrictions**

Ms. Childers requested any additions, corrections or deletions to the items on the Consent Agenda.

There being none,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Consent Agenda, consisting of the Minutes of the June 29, 2022 Joint Meeting, July 6, 2022 Meeting and July 20, 2022 Meeting and Workshop, was approved. (5-0)

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

- A. **Residents Council**
 - Ms. Diaz briefly addressed their budget.

B. Government/Community Updates

- Mr. Signoretti spoke to the County Commissioners regarding possible attendance at a future CDD Meeting. Commissioner Zimmer was the only one who responded, but she cannot speak at a CDD Meeting because she is a candidate for Seat 2 of the Commission. The primary will have to take place first.

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

There being no report, the next item followed.

B. District Manager**i. Consideration of Fiscal Year 2023 Meeting Schedule**

- The DRVC may continue to be part of the meeting schedule, with meetings to be cancelled if necessary, or the DRVC Schedule may be removed and added later. Mr. Nanni commented it is cheaper to keep the schedule as presented, and DRVC Meetings may be cancelled as the date approaches, by posting a sign on the door of the meeting room.

On MOTION by Ms. Sanchez, seconded by Mr. Signoretti, with all in favor, the Fiscal Year 2023 Meeting Schedule was approved as presented. (5-0)

C. District Engineer

Mr. Neidert presented Mr. Dvorak's report for discussion.

- FAC replied they would like to finish the original scope of work and not any additional quantities in the Villages of Iverson, Sedgwick and Longleaf at this point, as there have been increases in fees, and they are starting to lose money on this job. Mr. Neidert indicated the prices will increase for work on those Villages. Ms. Childers inquired whether the Board should solicit bids, since it may be over \$195,000. The original RFP was based on verification by the former District Engineer. No additional items were included. There are now additional sidewalks and gutters which need to be repaired or replaced.
 - Ms. Sanchez believes the work on the original contract should be completed.
 - Mr. Picarelli requested JMT compile a list of addresses in which sidewalks and gutters still must be replaced. Ms. Sanchez suggested staff may do this,

183 since sidewalks have already been marked. Ms. Childers noted JMT will
184 still have to verify the addresses.

- 185 ➤ Ms. Childers commented the current work should be completed, and at the
186 next meeting, the Board will finalize what is to be done with the remaining
187 areas.

- 188 • Martin Aquatics sent a proposal for design of the lap pool. The main design will be
189 a five-lane pool with a zero entry. A six-lane design will be presented as well. The
190 total quote is \$174,450, which is under the threshold and does not require the Board
191 to solicit bids. Ms. Childers suggested a sixth lane may be added to accommodate
192 high schools to have swim meets, as additional income for the District. An
193 additional restroom would be required. Audience comments were accepted.

- 194 ➤ The square footage would be increased for a sixth lane.

- 195 ➤ Martin Aquatics will prepare their own design, and cannot use the previous
196 design from the vendor who resigned from the job.

- 197 ➤ Mr. Cohen should review the design and prepare a contract.

198
199 Mr. Picarelli MOVED to approve the design proposal from Martin
200 Aquatics to build a lap pool in the amount of \$174,450, subject to
201 review and preparation of a contract by District Counsel, and Ms.
202 Darner seconded the motion.

- 203
204 ➤ The amount in the bond was \$968,256. Ms. Sanchez requested from Mr.
205 Nanni an accounting of what has been charged to the pool to date. Ms.
206 Childers commented approximately \$35,000 has been spent to date.

- 207 ➤ Mr. Picarelli suggested funds from other projects associated with this bond
208 may be rolled over to the pool costs.

- 209 ➤ A generator is still needed, and another structure is to be built.

- 210 ➤ Mr. Picarelli suggested that if the building is not built, the land can be sold
211 or turned into a parking lot.

- 212 ➤ Mr. Signoretti is concerned with the cost of the pool itself. He suggested
213 tabling this item and asking for an estimate to build the pool.

- Ms. Childers reminded the Board that it must be a lap pool in accordance with the bond. She is concerned the price may increase if the Board continues to table the item.

On VOICE vote, with Ms. Childers, Mr. Picarelli and Ms. Darner voting aye, and Ms. Sanchez and Mr. Signoretti voting nay, the prior motion was approved. (3-2)

D. District Counsel

There being no report, the next item followed.

E. Operations Manager

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

- The garage sale may be scheduled for October 8, 2022. Meadow Pointe I does not have a date on their calendar. The Board concurred with this date.
- The impact of the sidewalk repairs on residents was discussed. Ms. Diaz should tell residents the original repairs were from an RFP issued two years ago, and that the additional repairs will become part of a new RFP. The areas must remain marked, as they are tripping hazards.
- The JMT invoice was discussed. Ms. Childers reviewed it and confirmed everything is correct. The amount of the invoice is \$13,705, and includes the Pond Needs Analysis for the new regulation, which was over \$7,000. The Board concurred to approve the invoice.
- Triangle Pools will eliminate the fuel charges once the new pricing is presented.
 - i. Discussion of Guidelines for the Multi-Purpose Court**
 - Mr. Picarelli drafted guidelines. His guidelines do not allow roller skating, rollerblading or skateboarding. Ms. Diaz requested Board discussion in this regard.
 - Mr. Nanni confirmed with the insurance company there may be a slight increase if these activities are allowed. Mr. Nanni believes the increase may be under \$1,000.
 - Children under 15 years of age need to be accompanied by an adult to use the clubhouse.
 - Ms. Childers agrees that skateboards should not be allowed. Rollerblades may be used for roller hockey. Mr. Signoretti agrees with Ms. Childers.

- 247 • Mr. Picarelli confirmed the guidelines should state *no skating, no rollerblading, no*
248 *skateboarding, with the exception of roller hockey and children with small bicycles.*
- 249 • Ms. Sanchez commented that some of the children are unruly.
- 250 • Ms. Childers indicated a specific policy is necessary, which may include a policy
251 that parents may be notified if their child is breaking the rules, and trespassing
252 policies may go into effect. She is not in favor of banning skating or rollerblading.
253 She suggested the following language: *Roller skating or rollerblading at the*
254 *designated court, to include roller hockey.*
- 255 • Ms. Sanchez stated for the record, there are responsibilities which come along with
256 trespassing. The District would be responsible for enforcing the trespass solution,
257 making the District legally liable for their actions. The District would likely lose
258 in court. Ms. Childers indicated the trespassing solution will not be used. The
259 policies and procedures already in place will be enforced.
- 260 • The final language will be added: *No skateboarding, but skating and rollerblading*
261 *to include roller hockey will be allowed.* The record shall reflect that four Board
262 members were in favor of this language, but Ms. Sanchez was not in favor.
- 263 • Language regarding bicycles will not be added.
- 264 • Mr. Picarelli will revise the policy, and both Mr. Picarelli and Ms. Diaz will ensure
265 this is added to the Policies & Procedures.
- 266 **ii. Discussion of Letters to Residents Encroaching on CDD Property**
- 267 • There were two minor errors which were to be corrected.
- 268 • Residents who live on the pond with a blocked easement, in which the landscapers
269 would not have access are affected.
- 270 • Ms. Sanchez believes each community should be assessed for this issue, after which
271 letters would be sent. Mr. Picarelli disagreed as a letter was prepared and is ready
272 to be sent. Other areas need to be justified that there is an issue.
- 273 **E. Operations Manager (Continued)**
- 274 Ms. Diaz continued with her report.
- 275 • Ms. Diaz contacted the former pressure washing contractor, and asked if he was
276 available to present a quote, as the sidewalks need to be pressure washed. Ms.

Childers suggested having him do this work in stages, avoiding those sidewalks which are to be replaced.

TENTH ORDER OF BUSINESS**Action Items for Board****Approval/Disapproval/Discussion****A. Presentation by Mr. Ken Martin of Martin Aquatic Regarding the Lap Pool**

The Board approved the proposal earlier in the meeting.

B. Discussion of ARC/DRC Position

- Mr. Picarelli suggested hiring Inframark to do this work for one year, while the Board continues to seek someone for the position, just to catch up on all written violations which the Board has not been able to resolve. Ms. Sanchez is not in favor of hiring an outside agency.
 - The position has been posted for close to two years. Ms. Sanchez is in favor of increasing the salary.
 - Mr. Picarelli asked Mr. Nanni to determine whether there is an option of hiring Inframark to do this work, and whether they would remain with the current guidelines in which they would not look for restrictions, they would just process the paperwork for restrictions submitted to District staff.
 - Ms. Childers discussed the budget for this work. She suggested re-posting the position to other media outlets. She believes that once this work is outsourced, it is difficult to bring back to the District.
 - Mr. Signoretti believes action is necessary in this regard.
 - Ms. Childers believes the Board needs to review the restrictions to determine what items are valid.
- C. Discussion of the Caring Owners Group**
- Mr. Picarelli indicated the person from the group left the meeting.
 - The group adopted County Line Road and Mansfield. The program requires a two-year commitment, and the group is supposed to adopt a minimum of one mile of road and agree to have a minimum of four clean-ups per year. There is no charge to participate. Basically, the County distributes bags and gloves for members to clean the areas.
 - Staff and the landscaping company already pick up trash on the roads.
 - Mr. Picarelli is concerned with the purpose of this group.

- An audience member who is a member of the group briefly spoke, and commented they basically pick up trash not picked up by staff.
 - Ms. Sanchez noted the CDD cannot pick up trash not on CDD property.
 - Ms. Sanchez commented that anything Mr. Molder has posted in the newsletter is considered a conflict since he is currently a candidate for a CDD Board Seat.
- D. Discussion of Mailboxes**
- Ms. Sanchez commented the mailbox company does allow for residents to purchase and pick them up.
 - They may be customized.
 - The cost has doubled since 2019. The approximate cost is \$200 per mailbox.
 - The CDD may purchase mailboxes and sell to residents.
 - The company has been in business since 1986.
 - The Board will follow up at the next meeting once definite costs are noted.

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

Audience members commented on the following items:

- Ms. Patterson of Colehaven discussed the mailboxes. She would like to purchase a metal mailbox, which is acceptable. It must be rounded.
- Ms. Patterson commented her Palm Trees are dented. The workers need to be careful when working around the trees. Landscapers may work on the easements. She should contact Ms. Diaz regarding any issues.

TWELFTH ORDER OF BUSINESS**Supervisors' Remarks**

- Ms. Sanchez will not attend the next meeting.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Sanchez, seconded by Mr. Signoretti, with all in favor, the meeting was adjourned at 9:31 p.m. (5-0)

Jamie Childers
Chairperson

6B.

**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 7, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present were:

Robert Nanni	District Manager (Via Zoom)
Andrew Cohen	District Counsel (Via Zoom)
Sheila Diaz	Operations Manager
Elizabeth Moore	Assessment Specialist, Inframark (Via Zoom)
Complete I.T. Representative	
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**

The Agenda was revised to include *Discussion of Wrencrest Entrance* under *Approval/Disapproval/Discussion*.

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

- Mr. George Neuendorf of Longleaf discussed sidewalks in Longleaf. He was told the sidewalks will be repaired right after Wrencrest, as soon as Frontier has completed their work on the lines.
- Mr. Kyle Molder of Morningside provided the following:
 - The sign for the Caring Owners Group was removed.
 - District Manager responses to requests.
 - Pressure washing and repair of sidewalks in Morningside.
 - Candidates for the County Commission willing to attend a future CDD meeting.
- Mr. Nicholas Koelndorfer of Morningside discussed the easement letter he received regarding his fence.
- Ms. Cheryl Meador inquired about a past special assessment. There were many issues, not just trees and sidewalks. The cost was \$55,000 more than the original assessed amount. There is no interest on the loan. Ms. Childers will follow up on the loan amount.
- Ms. Christy Koelndorfer provided the following comments:
 - She suggested the CDD give those who need to remove their fences more than 15 days. A new fence does not fall under District Deed Restrictions. Residents must follow County guidelines with regards to easements and property lines when putting up a fence.

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

There being no report, the next item followed.

B. Government/Community Updates

- Mr. Signoretti discussed the 7-Eleven issue. He advised now is the time for residents to protest this issue.
- Meadow Pointe Boulevard and the cut-through to K-Bar Ranch are open again.

SEVENTH ORDER OF BUSINESS**Discussion of Anand Vihar Townhome
Assessment**

- The developer decided to remove 12 properties and combine them to make larger properties. Residents are now questioning the assessments. The standard original homes was one assessment, and the ones that were two pieces of land were combined to make 1½ assessments. Residents do not believe this is fair. However, if it is changed, the CDD should not incur a deficit of \$6,000 because they decided to change their building schemes after the assessment was approved.
- Mr. Picarelli noted when the developer took ownership of the property, they gave the CDD a specific number of homes to be built, which was part of the tax roll for what would be paid on the assessments. The developer, at that time, was going to pay assessments on the vacant lots while the townhomes were built. They were going to build larger townhomes, and where there would normally be three plots of land with three separate townhomes, they would only have two because they were going to make a larger townhome and take up three properties for two townhomes. The amount of \$6,000 would have to be paid by all Meadow Pointe II residents, which is unfair.
- Mr. Cohen noted from reading their attorney's email, they want to reallocate the funds to their community. The District would have to go through the Chapter 170 process, which requires a public hearing. The Board needs to know the make-up of the community regarding square footage of the townhomes and the final plan, after which it must be decided whether to go through the process of reallocating within that community. This would be done for the 2024 budget year.
- Ms. Moore would have the breakdown of the assessments from Anand Vihar for the 24 units which became 12. Rather than those 12 units paying 1½, they want to reallocate within their entire community, which will raise assessments for all.
- Mr. Picarelli believes those 12 units should pay 1½ in assessments.
- Ms. Moore indicated the assessments are based on product type, not lot size. Anand Vihar changed their product type in the middle of the budget process. It was decided to allocate the assessments for Operations & Maintenance based on 1.5 units to avoid running a potential deficit. A certain amount of debt is allocated to each parcel. The concern is that the methodology basically states all the lots within

specific areas are similar in size, so they receive a similar benefit. There may be an issue if they state there are comparable lot sizes, which can potentially be an issue because there is no differentiation in lot size. Allocating those units to properties within Anand Vihar could also be a concern because those who purchase the smaller lots are going to feel they are not getting a proportional benefit and would not want to pay more.

- Ms. Moore recommends the District Engineer look at the lot sizes for all townhome neighborhoods to justify allocating assessments based on 1.5 units if the majority of the community's townhomes have a 24 front lot size, and Anand Vihar has a 32 or 35 front lot size. The CDD will have to work with the engineer in this regard.
- Ms. Moore has not received any changes to their current product types, and she already billed the roll and submitted it to the County.
- Mr. Cohen advised the Board to find out from the Engineer whether Anand Vihar is completely built out. Ms. Childers commented that if they are not built out, the Board should table this item until they are built out to avoid having to go through this process again. Ms. Childers will follow up with Mr. Dvorak.

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

Ms. Childers requested any additions, corrections or deletions to the Consent Agenda.

There being none,

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the Consent Agenda, consisting of Deed Restrictions/DRVC, was approved. (4-0)

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

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-66	Deer Run	29634 Eagle Station	Paint Home	See Below
2022-74	Wrencrest	1954 Grenville	Screen Enclosure	Approved

- 2022-66 will be approved using the approved color scheme.

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the Architectural Review Report was accepted as amended. (4-0)

B. District Counsel

The easement issue was discussed.

- A couple of residents have prior approvals from the Board stating that if there is no emergency situation in which the fence would have to be removed by the CDD or the County, these residents have a legal standpoint to keep the fence as is because they have a prior approval on file with the community.
- There was a mowing issue at Pond T3 and Pond T4. 29853, 29935 and 29941 had easement issues because Pond T4 was not accessible. Letters were sent to residents at 30017 and 30012, which do not have access to Pond T4. There is a wetland behind 30013, and a mower cannot access the area.
- The Board will address all the other properties on easements during the workshop.
- No complaints have been made by any residents that the ponds have not been maintained.
- Mr. Picarelli commented almost all easements are blocked. Until it gets to the point at which the easements cannot be accessed, and the CDD has to maintain them, all residents at one specific area have to remove everything.
- There is no specific agreement with these residents, and the Board may have to decide whether a formal agreement authorizing the CDD to use those areas, should be prepared.
- The Board needs to determine what size the vendors need, if what they need is in the scope, and if it is, whether a formal agreement should be prepared.
- Mr. Cohen commented that if something is on file allowing a resident to install a fence, it may be more difficult to ask them to remove the fence. They would have a potential defense if there were any litigation.
- Mr. Cohen commented there should be a license agreement which everyone could sign that would show up in title and run with the land.
- Mr. Cohen advised that for those people who have fences, the following needs to be determined:

- 176 ➤ Do they have the documentation?
- 177 ➤ Was it built in compliance with what was previously approved?
- 178 ➤ They should be asked to execute a license agreement. However, they cannot
- 179 be forced to sign.
- 180 • Mr. Picarelli is not in favor of vendors having to ask residents to open their fences
- 181 to make repairs.
- 182 • These easements would need to be cleared for heavy equipment access.
- 183 • Ms. Childers will work with Mr. Cohen to prepare and send a formal letter to the
- 184 resident at 29853, as the area behind his fence cannot be accessed. Ms. Childers
- 185 sent an email to the resident, which she read into the record, indicating the land
- 186 behind his fence is CDD property, and that the land may be accessed to reach the
- 187 drainage areas, which includes Pond T4.
- 188 • Other pond areas were discussed.
- 189 *The record shall reflect Mr. Cohen exited the meeting.*
- 190 • Ms. Childers requested looking at the records to determine whether there is a prior
- 191 agreement on file.
- 192 • Ms. Childers will direct the District Engineer to ensure the prior agreements meet
- 193 all requirements.
- 194 **C. District Engineer**
- 195 Ms. Childers addressed Mr. Dvorak's report.
- 196 • Iverson sidewalks are complete, and Sedgwick will be next. No additional work is
- 197 being added at this time. All contracted work will be done first.
- 198 ➤ An area on Wrencrest needs to be revisited. Ms. Childers spoke to the
- 199 Engineer, and the workers were going to check the pitch of the sidewalk, as
- 200 it appears sand was being added to make the area look level.
- 201 • The Martin Aquatics proposal was approved, and work should commence soon.
- 202 • The pond assessment is ongoing. The Deer Run assessment will be submitted to
- 203 ensure the format is correct.
- 204 • Frontier work should be nearing completion in Longleaf. Frontier has not
- 205 responded to Mr. Dvorak.
- 206

D. Operations Manager

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

- Mailboxes were discussed. The quote for the post from Ms. Sanchez was \$350. The mailbox costs an additional \$106. A person from Meadow Pointe I is also installing mailboxes for \$150. PVC lasts longer. Ms. Childers noted wooden mailboxes should not be approved going forward.
- The District's budget for TECO bills is sufficient. The purple lights are defective, and will be replaced.

TENTH ORDER OF BUSINESS**Approval/Disapproval/Discussion****A. Discussion of Sidewalk Contract**

- The contractor will re-bid for any new work, as prices have increased.
- They need to complete all work associated with the RFP first.
- Ms. Childers advised that once this work is done, the District Engineer will have to prepare a report of all additional areas to be repaired. Mr. Picarelli advised the maintenance team can handle this work, as opposed to paying the Engineer. Ms. Childers indicated everything needs to be verified. Ms. Childers indicated Mr. Neidert would be doing the work, which is lower in price than having Mr. Dvorak do the work.

B. Discussion of Mailboxes

- A sample mailbox was presented.
- The numbers are stickers.
- Ms. Darner commented either this mailbox should be chosen or a commercially available white one. The other ones presented are over-priced. Mr. Picarelli is in favor of beige.
- Ms. Childers commented the stickers are going to peel. The bronze numbers should be used.
- Ms. Darner commented information for the chosen mailboxes should be posted in the newsletter.
- The Board concurred with no stickers.

Mr. Picarelli MOVED to approve the three vendors chosen to install mailbox posts throughout the community, with the mailbox to be beige in color, without stickers for the Meadow Pointe emblem, and the numbers to be made of metal and bronze in color, and Ms. Darner seconded the motion.

- Ms. Darner would like to ensure the advertisement notifies residents this is optional, as long as current mailboxes are up to code. This will also be noted in the newsletter.

On VOICE vote, with all in favor, the prior motion was approved.
(4-0)

- Those who live in an HOA are not affected by this, as the HOA takes care of the mailboxes.
 - Residents may purchase the approved mailbox in Home Depot.
- C. Discussion of Wrencrest Entrance**
- Residents are complaining that outsiders are driving up to the entrance and parking their vehicles on the grass. Mr. Picarelli recommends placing decorative large boulders at both the Wrencrest entrance and exit.
 - Ms. Childers requested Mr. Picarelli look for samples of boulders.

Ms. Childers discussed the Wrencrest litigation.

- The litigation has been dropped, but the injunction for the gate arms is still active, and a Shade Meeting cannot be held.
- Ms. Childers recommends an additional joint meeting with Meadow Pointe III.
- A Meadow Pointe III resident suggested at the last joint meeting, installing a gate with access to both sides on Meadow Pointe II property. Remotes would be sold for an annual fee to use the property to help cover expenses.
- She further suggested that if a Meadow Pointe III vehicle gets stopped for speeding or going through the *Stop Sign* in the area, their access would be removed.
- Mr. Picarelli does not believe an additional joint meeting will be helpful. He also does not believe the gate would be necessary, as he does not believe the speed issue will be alleviated. Mr. Picarelli is also concerned with possible wear and tear on the gates and roadways which belong to Wrencrest and Meadow Pointe II.

- Mr. Picarelli suggested speaking to Mr. Cohen to discuss the possibility of asking the County to install an emergency gate, which will satisfy the need for emergency response, but cut down on traffic. The two communities should remain separate.
- Ms. Childers reminded the Board that in order for the County to file for a permit to install a gate, a costly Traffic Study would be required.
- Mr. Picarelli would like there to be a drop gate arm if the Board pursues this.

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

- Ms. Kelly Wright provided the following comments:
 - Information regarding the mailboxes should be posted on Facebook.
 - The boulders are a great idea.
 - With regards to parking at the gate, vehicles are blocking a *Stop Sign* at the gate.
 - The Wrencrest Gate should be closed with the exception of emergency access.
- Lawrence of Wrencrest does not believe issuing everyone remotes is going to alleviate the problem at the Wrencrest Gate. The boulders are a good idea.
- Mr. George Neuendorf of Longleaf commented on possibly removing the Wrencrest Gate.
- Mr. Kyle Molder provided the following comments:
 - Resources regarding the Wrencrest Gate and shutting it down.
 - The easement letters, and fences. He indicated that no permit is required for fences.
 - Dimensions of the mailboxes should be specific for residents.
 - Concern regarding pressure washing of the sidewalks. He is concerned the pressure washing may be delayed due to the secondary sidewalk repair job. Ms. Childers indicated she would like to see the pressure washing done prior to issuance of the new sidewalk RFP. Many of the sidewalks are owned by the County.
- Mr. Ken Esock provided the following comments:
 - In favor of the boulders.

- 305 ➤ In favor of the emergency access gate at Wrencrest.
- 306 • Mr. Nick Koelndorfer of Morningside asked questions regarding reflectors on the
- 307 mailboxes. Board members believed this to be a good idea.

- 308
- 309 **TWELFTH ORDER OF BUSINESS** **Supervisor Comments**
- 310 • Mr. Signoretti is not in favor of the boulders. Mr. Picarelli will bring decent
- 311 samples.
- 312 • Mr. Picarelli expressed satisfaction that the work is proceeding throughout the
- 313 community.
- 314 • Ms. Childers thanked Ms. Diaz for her work. She would like to re-advertise for her
- 315 position. Mr. Picarelli advised there should be a lead person to handle these
- 316 interviews. Mr. Nanni and Mr. Signoretti should serve as leads in this process.

- 317
- 318 **THIRTEENTH ORDER OF BUSINESS** **Adjourn the Regular Meeting and Proceed**
- 319 **to a Workshop**
- 320 There being no further business,

321

322 On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all

323 in favor, the meeting was adjourned at 9:05 p.m., and the Board

324 proceeded to a workshop. (4-0)

325

326

327

328

329

330

331 _____

332 Jamie Childers
Chairperson

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 7, 2022, 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
Robert Signoretti	Assistant Secretary
Sheila Diaz	Operations Manager
Member of the Public	

The following items were discussed during the September 7, 2022 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 at 9:07 p.m.

SECOND ORDER OF BUSINESS

Items for Discussion

The easement issue was discussed.

- Ms. Childers indicated the only areas with issues was Morningside.
- Deed Restrictions should be handled fairly across the board.
- Ms. Childers noted that the Board needs to contact a representative at SOLitude Lake Management and find out if there are any other locations throughout the entire community with easement issues.

- THIRD ORDER OF BUSINESS** **Adjournment**
There being no further discussion, the workshop was adjourned.

2

**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 21, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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
Robert Dvorak	District Engineer (via Zoom)
Sheila Diaz	Operations Manager
Kelly Wright	Residents Council
Complete IT Representative	
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

The following items were requested:

- Update on Wrencrest Legal Situation.
- Discussion of Boulders at the Front of Wrencrest.
- Discussion of Speeding and Recent Accident Damaging the CDD Wall.

FIFTH ORDER OF BUSINESS

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

- Mr. Lawrence Jimenez of Wrencrest commented on the poor condition of the fitness center. Ms. Childers indicated there are long term plans to refurbish or build a new structure.
- Mr. George Neuendorf of Longleaf commented on the poor condition of the sidewalks in Longleaf, and he asked when the work will be done. Ms. Childers indicated that Longleaf will be done after Wrencrest.
- Mr. Chris Kluender of Iverson discussed the mailbox posts, and when they will be purchased along with dimensions. Mr. Picarelli responded that the prototype model will be presented, and he updated Mr. Kluender on what the Board discussed at the last meeting. Information will be available at the Clubhouse.
- Mr. Kyle Molder of Morningside commented on the boulders and condition of the grass.
- Mr. Molder discussed the Mansfield sidewalks, and was told by the County they are not responsible for maintenance. Mr. Picarelli noted the road was built with CDD funds and owned by the CDD. The County took ownership and there are issues between the two entities. It was understood the County took ownership of the sidewalks. However, they do not want to maintain them. Ms. Childers spoke to Mr. Cohen, and he is working with Mr. Nanni to find the agreement for landscape and maintenance along the road. The CDD agreement was for landscaping only.
- Mr. Molder commented on deed restrictions and outsourcing the work.
- Mr. Molder commented on Morningside landscaping. Many of the shrubs are dead. Ms. Darner indicated the shrubs will be addressed during the next inspection.

- 73 • Ms. Kelly Wright of Iverson commented on employee salaries, and believes an
74 increase is needed. Ms. Sanchez commented Meadow Pointe II salaries are similar
75 to other CDDs.
- 76 • Ms. Cheryl Meador of Lettingwell inquired about information from the recent
77 assessment. Ms. Childers will follow up.
- 78 • Ms. Meador commented on drainage issues. Ms. Childers advised her to follow up
79 with the HOA.
- 80 • Mr. Nanni commented that pressure washing sidewalks is not a CDD function, but
81 some CDDs do this. Ms. Sanchez commented the previous Board which approved
82 power washing of the sidewalks indicated that it was for one time only.

SIXTH ORDER OF BUSINESS**Consent Agenda**

- 85 A. **Minutes of the August 3, 2022 Meeting and Workshop, and August 17, 2022**
86 **Meeting**
- 87 B. **Financial Report as of August 31, 2022**
- 88 C. **Deed Restrictions**

89 Ms. Childers requested any additions, corrections or deletions to items on the Consent
90 Agenda.

- 91 • Ms. Childers noted there were several errors on the August 3, 2022 Minutes.

93 On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all
94 in favor, the Consent Agenda was approved, excluding the Minutes
95 which are to be approved at the next meeting. (5-0)

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

- 100 • Ms. Wright indicated the Fall Festival was cancelled for various reasons, but
101 decided upon a drive-through event, like last year. The event will be held from
102 2:00 p.m. to 4:00 p.m. on October 15, 2022. The Board has not provided additional
103 funding for this event. Ms. Sanchez noted that anything remaining from an event
104 would have to come back to the Board if the Board provides funding.

B. Government/Community Updates

- 106 • Mr. Signoretti is waiting for a date for Commissioner Seth Wakeman to attend a
107 Board meeting.

- A resident prepared a story regarding the traffic on County Line Road. Mr. Signoretti advised residents to dispute the opening of Kinnon and Mansfield.
- Mr. Picarelli provided comments in this regard, which are related to the speeding issue to be discussed later in the meeting. The County has prohibited installation of flashers for the crosswalks because a survey would be required noting the number of pedestrians crossing the road. He suggested requesting a traffic light at the corner of Deer Run and Morningside. There is a blind spot in this area. Mr. Signoretti will follow up.

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

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-76	Iverson	1530 Baythorn	Paint Home	Denied

- There was no background for this item. Therefore, it must be resubmitted with the appropriate information.

B. District Manager

- Mr. Nanni received information regarding the District's insurance. The current insurance company is PGIT. However, there is a new company, Egis, Florida Insurance Alliance. This company would save the District \$3,000 for the year, which includes Workmen's Compensation and the package premium. Mr. Nanni just received this proposal late today. The coverage is better. Mr. Nanni would need a motion at this meeting.
- Mr. Nanni noted several Districts use this company, and there have been no complaints. Mr. Nanni prepared a report which outlines what the current insurer provides versus what Egis provides.
- Ms. Sanchez indicated the District has had several claims, and the current insurer has provided satisfactory service. The new insurer has a *Loss Run* on the District.
- Ms. Darner would like to review the new proposal to determine whether rates would increase for use of the multi-purpose courts and other similar amenities. She was assured the coverage amount is nominal.

- The existing company is asking for a response by September 23, 2022 on the existing policy, and FIA did not provide a deadline.

Ms. Sanchez MOVED to approve the proposal from EGIS – Florida Insurance Alliance for District insurance based on knowledge and comparisons from the District Manager, and Mr. Picarelli seconded the motion.

Upon further discussion,

On VOICE vote, with Ms. Childers, Mr. Picarelli, Ms. Sanchez and Mr. Signoretti voting aye, and Ms. Darner voting nay, the prior motion was approved. (4-1)

- Ms. Darner recommends that the Board have more time to review the proposal.
- Mr. Nanni will send the comparison to the Board.
- Mr. Nanni discussed the Operations Manager position.
 - Mr. Nanni was able to download and scan some of the resumes from Indeed.
 - The scope of the position has been amended.
 - **C. District Engineer**
 - Ms. Childers reported on an issue regarding the pool. Architects and engineers do not fall under the \$195,000 advertising threshold according to the Florida Statutes. The cap is \$35,000 for any work related to architectural/engineering. Work with Martin Aquatics was halted. Mr. Cohen is creating an RFQ. Martin Aquatics will submit the same proposal under the RFP.
 - Mr. Picarelli believes that since it is a bond project, the threshold does not apply.
 - There is no pricing on the RFQ, just qualifications.
 - The pond assessment in Deer Run was discussed. Mr. Dvorak asked the Board to review the assessment and discuss.
 - The sidewalk project was discussed. Locates were requested, but staff was told locates were not necessary because everything was deeper than three feet. Mr.

Dvorak indicated these areas must be marked. No work will be done until the locates are completed.

- The accident was discussed. Mr. Dvorak recommends securing the area until the repairs are made, with plywood. Permission by the resident is needed to go back there. Mr. Ambriati should be able to provide a price for the repairs to the wall.
 - Mr. Picarelli noted there are six-foot egress areas behind each home. Therefore, the contractor does not have to seek permission from the homeowner to make those types of repairs.
 - Ms. Childers requested that Ms. Diaz ask maintenance personnel to apply plywood board on the inside until the repair is made.
- Ms. Diaz received an email from Brandon of FAC indicating he was told the homeowner needed to call for mark-outs. Work on the sidewalks is at a standstill for the most part.
 - There is a large area in Wrencrest which does not require repairs. FAC was not made aware of this, and started the work. They worked on half of the area, and filled in what they demolished. The homeowner's grass has grown high, which also raises the sidewalk. A pitch should be installed on the sidewalk, but if the resident does not cut the grass and this continues, it will be the homeowner's responsibility to repair it. The address is 30904 Burleigh Drive, Wrencrest.
 - Ms. Childers asked Mr. Dvorak to speak to Mr. Neidert regarding the property in question. They want less gutter to make the drainage work.
 - Ms. Diaz requested a work schedule from FAC.
 - Mr. Dvorak commented the contractors are to call for the locates.
 - It was determined the locates may not be done because the ground is too shallow. Mr. Dvorak disagrees with this and indicated the lines still can be located.
 - Ms. Sanchez reminded Mr. Dvorak the contract includes the contractor being responsible for line locations.
 - Mr. Dvorak will follow up with the locate company. The lines in Longleaf need to be located next.

The record shall reflect Mr. Dvorak exited the meeting.

- Pond assessment repairs were discussed. Ms. Diaz was asked to review the proposal to ensure it meets the needs of the District.

D. District Counsel

- The County allowed the litigation to expire regarding the Wrencrest Gate. Therefore, a Shade Meeting cannot occur. However, the temporary injunction is still in place. Mr. Cohen will find out determination of rights and responsibilities for the CDD to work on the road. Ms. Childers will follow up.

E. Operations Manager

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

- Staff recently held a quarterly Staff & Safety Meeting. Having these meetings helps to keep the insurance rates down.
- Ms. Diaz is disappointed with FAC regarding the issues with repairing the sidewalks. No documentation has been received from JMT regarding this project.
- Metro Gates maintenance is quarterly, as opposed to monthly.
- Ms. Diaz discussed the Triangle Pools contract. They have increased their rates.
 - Ms. Sanchez is in favor of renewing the contract for one year only, as opposed to three years.
 - The new contract is \$2,300. Ms. Diaz will call them regarding the chlorinator, and at that time, she will tell them the CDD sets their budget at certain times of the year, and that the increase was not budgeted.
- Mailboxes were discussed.
 - Meadow Pointe I and III have agreed to use the new PVC mailboxes with this new vendor.
 - Ms. Childers clarified there are two vendors, and they charge \$150 for parts and installation.
 - Mr. Picarelli commented that mailboxes may be purchased at Home Depot or anywhere else.
 - Residents still have to apply with the ARC if they are replacing their mailboxes.

- 236 • Ms. Diaz asked the pond and land companies to provide a list of the addresses which
237 are blocked by fences.
- 238 ➤ Ms. Diaz presented a map with some addresses.
- 239 ➤ Ms. Childers spoke to Mr. Cohen, and he indicated any homeowner may
240 sue the CDD and win if they had prior authorization to put up a fence.
- 241 ➤ Mr. Cohen recommended a formal agreement stating the CDD has the right
242 to go through the property when necessary for the other owners.
- 243 ➤ Discussion ensued regarding the easements.
- 244 ➤ The landscaper may have to use a different type of mower in certain areas.
- 245 ➤ The Board discussed an area in which there is overgrowth into the
246 conservation area. Ms. Diaz was asked to contact SOLitude and/or
247 Mainscape regarding this overgrowth between 30013 and 30009
248 Morningmist Drive at Wetland 1C in Morningside. The wetland has grown
249 up to the fence and the mower cannot get through.
- 250 • Ms. Diaz discussed the fitness center equipment, which is old and needs to be
251 replaced. She received one quote. The cost is \$47,500. Mr. Picarelli offered to
252 remove or sell the old equipment to save some money.
- 253
- 254

Ms. Sanchez MOVED to accept the proposal from FITREV in the
255 amount of \$50,599 to remove and replace fitness equipment at the
256 fitness center, and Mr. Signoretti seconded the motion.
- 257
- 258 ➤ Mr. Signoretti commented he agrees with Ms. Sanchez since the current
259 equipment is showing signs of rust, and he is in favor of presenting different
260 options at the next meeting.
- 261
- 262

Ms. Sanchez WITHDREW the prior motion.
- 263
- 264 ➤ Mr. Picarelli indicated that Ms. Diaz should ask for bids from other
265 companies. This item will be tabled to the next meeting.
- 266 • The pool furniture is in poor condition and needs to be replaced. Ms. Sanchez
267 suggested prices may be lower since summer has passed.
- 268

NINTH ORDER OF BUSINESS**Action Items for Board
Approval/Disapproval/Discussion****A. Discussion of Wrencrest Legal Situation**

This item was discussed earlier in the meeting.

B. Discussion of Boulders at the Front of Wrencrest

- Ms. Sanchez indicated that boulders are not an attractive look for the community. She suggested moving the *No Parking* signs closer to the edge of the grass, and add more *No Parking* signs.
- Feedback from residents may be useful. Ms. Childers believes the Board should set a precedent for residents' feedback. Ms. Sanchez suggested requests for feedback be added to the newsletter. The current newsletter already went out. The request will be posted in the November newsletter, and on Facebook.

C. Discussion of Speeding and Recent Accident Damaging the CDD Wall

This item was discussed earlier in the meeting\

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

- Ms. Kelly Wright of Iverson is concerned with the Board setting a precedent regarding feedback from residents on the boulders. She is in favor of the boulders, as there are many traffic issues with the Wrencrest Gate.

ELEVENTH ORDER OF BUSINESS**Supervisors' Remarks**

- Mr. Signoretti agreed with Ms. Wright's comments. He suggested some traffic could have been stopped had there been gate arms. He is going to raise the issue with the County, and possibly the Sheriff's Department.
- Mr. Picarelli believes the problem with the Wrencrest Gate is that people do not want to wait in line.
- Mr. Picarelli makes his decisions based on the welfare of the community.
- Ms. Childers would like to delay posting feedback from residents regarding the boulders until after the Board discusses further at the next meeting.
- Ms. Childers discussed feedback regarding the pool. Most residents were in favor of the lap pool.

303 **TWELFTH ORDER OF BUSINESS**
304 There being no further business,

Adjournment

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On MOTION by Ms. Childers, seconded by Mr. Picarelli, with all in favor, the meeting was adjourned at 9:14 p.m.
--

Jamie Childers
Chairperson

6C

MEADOW POINTE II
Community Development District

Financial Report

September 30, 2022

Prepared by



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MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

September 30, 2022

Balance Sheet
September 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLeAF (009)
ASSETS									
Cash - Checking Account	\$ 1,285,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	96,259	288,226	73,475	341,445	43,075	266,928	10,483	405,709
Investments:									
Money Market Account	4,986,979	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	735	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,302,934	\$ 96,259	\$ 288,226	\$ 73,475	\$ 341,445	\$ 43,075	\$ 266,928	\$ 10,483	\$ 405,709
LIABILITIES									
Accounts Payable	\$ 29,753	\$ 164	\$ 123	\$ 88	\$ 88	\$ 88	\$ 943	\$ 593	\$ 123
Accrued Expenses	15,402	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,103,932	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,171,562	164	123	88	88	88	943	593	123

Balance Sheet
September 30, 2022

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>FUND BALANCES</u>									
Nonspendable:									
Prepaid Items	735	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	407,805	11,855	5,560	2,007	3,704	2,267	5,669	-	8,428
Reserves - Ponds	279,053	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	599,792	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	187,923	56,970	184,645	36,391	189,930	-	180,788
Reserves - Sidewalks	-	-	25,660	4,054	3,293	2,010	7,544	2,500	44,479
Unassigned:	1,814,037	84,240	68,960	10,356	149,715	2,319	62,842	7,390	171,891
TOTAL FUND BALANCES	\$ 3,131,372	\$ 96,095	\$ 288,103	\$ 73,387	\$ 341,357	\$ 42,987	\$ 265,985	\$ 9,890	\$ 405,586
TOTAL LIABILITIES & FUND BALANCES	\$ 6,302,934	\$ 96,259	\$ 288,226	\$ 73,475	\$ 341,445	\$ 43,075	\$ 266,928	\$ 10,483	\$ 405,709

Balance Sheet
September 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285,270
Assessments Receivable	-	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	207,843	274,733	255,578	289,188	537,486	3,954	9,245	305	-	3,103,932
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	4,986,979
Construction Fund	-	-	-	-	-	-	-	-	2,478,197	2,478,197
Prepayment Account	-	-	-	-	-	-	-	3,243	-	3,243
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	144,654	-	144,654
Prepaid Items	-	-	-	-	-	-	-	-	-	735
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 207,843	\$ 274,733	\$ 255,578	\$ 289,188	\$ 537,486	\$ 3,954	\$ 9,245	\$ 299,807	\$ 2,478,197	\$ 12,184,565
LIABILITIES										
Accounts Payable	\$ 88	\$ 253	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ 32,568
Accrued Expenses	-	-	-	-	-	-	-	-	-	15,402
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	-	3,103,932
TOTAL LIABILITIES	88	253	88	88	88	-	-	-	-	3,174,377

Balance Sheet
September 30, 2022

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	-	-	-	-	-	-	-	-	-	735
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	299,807	-	299,807
Capital Projects	-	-	-	-	-	-	-	-	2,478,197	2,478,197
Assigned to:										
Operating Reserves	4,731	5,058	4,412	4,219	8,556	-	-	-	-	474,271
Reserves - Ponds	-	-	-	-	-	-	-	-	-	279,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	599,792
Reserves - Roadways	102,267	142,947	102,160	172,026	256,814	-	-	-	-	1,612,861
Reserves - Sidewalks	8,744	19,820	26,544	1,936	26,330	3,170	5,068	-	-	181,152
Unassigned:	92,013	106,655	122,374	110,919	245,698	784	4,177	-	-	3,054,370
TOTAL FUND BALANCES	\$ 207,755	\$ 274,480	\$ 255,490	\$ 289,100	\$ 537,398	\$ 3,954	\$ 9,245	\$ 299,807	\$ 2,478,197	\$ 9,010,188
TOTAL LIABILITIES & FUND BALANCES	\$ 207,843	\$ 274,733	\$ 255,578	\$ 289,188	\$ 537,486	\$ 3,954	\$ 9,245	\$ 299,807	\$ 2,478,197	\$ 12,184,565

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 250	\$ 2	\$ (248)	0.80%	\$ 21	\$ -	\$ (21)
Garbage/Solid Waste Revenue	151,330	151,330	151,330	-	100.00%	-	-	-
Interest - Tax Collector	-	-	3	3	0.00%	-	-	-
Special Assmnts- Tax Collector	1,559,864	1,559,864	1,559,864	-	100.00%	-	-	-
Special Assmnts- Discounts	(68,448)	(68,448)	(63,304)	5,144	92.48%	-	-	-
Other Miscellaneous Revenues	8,266	8,266	19,241	10,975	232.77%	689	(7,194)	(7,883)
Gate Bar Code/Remotes	5,000	5,000	4,251	(749)	85.02%	417	90	(327)
Access Cards	1,300	1,300	588	(712)	45.23%	108	-	(108)
TOTAL REVENUES	1,657,562	1,657,562	1,671,975	14,413	100.87%	1,235	(7,104)	(8,339)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	24,000	24,000	-	100.00%	2,000	1,800	200
FICA Taxes	1,836	1,836	1,836	-	100.00%	153	138	15
ProfServ-Dissemination Agent	-	-	1,000	(1,000)	0.00%	-	1,000	(1,000)
ProfServ-Engineering	60,000	60,000	65,553	(5,553)	109.26%	5,000	4,343	657
ProfServ-Legal Services	40,000	40,000	18,040	21,960	45.10%	3,333	1,343	1,990
ProfServ-Mgmt Consulting	74,299	74,299	74,299	-	100.00%	6,192	6,192	-
ProfServ-Property Appraiser	150	150	150	-	100.00%	-	-	-
ProfServ-Special Assessment	8,359	8,359	8,359	-	100.00%	-	-	-
ProfServ-Trustee Fees	4,050	4,050	4,041	9	99.78%	-	-	-
ProfServ-Web Site Maintenance	2,500	2,500	1,553	947	62.12%	208	-	208
Auditing Services	4,400	4,400	4,400	-	100.00%	-	-	-
Postage and Freight	1,000	1,000	3,294	(2,294)	329.40%	83	61	22
Insurance - General Liability	38,012	38,012	31,396	6,616	82.59%	-	-	-
Printing and Binding	1,000	1,000	82	918	8.20%	83	-	83
Legal Advertising	1,000	1,000	4,495	(3,495)	449.50%	83	192	(109)
Miscellaneous Services	500	500	675	(175)	135.00%	42	16	26
Misc-Assessment Collection Cost	31,197	31,197	30,013	1,184	96.20%	-	-	-
Misc-Supervisor Expenses	500	500	73	427	14.60%	42	-	42
Office Supplies	150	150	-	150	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	293,128	293,128	273,434	19,694	93.28%	17,232	15,085	2,147

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	30,000	30,000	-	30,000	0.00%	2,500	-	2,500
Contracts-Security Alarms	540	540	560	(20)	103.70%	45	43	2
R&M-General	10,000	10,000	4,531	5,469	45.31%	833	1,687	(854)
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Total Field	40,790	40,790	5,091	35,699	12.48%	3,378	1,730	1,648
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	10,080	10,080	-	100.00%	840	840	-
Contracts-Landscape	149,000	149,000	149,990	(990)	100.66%	12,417	12,499	(82)
Contracts-Perennials	10,000	10,000	12,543	(2,543)	125.43%	833	-	833
R&M-Irrigation	6,000	6,000	3,885	2,115	64.75%	500	-	500
R&M-Landscape Renovations	30,000	30,000	20,142	9,858	67.14%	2,500	5,200	(2,700)
R&M-Mulch	15,580	15,580	20,286	(4,706)	130.21%	-	-	-
R&M-Trees and Trimming	4,000	4,000	1,500	2,500	37.50%	333	-	333
Total Landscape Services	224,660	224,660	218,426	6,234	97.23%	17,423	18,539	(1,116)
<u>Utilities</u>								
Contracts-Solid Waste Services	138,004	138,004	142,073	(4,069)	102.95%	11,500	23,404	(11,904)
Utility - General	7,500	7,500	7,365	135	98.20%	625	938	(313)
Electricity - Streetlights	210,000	210,000	207,930	2,070	99.01%	17,500	454	17,046
Utility - Reclaimed Water	13,000	13,000	9,258	3,742	71.22%	1,083	707	376
Misc-Property Taxes	11,000	11,000	4,762	6,238	43.29%	-	-	-
Misc-Assessment Collection Cost	3,027	3,027	2,912	115	96.20%	-	-	-
Total Utilities	382,531	382,531	374,300	8,231	97.85%	30,708	25,503	5,205
<u>Lakes and Ponds</u>								
Contracts-Lakes	63,000	63,000	64,699	(1,699)	102.70%	5,250	5,538	(288)
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	-	-	-
R&M-Ponds	45,000	45,000	21,652	23,348	48.12%	3,750	1,150	2,600
Reserve - Ponds	5,000	5,000	-	5,000	0.00%	5,000	-	5,000
Total Lakes and Ponds	114,000	114,000	86,351	27,649	75.75%	14,000	6,688	7,312

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>								
ProfServ-Info Technology	8,000	8,000	12,069	(4,069)	150.86%	667	933	(266)
Contracts-Pools	27,600	27,600	21,570	6,030	78.15%	2,300	2,010	290
Communication - Telephone & WiFi	8,700	8,700	9,881	(1,181)	113.57%	725	1,003	(278)
Utility - General	1,500	1,500	1,222	278	81.47%	125	-	125
Utility - Water & Sewer	5,000	5,000	3,579	1,421	71.58%	417	222	195
Electricity - Rec Center	15,500	15,500	12,621	2,879	81.43%	1,292	1,467	(175)
Lease - Copier	4,400	4,400	4,443	(43)	100.98%	367	730	(363)
R&M-Clubhouse	13,000	13,000	26,224	(13,224)	201.72%	1,083	1,700	(617)
R&M-Court Maintenance	5,000	5,000	1,673	3,327	33.46%	417	-	417
R&M-Pools	3,500	3,500	6,277	(2,777)	179.34%	292	4,855	(4,563)
R&M-Fitness Equipment	4,500	4,500	2,626	1,874	58.36%	375	160	215
R&M-Playground	3,000	3,000	7,071	(4,071)	235.70%	250	6,033	(5,783)
Misc-Clubhouse Activities	2,500	2,500	1,500	1,000	60.00%	208	-	208
Office Supplies	2,500	2,500	2,064	436	82.56%	208	215	(7)
Op Supplies - General	30,000	30,000	46,492	(16,492)	154.97%	2,500	6,354	(3,854)
Op Supplies - Fuel, Oil	5,000	5,000	7,709	(2,709)	154.18%	417	206	211
Cleaning Supplies	3,501	3,501	8,125	(4,624)	232.08%	292	1,010	(718)
Reserve - Renewal&Replacement	21,340	21,340	61,300	(39,960)	287.25%	21,340	(28)	21,368
Total Parks and Recreation - General	164,541	164,541	236,446	(71,905)	143.70%	33,275	29,528	3,747
<u>Personnel</u>								
Payroll-Maintenance	360,000	360,000	318,963	41,037	88.60%	30,000	23,666	6,334
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	300	-	300
FICA Taxes	27,540	27,540	25,246	2,294	91.67%	2,295	2,013	282
Workers' Compensation	38,122	38,122	8,689	29,433	22.79%	3,177	-	3,177
Unemployment Compensation	2,150	2,150	920	1,230	42.79%	179	46	133

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
ProfServ-Human Resources	900	900	300	600	33.33%	75	-	75
Op Supplies - Uniforms	4,500	4,500	5,902	(1,402)	131.16%	375	1,081	(706)
Subscriptions and Memberships	1,100	1,100	1,131	(31)	102.82%	-	110	(110)
Total Personnel	437,912	437,912	361,151	76,761	82.47%	36,401	26,916	9,485
TOTAL EXPENDITURES	1,657,562	1,657,562	1,555,199	102,363	93.82%	152,417	123,989	28,428
Excess (deficiency) of revenues Over (under) expenditures	-	-	116,776	116,776	0.00%	(151,182)	(131,093)	20,089
Net change in fund balance	\$ -	\$ -	\$ 116,776	\$ 116,776	0.00%	\$ (151,182)	\$ (131,093)	\$ 20,089
FUND BALANCE, BEGINNING (OCT 1, 2021)	3,017,254	3,017,254	3,017,254					
FUND BALANCE, ENDING	\$ 3,017,254	\$ 3,017,254	\$ 3,134,030					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 850	\$ 850	\$ 524	\$ (326)	61.65%	\$ 71	\$ 225	\$ 154
Special Assmnts- Tax Collector	43,303	43,303	43,303	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,732)	(1,732)	(1,602)	130	92.49%	-	-	-
Settlements	5,000	5,000	7,924	2,924	158.48%	417	-	(417)
TOTAL REVENUES	47,421	47,421	50,149	2,728	105.75%	488	225	(263)
EXPENDITURES								
Administration								
Payroll-Salaries	30,369	30,369	19,036	11,333	62.68%	2,531	2,471	60
FICA Taxes	2,323	2,323	1,363	960	58.67%	194	181	13
ProfServ-Legal Services	8,500	8,500	5,908	2,592	69.51%	708	53	655
ProfServ-Mgmt Consulting	2,163	2,163	2,013	150	93.07%	180	180	-
Postage and Freight	2,000	2,000	278	1,722	13.90%	167	120	47
Misc-Assessment Collection Cost	866	866	833	33	96.19%	-	-	-
Office Supplies	1,200	1,200	1,151	49	95.92%	100	163	(63)
Total Administration	47,421	47,421	30,582	16,839	64.49%	3,880	3,168	712
TOTAL EXPENDITURES	47,421	47,421	30,582	16,839	64.49%	3,880	3,168	712
Excess (deficiency) of revenues Over (under) expenditures	-	-	19,567	19,567	0.00%	(3,392)	(2,943)	449
Net change in fund balance	\$ -	\$ -	\$ 19,567	\$ 19,567	0.00%	\$ (3,392)	\$ (2,943)	\$ 449
FUND BALANCE, BEGINNING (OCT 1, 2021)	76,528	76,528	76,528					
FUND BALANCE, ENDING	\$ 76,528	\$ 76,528	\$ 96,095					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 1,278	\$ 78	106.50%	\$ 100	\$ 252	\$ 152
Special Assmnts- Tax Collector	21,917	21,917	21,917	-	100.00%	-	-	-
Special Assmnts- Discounts	(877)	(877)	(811)	66	92.47%	-	-	-
TOTAL REVENUES	22,240	22,240	22,384	144	100.65%	100	252	152
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	1,300	1,202	98	92.46%	108	34	74
R&M-Gate	4,500	4,500	2,229	2,271	49.53%	375	123	252
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	438	438	422	16	96.35%	-	-	-
Reserve - Roadways	12,000	12,000	-	12,000	0.00%	12,000	-	12,000
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	2,000	-	2,000
Total Field	22,240	22,240	3,853	18,387	17.32%	14,650	157	14,493
TOTAL EXPENDITURES	22,240	22,240	3,853	18,387	17.32%	14,650	157	14,493
Excess (deficiency) of revenues Over (under) expenditures	-	-	18,531	18,531	0.00%	(14,550)	95	14,645
Net change in fund balance	\$ -	\$ -	\$ 18,531	\$ 18,531	0.00%	\$ (14,550)	\$ 95	\$ 14,645
FUND BALANCE, BEGINNING (OCT 1, 2021)	269,572	269,572	269,572					
FUND BALANCE, ENDING	\$ 269,572	\$ 269,572	\$ 288,103					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 450	\$ 450	\$ 1,108	\$ 658	246.22%	\$ 38	\$ 775	\$ 737
Special Assmnts- Tax Collector	7,896	7,896	7,896	-	100.00%	658	-	(658)
Special Assmnts- Discounts	(316)	(316)	(292)	24	92.41%	-	-	-
TOTAL REVENUES	8,030	8,030	8,712	682	108.49%	696	775	79
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,122	428	72.39%	129	34	95
R&M-Gate	3,000	3,000	6,188	(3,188)	206.27%	250	88	162
R&M-Sidewalks	1	1	15,308	(15,307)	1530800.00%	1	15,308	(15,307)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	158	158	152	6	96.20%	-	-	-
Reserve - Roadways	760	760	-	760	0.00%	760	-	760
Reserve - Sidewalks	560	560	-	560	0.00%	560	-	560
Total Field	8,030	8,030	22,770	(14,740)	283.56%	1,868	15,430	(13,562)
TOTAL EXPENDITURES	8,030	8,030	22,770	(14,740)	283.56%	1,868	15,430	(13,562)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(14,058)	(14,058)	0.00%	(1,172)	(14,655)	(13,483)
Net change in fund balance	\$ -	\$ -	\$ (14,058)	\$ (14,058)	0.00%	\$ (1,172)	\$ (14,655)	\$ (13,483)
FUND BALANCE, BEGINNING (OCT 1, 2021)	87,445	87,445	87,445					
FUND BALANCE, ENDING	\$ 87,445	\$ 87,445	\$ 73,387					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,100	\$ 2,100	\$ 2,202	\$ 102	104.86%	\$ 175	\$ 948	\$ 773
Special Assmnts- Tax Collector	13,247	13,247	13,247	-	100.00%	-	-	-
Special Assmnts- Discounts	(530)	(530)	(490)	40	92.45%	-	-	-
TOTAL REVENUES	14,817	14,817	14,959	142	100.96%	175	948	773
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,142	408	73.68%	129	34	95
R&M-Gate	3,000	3,000	2,077	923	69.23%	250	88	162
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	265	255	10	96.23%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	8,000	-	8,000
Total Field	14,817	14,817	3,474	11,343	23.45%	8,379	122	8,257
TOTAL EXPENDITURES	14,817	14,817	3,474	11,343	23.45%	8,379	122	8,257
Excess (deficiency) of revenues Over (under) expenditures	-	-	11,485	11,485	0.00%	(8,204)	826	9,030
Net change in fund balance	\$ -	\$ -	\$ 11,485	\$ 11,485	0.00%	\$ (8,204)	\$ 826	\$ 9,030
FUND BALANCE, BEGINNING (OCT 1, 2021)	329,872	329,872	329,872					
FUND BALANCE, ENDING	\$ 329,872	\$ 329,872	\$ 341,357					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 200	\$ 454	\$ 254	227.00%	\$ 17	\$ 196	\$ 179
Special Assmnts- Tax Collector	9,238	9,238	9,238	-	100.00%	-	-	-
Special Assmnts- Discounts	(370)	(370)	(342)	28	92.43%	-	-	-
TOTAL REVENUES	9,068	9,068	9,350	282	103.11%	17	196	179
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,199	351	77.35%	129	39	90
R&M-Gate	3,000	3,000	2,089	911	69.63%	250	88	162
R&M-Sidewalks	1	1	30,701	(30,700)	3070100.00%	-	30,701	(30,701)
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	185	178	7	96.22%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	9,068	9,068	34,167	(25,099)	376.79%	379	30,828	(30,449)
TOTAL EXPENDITURES	9,068	9,068	34,167	(25,099)	376.79%	379	30,828	(30,449)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(24,817)	(24,817)	0.00%	(362)	(30,632)	(30,270)
Net change in fund balance	\$ -	\$ -	\$ (24,817)	\$ (24,817)	0.00%	\$ (362)	\$ (30,632)	\$ (30,270)
FUND BALANCE, BEGINNING (OCT 1, 2021)	67,804	67,804	67,804					
FUND BALANCE, ENDING	\$ 67,804	\$ 67,804	\$ 42,987					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 1,730	\$ 530	144.17%	\$ 100	\$ 744	\$ 644
Special Assmnts- Tax Collector	22,369	22,369	22,369	-	100.00%	-	-	-
Special Assmnts- Discounts	(895)	(895)	(828)	67	92.51%	-	-	-
TOTAL REVENUES	22,674	22,674	23,271	597	102.63%	100	744	644
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,430	120	92.26%	129	34	95
R&M-Gate	3,000	3,000	4,333	(1,333)	144.43%	250	943	(693)
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	447	430	17	96.20%	-	-	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,674	22,674	6,193	16,481	27.31%	379	977	(598)
TOTAL EXPENDITURES	22,674	22,674	6,193	16,481	27.31%	379	977	(598)
Excess (deficiency) of revenues Over (under) expenditures	-	-	17,078	17,078	0.00%	(279)	(233)	46
Net change in fund balance	\$ -	\$ -	\$ 17,078	\$ 17,078	0.00%	\$ (279)	\$ (233)	\$ 46
FUND BALANCE, BEGINNING (OCT 1, 2021)	248,907	248,907	248,907					
FUND BALANCE, ENDING	\$ 248,907	\$ 248,907	\$ 265,985					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	15,677	15,677	16,735	1,058	106.75%	-	-	-
Special Assmnts- Other	11,402	11,402	10,344	(1,058)	90.72%	-	-	-
Special Assmnts- Discounts	(1,083)	(1,083)	(1,002)	81	92.52%	-	-	-
TOTAL REVENUES	25,996	25,996	26,077	81	100.31%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,260	290	81.29%	129	39	90
R&M-Gate	3,000	3,000	1,979	1,021	65.97%	250	593	(343)
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	542	521	21	96.13%	-	-	-
Reserve - Roadways	5,000	5,000	5,153	(153)	103.06%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
Total Field	14,594	14,594	8,913	5,681	61.07%	379	632	(253)
TOTAL EXPENDITURES	14,594	14,594	8,913	5,681	61.07%	379	632	(253)
Excess (deficiency) of revenues Over (under) expenditures	11,402	11,402	17,164	5,762	150.53%	(379)	(632)	(253)
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	\$ 11,402	\$ 17,164	\$ 5,762	150.53%	\$ (379)	\$ (632)	\$ (253)
FUND BALANCE, BEGINNING (OCT 1, 2021)	(7,274)	(7,274)	(7,274)					
FUND BALANCE, ENDING	\$ 4,128	\$ 4,128	\$ 9,890					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 2,514	\$ 514	125.70%	\$ 167	\$ 1,082	\$ 915
Special Assmnts- Tax Collector	33,034	33,034	33,034	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,321)	(1,321)	(1,222)	99	92.51%	-	-	-
TOTAL REVENUES	33,713	33,713	34,326	613	101.82%	167	1,082	915
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,550	1,679	(129)	108.32%	129	69	60
R&M-Gate	4,500	4,500	2,502	1,998	55.60%	375	123	252
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	636	25	96.22%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	33,713	33,713	4,817	28,896	14.29%	504	192	312
TOTAL EXPENDITURES	33,713	33,713	4,817	28,896	14.29%	504	192	312
Excess (deficiency) of revenues Over (under) expenditures	-	-	29,509	29,509	0.00%	(337)	890	1,227
Net change in fund balance	\$ -	\$ -	\$ 29,509	\$ 29,509	0.00%	\$ (337)	\$ 890	\$ 1,227
FUND BALANCE, BEGINNING (OCT 1, 2021)	376,077	376,077	376,077					
FUND BALANCE, ENDING	\$ 376,077	\$ 376,077	\$ 405,586					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 1,000	\$ 1,282	\$ 282	128.20%	\$ 83	\$ 552	\$ 469
Special Assmnts- Tax Collector	18,672	18,672	18,672	-	100.00%	-	-	-
Special Assmnts- Discounts	(747)	(747)	(691)	56	92.50%	-	-	-
TOTAL REVENUES	18,925	18,925	19,263	338	101.79%	83	552	469
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,122	428	72.39%	129	34	95
R&M-Gate	3,000	3,000	1,879	1,121	62.63%	250	313	(63)
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	373	359	14	96.25%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	18,925	18,925	3,360	15,565	17.75%	379	347	32
TOTAL EXPENDITURES	18,925	18,925	3,360	15,565	17.75%	379	347	32
Excess (deficiency) of revenues Over (under) expenditures	-	-	15,903	15,903	0.00%	(296)	205	501
Net change in fund balance	\$ -	\$ -	\$ 15,903	\$ 15,903	0.00%	\$ (296)	\$ 205	\$ 501
FUND BALANCE, BEGINNING (OCT 1, 2021)	191,852	191,852	191,852					
FUND BALANCE, ENDING	\$ 191,852	\$ 191,852	\$ 207,755					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 1,000	\$ 1,718	\$ 718	171.80%	\$ 83	\$ 740	\$ 657
Special Assmnts- Tax Collector	20,034	20,034	20,034	-	100.00%	-	-	-
Special Assmnts- Discounts	(801)	(801)	(741)	60	92.51%	-	-	-
TOTAL REVENUES	20,233	20,233	21,011	778	103.85%	83	740	657
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,259	291	81.23%	129	39	90
R&M-Gate	3,000	3,000	2,163	837	72.10%	250	88	162
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	401	385	16	96.01%	-	-	-
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	20,233	20,233	3,807	16,426	18.82%	379	127	252
TOTAL EXPENDITURES	20,233	20,233	3,807	16,426	18.82%	379	127	252
Excess (deficiency) of revenues Over (under) expenditures	-	-	17,204	17,204	0.00%	(296)	613	909
Net change in fund balance	\$ -	\$ -	\$ 17,204	\$ 17,204	0.00%	\$ (296)	\$ 613	\$ 909
FUND BALANCE, BEGINNING (OCT 1, 2021)	257,276	257,276	257,276					
FUND BALANCE, ENDING	\$ 257,276	\$ 257,276	\$ 274,480					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 1,000	\$ 1,613	\$ 613	161.30%	\$ 83	\$ 694	\$ 611
Special Assmnts- Tax Collector	17,343	17,343	17,343	-	100.00%	-	-	-
Special Assmnts- Discounts	(694)	(694)	(642)	52	92.51%	-	-	-
TOTAL REVENUES	17,649	17,649	18,314	665	103.77%	83	694	611
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	1,300	1,260	40	96.92%	108	39	69
R&M-Gate	3,000	3,000	1,534	1,466	51.13%	250	88	162
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	347	334	13	96.25%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
Total Field	17,649	17,649	3,128	14,521	17.72%	358	127	231
TOTAL EXPENDITURES	17,649	17,649	3,128	14,521	17.72%	358	127	231
Excess (deficiency) of revenues Over (under) expenditures	-	-	15,186	15,186	0.00%	(275)	567	842
Net change in fund balance	\$ -	\$ -	\$ 15,186	\$ 15,186	0.00%	\$ (275)	\$ 567	\$ 842
FUND BALANCE, BEGINNING (OCT 1, 2021)	240,304	240,304	240,304					
FUND BALANCE, ENDING	\$ 240,304	\$ 240,304	\$ 255,490					

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	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 1,835	\$ 535	141.15%	\$ 108	\$ 790	\$ 682
Special Assmnts- Tax Collector	16,226	16,226	16,226	-	100.00%	-	-	-
Special Assmnts- Discounts	(649)	(649)	(600)	49	92.45%	-	-	-
TOTAL REVENUES	16,877	16,877	17,461	584	103.46%	108	790	682
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,279	271	82.52%	129	39	90
R&M-Gate	3,000	3,000	1,751	1,249	58.37%	250	88	162
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	325	312	13	96.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	16,877	16,877	3,342	13,535	19.80%	379	127	252
TOTAL EXPENDITURES	16,877	16,877	3,342	13,535	19.80%	379	127	252
Excess (deficiency) of revenues Over (under) expenditures	-	-	14,119	14,119	0.00%	(271)	663	934
Net change in fund balance	\$ -	\$ -	\$ 14,119	\$ 14,119	0.00%	\$ (271)	\$ 663	\$ 934
FUND BALANCE, BEGINNING (OCT 1, 2021)	274,981	274,981	274,981					
FUND BALANCE, ENDING	\$ 274,981	\$ 274,981	\$ 289,100					

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	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 3,514	\$ 1,514	175.70%	\$ 167	\$ 1,512	\$ 1,345
Special Assmnts- Tax Collector	33,566	33,566	33,566	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,343)	(1,343)	(1,242)	101	92.48%	-	-	-
TOTAL REVENUES	34,223	34,223	35,838	1,615	104.72%	167	1,512	1,345
EXPENDITURES								
Administration								
Miscellaneous Services	-	-	7	(7)	0.00%	-	-	-
Total Administration	-	-	7	(7)	0.00%	-	-	-
Field								
Communication - Telephone & WiFi	1,550	1,550	1,507	43	97.23%	129	39	90
R&M-Gate	3,000	3,000	2,077	923	69.23%	250	88	162
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	671	646	25	96.27%	-	-	-
Reserve - Roadways	20,000	20,000	18,202	1,798	91.01%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
Total Field	34,223	34,223	22,432	11,791	65.55%	379	127	252
TOTAL EXPENDITURES	34,223	34,223	22,439	11,784	65.57%	379	127	252
Excess (deficiency) of revenues Over (under) expenditures	-	-	13,399	13,399	0.00%	(212)	1,385	1,597
Net change in fund balance	\$ -	\$ -	\$ 13,399	\$ 13,399	0.00%	\$ (212)	\$ 1,385	\$ 1,597
FUND BALANCE, BEGINNING (OCT 1, 2021)	523,999	523,999	523,999					
FUND BALANCE, ENDING	\$ 523,999	\$ 523,999	\$ 537,398					

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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	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,027	5,027	5,027	-	100.00%	-	-	-
Special Assmnts- Discounts	(201)	(201)	(186)	15	92.54%	-	-	-
TOTAL REVENUES	4,826	4,826	4,841	15	100.31%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	850	882	(32)	103.76%	71	74	(3)
R&M-Sidewalks	-	-	4,494	(4,494)	0.00%	-	4,494	(4,494)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
Misc-Assessment Collection Cost	101	101	97	4	96.04%	-	-	-
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,826	4,826	5,473	(647)	113.41%	71	4,568	(4,497)
TOTAL EXPENDITURES	4,826	4,826	5,473	(647)	113.41%	71	4,568	(4,497)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(632)	(632)	0.00%	(71)	(4,568)	(4,497)
Net change in fund balance	\$ -	\$ -	\$ (632)	\$ (632)	0.00%	\$ (71)	\$ (4,568)	\$ (4,497)
FUND BALANCE, BEGINNING (OCT 1, 2021)	4,586	4,584	4,586					
FUND BALANCE, ENDING	\$ 4,586	\$ 4,584	\$ 3,954					

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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	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,435	5,435	5,435	-	100.00%	-	-	-
Special Assmnts- Discounts	(217)	(217)	(201)	16	92.63%	-	-	-
TOTAL REVENUES	5,218	5,218	5,234	16	100.31%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	850	824	26	96.94%	-	69	(69)
R&M-Security Cameras	2,000	2,000	-	2,000	0.00%	-	-	-
Misc-Assessment Collection Cost	109	109	104	5	95.41%	-	-	-
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,218	5,218	928	4,290	17.78%	-	69	(69)
Landscape Services								
R&M-Landscape Renovations	-	-	301	(301)	0.00%	-	-	-
Total Landscape Services	-	-	301	(301)	0.00%	-	-	-
TOTAL EXPENDITURES	5,218	5,218	1,229	3,989	23.55%	-	69	(69)
Excess (deficiency) of revenues Over (under) expenditures	-	-	4,005	4,005	0.00%	-	(69)	(69)
Net change in fund balance	\$ -	\$ -	\$ 4,005	\$ 4,005	0.00%	\$ -	\$ (69)	\$ (69)
FUND BALANCE, BEGINNING (OCT 1, 2021)	5,240	5,240	5,240					
FUND BALANCE, ENDING	\$ 5,240	\$ 5,240	\$ 9,245					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 200	\$ 19	\$ (181)	9.50%	\$ 17	\$ 1	\$ (16)
Special Assmnts- Tax Collector	644,951	644,951	644,951	-	100.00%	-	-	-
Special Assmnts- Prepayment	-	-	5,354	5,354	0.00%	-	-	-
Special Assmnts- Discounts	(25,798)	(25,798)	(23,859)	1,939	92.48%	-	-	-
TOTAL REVENUES	619,353	619,353	626,465	7,112	101.15%	17	1	(16)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,899	12,899	12,410	489	96.21%	-	-	-
Total Field	12,899	12,899	12,410	489	96.21%	-	-	-
Debt Service								
Principal Debt Retirement	320,000	320,000	320,000	-	100.00%	-	-	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-	-	-
Interest Expense	287,971	287,971	287,817	154	99.95%	-	-	-
Total Debt Service	607,971	607,971	612,817	(4,846)	100.80%	-	-	-
TOTAL EXPENDITURES	620,870	620,870	625,227	(4,357)	100.70%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(1,517)	(1,517)	1,238	2,755	0.00%	17	1	(16)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(8)	(8)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	(1,517)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,517)	-	(8)	(8)	0.53%	-	(1)	(1)
Net change in fund balance	\$ (1,517)	\$ (1,517)	\$ 1,230	\$ 2,747	0.00%	\$ 17	\$ -	\$ (17)
FUND BALANCE, BEGINNING (OCT 1, 2021)	298,577	298,577	298,577					
FUND BALANCE, ENDING	\$ 297,060	\$ 297,060	\$ 299,807					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 BUDGET	SEP-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 135	\$ 135	0.00%	\$ -	\$ 11	\$ 11
TOTAL REVENUES	-	-	135	135	0.00%	-	11	11
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	193,431	(193,431)	0.00%	-	114,379	(114,379)
Total Construction In Progress	-	-	193,431	(193,431)	0.00%	-	114,379	(114,379)
TOTAL EXPENDITURES	-	-	193,431	(193,431)	0.00%	-	114,379	(114,379)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(193,296)	(193,296)	0.00%	-	(114,368)	(114,368)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	8	8	0.00%	-	1	1
TOTAL FINANCING SOURCES (USES)	-	-	8	8	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (193,288)	\$ (193,288)	0.00%	\$ -	\$ (114,367)	\$ (114,367)
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	-	2,671,485					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,478,197					

MEADOW POINTE II
Community Development District

Supporting Schedules

September 30, 2022

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
					O&M Assessments	Trash Assessments	Fund 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
01/07/22	53,285	1,694	1,087	56,067	32,996	3,201	916
02/04/22	33,482	724	683	34,890	20,533	1,992	570
03/09/22	21,335	224	435	21,994	12,944	1,256	359
04/08/22	87,202	26	1,780	89,008	52,382	5,082	1,454
05/09/22	8,445	(208)	172	8,410	4,949	480	137
06/08/22	7,707	(229)	157	7,635	4,493	436	125
06/09/22	22,148	(658)	400	21,890	12,882	1,250	358
TOTAL	\$ 2,501,479	\$ 98,053	\$ 50,999	\$ 2,650,531	\$ 1,559,864	\$ 151,330	\$ 43,303
% COLLECTED				100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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
01/07/22	464	167	280	195	473	573	699
02/04/22	289	104	174	122	294	356	435
03/09/22	182	66	110	77	186	225	274
04/08/22	736	265	445	310	751	909	1,109
05/09/22	70	25	42	29	71	86	105
06/08/22	63	23	38	27	64	78	95
06/09/22	181	65	109	76	185	224	273
TOTAL	\$ 21,917	\$ 7,896	\$ 13,247	\$ 9,238	\$ 22,369	\$ 27,079	\$ 33,034
% COLLECTED	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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
01/07/22	395	424	367	343	710	106	115	13,643
02/04/22	246	264	228	214	442	66	72	8,490
03/09/22	155	166	144	135	279	42	45	5,352
04/08/22	627	673	582	545	1,127	169	183	21,658
05/09/22	59	64	55	51	106	16	17	2,046
06/08/22	54	58	50	47	97	14	16	1,858
06/09/22	154	165	143	134	277	42	45	5,326
TOTAL	\$ 18,672	\$ 20,034	\$ 17,343	\$ 16,226	\$ 33,566	\$ 5,027	\$ 5,435	\$ 644,951
% COLLECTED	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Cash and Investment Balances
September 30, 2022**

<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	\$19,071
Operating Checking Account	Bank United	Checking Account	n/a	n/a	\$1,266,198
				Subtotal	\$1,285,270
Money Market	BankUnited	Money Market	n/a	0.20%	\$4,986,979
				Subtotal	\$4,986,979
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,478,197
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	0.02%	\$3,243
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	0.02%	\$151,605
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	0.02%	\$144,654
				Subtotal	\$2,777,699
				Total	\$9,049,948

Aqua Pool & Spa Renovators
September 30, 2022

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, 2022**

DEED RESTRICTION REINFORCEMENT FUND 002
--

<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>CHECK#</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
05/04/22	\$ 7,924.33	4758	DRVC - 29435 Allegro Drive	DRVC - 29435 Allegro Drive (Wesley Chapel)
Total Settlements	\$ 7,924.33			

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity through September 30, 2022

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,579
Debt Service Reserve Fund Transfer		\$ 4,050
Total Source of Funds:		\$ 67,629
Use of Funds:		
Disbursements:	To Vendors	\$ 4,887,240
Net Available Amount to Spend in Project Fund Account at September 30, 2022		\$ 2,478,197

MEADOW POINTE II
Community Development District

Approval of Invoices

September 30, 2022

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
1/4/2022	1592	Persson Cohen & Mooney	HOA Matters	\$ 53.40
1/4/2022	1593	Persson Cohen & Mooney	CDD Matters	\$ 2,870.25
2/2/2022	1711	Persson Cohen & Mooney	DRC Matters	\$ 106.80
2/2/2022	1712	Persson Cohen & Mooney	HOA Matters	\$ 1,468.50
3/2/2022	1881	Persson Cohen & Mooney	DRC Matters	\$ 106.80
3/2/2022	1882	Persson Cohen & Mooney	CDD Matters	\$ 1,281.60
4/4/2022	2015	Persson Cohen & Mooney	DRC Matters	\$ 640.80
4/4/2022	2016	Persson Cohen & Mooney	DRC Matters	\$ 1,935.75
5/3/2022	2092	Persson Cohen & Mooney	DRC Matters	\$ 440.55
5/3/2022	2093	Persson Cohen & Mooney	CDD Matters	\$ 2,466.40
6/2/2022	2196	Persson Cohen & Mooney	DRC Matters	\$ 106.80
6/2/2022	2197	Persson Cohen & Mooney	CDD Matters	\$ 2,655.87
7/6/2022	2301	Persson Cohen & Mooney	DRC Matters	\$ 453.90
07/06/22	2302	Persson Cohen & Mooney	CDD Matters	\$ 3,718.63
08/02/22	2409	Persson Cohen & Mooney	DRC Matters	\$ 400.50
08/02/22	2410	Persson Cohen & Mooney	CDD Matters	\$ 53.40
09/01/22	2525	Persson Cohen & Mooney	CDD Matters	\$ 1,342.82
				<u>\$ 23,894.17</u>



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 2525
Date: 09/01/2022
Due On: 10/01/2022

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	+ \$1,342.82) - (\$0.00) = \$1,342.82

MEADOWPTE

CDD Matters

Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	08/01/2022	Follow-up on action items including Solitude contract, coordination of shade meeting, and Blanchard Court correspondence. Review Solitude agreement forwarded by District Manager.	0.50	\$267.00	\$133.50
Service	AHC	08/02/2022	Review of additional forwarded aquatic contracts and e-mail client re: question raised about rate increases.	0.25	\$267.00	\$66.75
Service	AHC	08/08/2022	Exchange e-mails with Sandra DeMarco re: public records request related to police reports.	0.25	\$267.00	\$66.75
Service	AHC	08/09/2022	Exchange e-mails re: coordination of shade meeting.	0.25	\$267.00	\$66.75
Service	AHC	08/10/2022	Review and revise ad for shade meeting. Review docket for Wrencrest litigation and tele-conv. with special counsel and Chair.	0.75	\$267.00	\$200.25
Service	AHC	08/12/2022	Review agenda package for 8/17 CDD meeting. Tele-conv. with John Picarelli re: shade meeting and easement issues. Tele-conv. with Dana Sanchez re: shade meeting.	1.00	\$267.00	\$267.00

Invoice # 2525 - 09/01/2022

Service	AHC	08/16/2022	Review revised agenda package (and minutes included therein) for 8/17 CDD meeting. Exchange e-mails with Anand Vihar counsel re: potential for change of assessments.	0.50	\$267.00	\$133.50
Service	AHC	08/17/2022	Tele-conv. with Supervisor Picarelli and review correspondence regarding items placed in CDD easements. Exchange e-mails with Chair re: Blanchard Court drainage issue.	0.25	\$267.00	\$66.75
Service	AHC	08/18/2022	Review meeting notes from 8/17 CDD meeting. Exchange e-mails with special counsel re: Wrencrest litigation.	0.50	\$267.00	\$133.50
Service	AHC	08/25/2022	Finalize correspondence re: Blanchard Court drainage and mail certified and regular mail with copy to Board and management.	0.25	\$267.00	\$66.75
Service	AHC	08/30/2022	Review e-mail re: fence on CDD easement and respond to Chair.	0.25	\$267.00	\$66.75
Service	AHC	08/31/2022	Review various e-mails re: encroachments on CDD easements.	0.25	\$267.00	\$66.75
Services Subtotal						\$1,335.00

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	08/25/2022	certified mail: Justin McCrillis: certified mail	1.00	\$7.82	\$7.82
Expenses Subtotal					\$7.82
Subtotal					\$1,342.82
Total					\$1,342.82

Detailed Statement of Account**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2525	10/01/2022	\$1,342.82	\$0.00	\$1,342.82
Outstanding Balance				\$1,342.82

Invoice # 2525 - 09/01/2022

Total Amount Outstanding \$1,342.82

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

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

Eighth Order of Business

8Bi.

RESOLUTION 2023-01

**A RESOLUTION AMENDING THE MEADOW POINTE
II COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2022.**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Meadow Pointe II Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2022.

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 19th day of October 2022 and be reflected in the monthly and Fiscal Year End 9/30/2022 Financial Statements and Audit Report of the District.

*Meadow Pointe II
Community Development District*

by: _____
Chairman/ Vice Chairman

Attest:

by: _____
Secretary

**Proposed Budget Amendment
Exhibit A
For the Period Ending September 30, 2022**

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 14,550	\$ -	\$ 14,550	\$ 19,776	\$ 5,226
Garbage/Solid Waste Revenue	151,330	-	151,330	151,330	-
Interest - Tax Collector	-	-	-	3	3
Special Assmnts- Tax Collector	1,842,848	-	1,842,848	1,843,906	1,058
Special Assmnts- Other	11,402	-	11,402	10,344	(1,058)
Special Assmnts- Discounts	(80,224)	-	(80,224)	(74,194)	6,030
Settlements	5,000	-	5,000	7,924	2,924
Other Miscellaneous Revenues	8,266	-	8,266	19,241	10,975
Gate Bar Code/Remotes	5,000	-	5,000	4,251	(749)
Access Cards	1,300	-	1,300	588	(712)
TOTAL REVENUES	1,959,472	-	1,959,472	1,983,169	23,697
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	-	24,000	24,000	-
Payroll-Salaries	30,369	-	30,369	19,036	11,333
FICA Taxes	4,159	-	4,159	3,199	960
ProfServ-Dissemination Agent	-	-	-	1,000	(1,000)
ProfServ-Engineering	60,000	-	60,000	65,553	(5,553)
ProfServ-Legal Services	48,500	-	48,500	23,948	24,552
ProfServ-Mgmt Consulting	76,462	-	76,462	76,312	150
ProfServ-Property Appraiser	150	-	150	150	-
ProfServ-Special Assessment	8,359	-	8,359	8,359	-
ProfServ-Trustee Fees	4,050	-	4,050	4,041	9
ProfServ-Web Site Maintenance	2,500	-	2,500	1,553	947
Auditing Services	4,400	-	4,400	4,400	-
Postage and Freight	3,000	-	3,000	3,572	(572)
Insurance - General Liability	38,012	-	38,012	31,396	6,616
Printing and Binding	1,000	-	1,000	82	918
Legal Advertising	1,000	-	1,000	4,495	(3,495)
Miscellaneous Services	500	-	500	682	(182)
Misc-Assessment Collection Cost	32,063	-	32,063	30,846	1,217
Misc-Supervisor Expenses	500	-	500	73	427
Office Supplies	1,350	-	1,350	1,151	199
Annual District Filing Fee	175	-	175	175	-
Total Administration	340,549	-	340,549	304,023	36,526
Field					
Contracts-Security Services	30,000	-	30,000	-	30,000
Contracts-Security Alarms	540	-	540	560	(20)
Communication - Telephone & WiFi	19,800	-	19,800	17,168	2,632

**Proposed Budget Amendment
Exhibit A**
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-General	10,000	-	10,000	4,531	5,469
R&M-Gate	39,000	-	39,000	30,800	8,200
R&M-Sidewalks	12	-	12	50,503	(50,491)
R&M-Security Cameras	27,996	-	27,996	-	27,996
R&M-Tree Removal	12	-	12	-	12
Misc-Assessment Collection Cost	5,023	-	5,023	4,831	192
Misc-Animal Trapper	250	-	250	-	250
Reserve - Roadways	114,410	-	114,410	23,355	91,055
Reserve - Sidewalks	36,831	-	36,831	-	36,831
Total Field	283,874	-	283,874	131,748	152,126
<u>Landscape Services</u>					
ProfServ-Landscape Architect	10,080	-	10,080	10,080	-
Contracts-Landscape	149,000	-	149,000	149,990	(990)
Contracts-Perennials	10,000	-	10,000	12,543	(2,543)
R&M-Irrigation	6,000	-	6,000	3,885	2,115
R&M-Landscape Renovations	30,000	-	30,000	20,443	9,557
R&M-Mulch	15,580	-	15,580	20,286	(4,706)
R&M-Trees and Trimming	4,000	-	4,000	1,500	2,500
Total Landscape Services	224,660	-	224,660	218,727	5,933
<u>Utilities</u>					
Contracts-Solid Waste Services	138,004	-	138,004	142,073	(4,069)
Utility - General	7,500	-	7,500	7,365	135
Electricity - Streetlights	210,000	-	210,000	207,930	2,070
Utility - Reclaimed Water	13,000	-	13,000	9,258	3,742
Misc-Property Taxes	11,000	-	11,000	4,762	6,238
Misc-Assessment Collection Cost	3,027	-	3,027	2,912	115
Total Utilities	382,531	-	382,531	374,300	8,231
<u>Lakes and Ponds</u>					
Contracts-Lakes	63,000	-	63,000	64,699	(1,699)
R&M-Mitigation	1,000	-	1,000	-	1,000
R&M-Ponds	45,000	-	45,000	21,652	23,348
Reserve - Ponds	5,000	-	5,000	-	5,000
Total Lakes and Ponds	114,000	-	114,000	86,351	27,649
<u>Parks and Recreation - General</u>					
ProfServ-Info Technology	8,000	-	8,000	12,069	(4,069)
Contracts-Pools	27,600	-	27,600	21,570	6,030
Communication - Telephone & WiFi	8,700	-	8,700	9,881	(1,181)
Utility - General	1,500	-	1,500	1,222	278
Utility - Water & Sewer	5,000	-	5,000	3,579	1,421

**Proposed Budget Amendment
Exhibit A**
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Rec Center	15,500	-	15,500	12,621	2,879
Lease - Copier	4,400	-	4,400	4,443	(43)
R&M-Clubhouse	13,000	25,000	38,000	26,224	11,776
R&M-Court Maintenance	5,000	-	5,000	1,673	3,327
R&M-Pools	3,500	-	3,500	6,277	(2,777)
R&M-Fitness Equipment	4,500	-	4,500	2,626	1,874
R&M-Playground	3,000	-	3,000	7,071	(4,071)
Misc-Clubhouse Activities	2,500	-	2,500	1,500	1,000
Office Supplies	2,500	-	2,500	2,064	436
Op Supplies - General	30,000	20,000	50,000	46,492	3,508
Op Supplies - Fuel, Oil	5,000	-	5,000	7,709	(2,709)
Cleaning Supplies	3,501	-	3,501	8,125	(4,624)
Reserve - Renewal&Replacement	21,340	45,000	66,340	61,300	5,040
Total Parks and Recreation - General	164,541	90,000	254,541	236,446	18,095
Personnel					
Payroll-Maintenance	360,000	-	360,000	318,963	41,037
Payroll-Benefits	3,600	-	3,600	-	3,600
FICA Taxes	27,540	-	27,540	25,246	2,294
Workers' Compensation	38,122	-	38,122	8,689	29,433
Unemployment Compensation	2,150	-	2,150	920	1,230
ProfServ-Human Resources	900	-	900	300	600
Op Supplies - Uniforms	4,500	-	4,500	6,550	(2,050)
Subscriptions and Memberships	1,100	-	1,100	1,131	(31)
Total Personnel	437,912	-	437,912	361,799	76,113
TOTAL EXPENDITURES	1,948,067	90,000	2,038,067	1,713,394	324,673
Excess (deficiency) of revenues Over (under) expenditures	11,405	(90,000)	(78,595)	269,775	348,370
Net change in fund balance	11,405	(90,000)	(78,595)	269,775	348,370
FUND BALANCE, BEGINNING (OCT 1, 2021)	5,964,424	-	5,964,424	5,964,424	-
FUND BALANCE, ENDING	\$ 5,975,829	\$ (90,000)	\$ 5,885,829	\$ 6,234,199	\$ 348,370

8Bii

MEADOW POINTE II

COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 09/30/22

The Board hereby assigns the FY 2022 reserves per the September 30, 2022 Balance Sheet as follow:

General Fund 001

Operating Reserves	\$407,805
Reserves – Ponds	\$279,053
Reserves-Renewal & Replacement	\$599,764

Deed Restriction Fund 002

Operating Reserves	\$11,855
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Charlesworth Fund 003

Operating Reserves	\$5,560
Reserves – Roadways	\$187,923
Reserve – Sidewalks	\$25,660

Colehaven Fund 004

Operating Reserves	\$2,007
Reserves – Roadways	\$56,970
Reserve – Sidewalks	\$4,054

Covina Key Fund 005

Operating Reserves	\$3,704
Reserves – Roadways	\$184,645
Reserve – Sidewalks	\$3,293

Glenham Fund 006

Operating Reserves	\$2,267
Reserves– Roadways	\$36,391
Reserve – Sidewalks	\$2,010

Iverson Fund 007

Operating Reserves	\$5,669
Reserves – Roadways	\$189,930
Reserve – Sidewalks	\$7,544

Lettingwell Fund 008

Operating Reserves	-
Reserves – Roadways	-
Reserve – Sidewalks	\$2,500

MEADOW POINTE II

COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 09/30/22

Longleaf Fund 009

Operating Reserves	\$8,428
Reserves – Roadways	\$180,788
Reserve – Sidewalks	\$44,479

Manor Isle Fund 010

Operating Reserves	\$4,731
Reserves – Roadways	\$102,267
Reserve – Sidewalks	\$8,744

Sedgwick Fund 011

Operating Reserves	\$5,058
Reserves– Roadways	\$142,947
Reserves – Sidewalks	\$19,820

Tullamore Fund 012

Operating Reserves	\$4,412
Reserves – Roadways	\$102,160
Reserve – Sidewalks	\$26,544

Vermillion Fund 013

Operating Reserves	\$4,219
Reserves – Roadways	\$172,026
Reserve – Sidewalks	\$1,936

Wrencrest Fund 014

Operating Reserves	\$8,556
Reserves – Roadways	\$256,814
Reserve – Sidewalks	\$26,330

Deer Run Fund 015

Operating Reserves	-
Reserves – Roadways	-
Reserve – Sidewalks	\$3,170

Morning Side Fund 016

Operating Reserves	-
Reserves – Roadways	-
Reserve – Sidewalks	\$5,068