

**Meadow Pointe II
Community Development District**

November 16, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/86042211683?pwd=NzZqazdLcUVWQUZFeXFibjV3S1RDQT09>

Meeting ID: 860 4221 1683

Passcode: 731278

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

November 9, 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, November 16, 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 October 5, 2022 Meeting and Workshop, and October 19, 2022 Meeting
 - B. Financial Report as of October 31, 2022
 - C. Deed Restrictions
- 7. Non-Staff Reports**
 - A. Residents Council
 - B. Government/Community Updates
- 8. Reports**
 - A. Architectural Review Discussion Items
 - B. District Manager
 - C. District Engineer
 - D. District Counsel
- 9. Action Items for Board Approval/Disapproval/Discussion**
 - A. Operations Manager Report
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisors' Remarks**
- 12. Adjournment**

Meadow Point II CDD

November 9, 2022

Page Two

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

**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, October 5, 2022 and called to order at 6:32 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
Sheila Diaz	Operations Manager
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves. A quorum was established.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

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

FIFTH ORDER OF BUSINESS

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

- Mr. Lawrence Jimenez of Wrencrest asked if the Board received a response to the letter regarding his property. He indicated that he spoke to SWFWMD who stated it is CDD property. Ms. Childers will follow up with Mr. Cohen.
- Mr. George Neuendorf of Longleaf commented that the CDD should be maintain the sidewalks. Ms. Childers noted sidewalk repairs are still in process, and the Board will decide whether to move forward in Wrencrest, which will ultimately give them the date to proceed with Longleaf.
- Mr. Neuendorf was told Frontier was finished with the work in Longleaf.
- Ms. Alicia Willis of Meadow Pointe I shared her concerns regarding speeding in the community. She stated there will be a meeting with the County's Traffic Operations Manager for Pasco County at Meadow Pointe I, on October 18, 2022 at 6:00 p.m., and urged Board and community members to attend. Notice of the meeting will be posted on Facebook.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

B. Government/Community Updates

- Mr. Signoretti gave an update on the speeding issue. He spoke with traffic operations personnel and asked about Mansfield, County Line and Wrencrest, but they were adamant they cannot do anything in Wrencrest because the Sheriff's Department does not have a traffic agreement with the District. Mr. Signoretti has a meeting with the Lieutenant tomorrow to discuss what they can and cannot do.
- With regards to County Line and Mansfield, traffic calming devices can be installed depending on the location of the traffic calming. On Mansfield, 75% of residents must petition for this.

A. Residents Council

- The drive-through Halloween event will be held on October 15, 2022.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

B. Approval of Minutes of the August 3, 2022 Meeting and Workshop, and August 17, 2022 Meeting

Ms. Childers removed item B from the Consent Agenda because the corrections were not able to be made and will be voted on at the next meeting.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor the Consent Agenda, consisting of Deed Restrictions/DRVC only was approved as amended and discussed. (5-0)

EIGHTH ORDER OF BUSINESS**Reports**

A. Architectural Review				
<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-79	Morningside	29617 Fog Hollow	Paint Home	Denied

- The resident would like to keep their black steel hurricane door. Ms. Sanchez recommends the door to be painted the appropriate color.
- Mr. Picarelli discussed previous consideration regarding neutral colors.
- Ms. Childers noted that black is not an approved color scheme, and the Board would have to abide by that decision.
- The resident should submit a photo of the door.

On VOICE vote, with all in favor, the Architectural Review Report was approved as amended, with Case #2022-79 being denied, pending further information. (5-0)

NINTH ORDER OF BUSINESS**Approval/Disapproval/Discussion****C. Presentation by Mainscape Regarding the Landscape Contract**

- Mr. Brandon Whaley of Mainscape discussed their financial contract with the Board, and he is requesting a 7.5% increase to \$182,243 for year three of the contract.
- Ms. Sanchez noted the Board already adopted the budget, which puts the District in a difficult position, as they are not seeing the increased revenue to offset the increased costs. The Board will have to discuss this potential increase and its effect on the budget.
- Ms. Childers noted there are many issues around the community which need to be handled. She also noted the Board may need to seek legal advice in this regard.
- Further Board discussion will ensue during the workshop.
- Ms. Sanchez commented that residents have expressed their dislike for community entrances and overgrowth which has not been maintained.
- Ms. Diaz will send photos of problem areas to Mr. Whaley.

- The last inspection was discussed.
- The appearance of the community has decreased.
- Mr. Whaley will ensure their services improve.
- Discussion ensued regarding the mulch. Mr. Whaley indicated they are three to four weeks behind due to Hurricane Ian. He suggested the District purchase the mulch directly from the sub-contractor. Mainscape would supervise installation.
- Mr. Whaley will let Ms. Diaz know whether the mulch can be installed by Thanksgiving.

EIGHTH ORDER OF BUSINESS

Reports (Continued)

B. District Counsel

Ms. Childers discussed her conversation with Mr. Cohen regarding the Wrencrest situation.

- Mr. Cohen believes the CDD owns Wrencrest Road. However, due to the CDD's relationship with the current Commissioner, the County mandates that the CDD would need a permit to do any work on the road, which requires Traffic Studies and other extra items to be completed.
- The Board discussed the possibility of waiting until after the election to apply for the permit, as it is less than one month away. The fact that the Pasco County Sheriff's Department does not want to enter the community may work in the CDD's favor.
- Mr. Signoretti commented that he spoke with some staff from the Traffic Department, even though it is a private road, the District may petition for traffic cones, which residents would have to pay for.
- Ms. Sanchez suggested requesting any record of a Traffic Study being done prior to building the 7-Eleven.

The Aquatics Engineer position was discussed.

- Mr. Cohen confirmed an RFQ for the Aquatics Engineer position must be presented for public bid. The RFQ will be advertised.

C. District Engineer

Ms. Childers presented the Engineer's Report.

- JMT reviewed and approved FAC's proposal for Iverson and Sedgwick, and it has been submitted for payment. JMT and FAC inquired of the Board how to proceed

with Wrencrest. A request for the locates was prepared and sent. However, they will not mark the areas because the work is going to be less than three feet, and it needs to be deeper. This scenario is in writing. The affected utility would be responsible for any repairs. The Board concurred to proceed with the work.

- The RFQ for the lap pool was prepared by Mr. Jackson and will be sent to Mr. Dvorak before staff proceeds with soliciting bids.
- The pond assessment is ongoing
- The wall repair from the accident is ongoing. No updates have been received.

D. Operations Manager

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

- Ms. Diaz and Mr. Laugherty viewed and documented the community, and they determined there were some areas of concern which were not notated in the inspection. Ms. Childers indicated a Board member will need to meet with Mr. Wood of OLM to determine what is going on. Ms. Darner suggested emailing Mr. Wood the photos of the community, as opposed to directly meeting with them. Ms. Darner will handle this task.
- Staff has been picking up debris from Hurricane Ian. Ms. Diaz requested a price from Mainscape to remove the debris from the lot.
- Mr. Picarelli was told most of the trees from the list have been stood up after the storm. The trees knocked over by a force of nature do not have to be replaced.
- Ms. Diaz does not believe the mulch is going to be available in November. She is not in favor of the CDD purchasing the mulch. This issue will be discussed further during the workshop.
- There will be no emblem stickers on new mailboxes. Residents will be responsible to put the metal address numbers on the mailboxes. There will be an article in the newsletter.
- Proposals for Fitness Center equipment were discussed. Ms. Diaz is in favor of the Fitnessmith proposal. They provided a separate quote to replace the flooring. Ms. Diaz will request maintenance packages. Mr. Picarelli requested a third quote.

- Ms. Sanchez indicated 12 campaign signs were removed from the community. The CDD has a strict policy not to release camera footage of incidents. The resident who requested the footage made comments to staff. No residents should be going to staff members' homes to request information. The police investigated this incident and requested the footage. This is not good use of the Deputy's time. Ms. Childers will discuss the incident and trespassing policies with Mr. Cohen.

NINTH ORDER OF BUSINESS**Approval/Disapproval/Discussion
(Continued)**

- A. Approval of Audit Engagement Letter with McDirmit Davis**
- The District has used this firm for several years.

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Fiscal Year 2022 Audit Engagement Letter with McDirmit Davis was approved. (5-0)

- B. Discussion of Pool Equipment Purchase**
- This item was tabled, as no proposals were received.
 - Residents have approached Ms. Childers requesting that a heater be added to the smaller pool. Mr. Picarelli commented having a heater will ensure the pool is being used more often. Electrical systems for the CDD must be increased for the new pool.
 - Mr. Picarelli discussed different heating methods, and potential costs.

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

- Mr. Ken Esock of Iverson discussed the campaign signs.
- Ms. Kelly Wright of Iverson inquired about the colors and sizes for the mailbox numbers. The requirements are listed with information regarding paint samples.
- Ms. Wright asked about the panic button in the Clubhouse.

ELEVENTH ORDER OF BUSINESS**Supervisors Comments**

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

TWELFTH ORDER OF BUSINESS

**Adjourn the Regular Meeting and Proceed
to a Workshop**

There being no further business, the meeting was adjourned at 8:38 p.m., and the Board proceeded to a Workshop.

Jamie Childers
Chairperson

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, October 5, 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 item was discussed during the October 5, 2022 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the item 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

Item for Discussion

The Mainscape request was discussed.

- Mr. Picarelli advised Mainscape needs to be watched, and there are questions regarding their financial stability.
- A new landscaper may charge a higher rate.
- Ms. Darner suggested the Board review other proposals which were considered when Mainscape was hired. Mr. Picarelli noted these proposals were considered prior to the pandemic, so prices have likely changed substantially.

- Mainscape's contract expires September 2023.
- The mulch was not ordered.
- Ms. Darner suggested the Board may provide them with the funds they are requesting, with a contingency. Funds should be added to the Performance Payment.
- Ms. Sanchez knows someone who owns a company which does commercial landscaping and will ask him for the lead time to purchase a large amount of mulch.
- Mainscape's intention may have been to request more money for mulch.
- Their original contract stated the mulch was \$15,000, but they charged the District \$20,000.
- Ms. Darner suggested contacting Mr. Cohen to discuss the contract and determine how the Board should proceed.
- Mr. Picarelli recommended keeping the company afloat by giving them the funds they are asking for, and putting the additional monies on the performance portion of their payment.
- Ms. Childers will ask Mr. Cohen what needs to be done to approve an increase and whether to include it as a performance payment, as the Board is concerned with their financial stability.
- An addendum to the contract may be necessary.

THIRD ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the workshop was adjourned at 9:15 p.m.

Jamie Childers
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, October 19, 2022 and called to order at 6:34 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
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 to be added to the agenda under *Action Items for Board*

Approval/Disapproval/Discussion:

- *Discussion of Abandoned Home at 30951 Burleigh Drive.*
- *Operations Manager* should be moved to this item on this and all future agendas.
- *Discussion of Operations Manager Position.*
- *Discussion of Residents Council Advertising.*
- *Discussion of New Smoke Shop.*
- *Discussion of Community Meeting.*

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

- Mr. George Neuendorf of Longleaf discussed the sidewalk repairs in his community. The work associated with the current RFP is complete in Longleaf. A new RFP will be issued for the remaining work.
- Mr. Chris Kluender from Iverson pointed out that tree limbs are no longer being picked up by Pasco County. Mr. Picarelli asked Ms. Diaz to post an announcement on Facebook regarding this item.
- Mr. Kluender discussed the missing campaign signs.
- Ms. Kelly Wright of Iverson discussed the person with the ice shaving truck being left on his driveway. There is also standing water in this area.

SIXTH ORDER OF BUSINESS**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**

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

- Ms. Childers did not have the opportunity to review the September 7, 2022 Minutes. Therefore, they should not be approved at this time.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the Consent Agenda was approved as amended, without the September 7, 2022 Minutes, as discussed. (5-0)

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

- Ms. Wright discussed the Halloween event.

B. Government/Community Updates

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

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

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-79	Morningside	29617 Fog Hollow	Steel Door	Approved

- This is a re-submission from last month. A photo of the black door and a copy of the scheme was submitted.
- Specific colors for the black doors have not been selected. However, these items may be submitted to match the scheme of the home. This door is considered a neutral color.
- Ms. Childers noted there is currently a list of white doors which have been approved. The Board is in the process of considering pre-approved black door colors which can be included in any scheme, as opposed to a specific scheme. This item will be addressed at the next meeting.

Mr. Picarelli MOVED to approve the Architectural Review item as presented, and Ms. Darner seconded the motion.

There being no further discussion,

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

B. District Manager**i. Consideration of Resolution 2023-01, FY 2022 Budget Amendment**

- A few line items have to be adjusted, as there are some unanticipated costs.

Mr. Picarelli MOVED to adopt Resolution 2023-01, Amending the District's General Fund Budget for Fiscal Year 2022, and Mr. Signoretti seconded the motion.

Ms. Sanchez MOVED to amend the prior motion to state the Resolution is for the budget as of September 30, 2022, and Mr. Picarelli seconded the motion.

- Mr. Picarelli noted no funds were allocated to sidewalk repairs, and the District spent \$50,000 in 2022 for the repairs. These funds should come out of each Village's budget, as opposed to the General Fund.
- The District did not spend the entire budget for Legal Services, which was positive.
- Mr. Picarelli is concerned that Engineering Services is over the budgeted amount. Some expenses should have come from the Bond.
- Mr. Nanni will follow up with the District's Accountant regarding the items above.
- The Board discussed whether to delay adoption of the Resolution.

There being no further discussion,

On VOICE vote with Ms. Childers, Mr. Picarelli, Ms. Darner and Mr. Signoretti voting aye, and Ms. Sanchez voting nay, Resolution 2023-01, Amending the District's General Fund Budget as of September 30, 2022, was adopted. (4-1)

ii. Motion to Assign Fund Balance

- This is technically a motion assigning reserve amounts.
- During the year, the District allocates a certain amount to Reserves, and if necessary, funds may be withdrawn from that account. This item is always considered at the end of the Fiscal Year.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the Motion to Assign Fund Balance as of September 30, 2022 was approved. (5-0)

C. District Engineer

Ms. Childers and Mr. Dvorak presented the monthly report from JMT.

- The sidewalks are currently being repaired in Longleaf and Wrencrest.
- Mr. Neidert continues work on the pond assessment.
- The lap pool RFQ was issued on October 17, 2022. Responses are due by Monday, November 21, 2022. The deadline for questions is November 8, 2022. Mr. Dvorak forwarded the advertisement and RFQ instructions to Mr. Martin of Martin Aquatics, who indicated he will respond to it. The dimensions were discussed.
- Another contractor was found to work on the Deer Run wall repair. Mr. Dvorak commented this contractor actually built the wall.

The record shall reflect Mr. Dvorak exited the meeting.

D. District Counsel

- Ms. Childers spoke to Mr. Cohen regarding the properties with letters on file indicating they were approved for a gate. He is preparing an agreement which will be presented to the Board.

NINTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval/Discussion**

A. Discussion of Abandoned Home at 30951 Burleigh Drive

- Mr. Picarelli indicated this issue may need to be presented to Mr. Cohen for his advice. The home became vacant due to a murder/suicide, and there are no heirs to the home. The home is not on CDD property. If there is a mortgage, the bank may step in and foreclose.
- Code enforcement will not enforce any violations unless there is a complaint from an adjacent neighbor.

B. Operations Manager Report

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

- Mr. Wood of OLM recommended Mainscape provide a quote for additional sod in some areas. More clarification is needed regarding the amount of sod needed and the price. Ms. Childers will contact Mr. Whaley and ask him to update the proposal without the bench area, and to double-check the Longleaf area.
- Mainscape does not have a date for mulch installation or an updated proposal. Ms. Childers spoke to Mr. Cohen regarding Mainscape's request for an increase. He indicated this may be linked to their performance, but notices this issue with every landscape company he represents. He also indicated that Mainscape's request was

lower than other companies he is dealing with. If the Board approves the increase, an amendment to their contract would have to be prepared. Ms. Childers recommended that she contact Mainscape and agree to their increase, and also ask why they are using bags of mulch as opposed to a truck.

Ms. Sanchez MOVED to approve the proposal from Mainscape for an increase of \$8,900 above the current landscaping contract, to include procurement of additional mulch, and Mr. Picarelli seconded the motion.

- Mr. Signoretti suggested the possibility that spraying the mulch may be less expensive. Ms. Darner indicated this would be a separate item, and the CDD would have to pay for the mulch.

On VOICE vote, with all in favor, the prior motion was approved.
(5-0)

A. Discussion of Abandoned Home at 30951 Burleigh Drive (Continued)

- Ms. Sanchez discussed an article from 2019 which indicated abandoned property would be held by the State, and if they sell the property, the funds are deposited to the State's school account.

- Mr. Cohen needs to become involved with this matter, as the property is in a Trust.

B. Operations Manager Report (Continued)

- Installation of holiday decorations was discussed. Decorating will take more time this year, as there is less staff. Decorating will commence the day after Thanksgiving.

- The boulders were discussed. No Board decisions have been made yet. This item was previously tabled for resident feedback. It is too late for a newsletter article, but Facebook may be used. The Board concurred to table this item until after the General Election.

- Ms. Diaz obtained three proposals for fitness center equipment. Board discussion ensued. Fitnessmith is utilizing more area and equipment at a lower price. They provide more treadmills and a good layout. A decision will be tabled to the next meeting. Mr. Picarelli suggested asking residents if they want to purchase the old

216 equipment. However, the current equipment is rusting and in poor shape and cannot
217 be sold.

- 218 • Purchase of pool furniture was discussed. Ms. Diaz presented options for the Board
219 to review, after which she will obtain proposals for presentation at the next meeting.
- 220 • Mailboxes were discussed. The current vendor does not provide metal numbers.
221 The cost is \$175 for the complete mailbox, and \$150 for the post only. Old
222 mailboxes may be used as long as they meet District specifications. Residents who
223 have already replaced their mailboxes will receive a courtesy letter letting them
224 know the deed restriction mandates bronze or black numbers, no stickers.

225 **C. Discussion of Operations Manager Position**

- 226 • One of the candidates does not live in the community, and would like to work two
227 days per week on site, and three days per a week off site. The Board was not in
228 favor.
- 229 • The upcoming General Election may impact this position if there are new Board
230 members and staff.
- 231 • Mr. Nanni sent a list of candidates to Ms. Childers.
- 232 • Mr. Nanni, Mr. Signoretti and Ms. Diaz will rank each of the candidates, after
233 which interviews will be scheduled with the top four candidates during the next
234 meeting.

235 **D. Discussion of Residents Council Advertising**

- 236 • Ms. Sanchez expressed concern with advertising outside of Meadow Pointe II to
237 other communities.
- 238 • Ms. Childers explained that certain items should not be open to residents outside of
239 Meadow Pointe II.
- 240 • When the Board donates funds to the Residents Council, they should not be selling
241 any of the services presented.
- 242 • Discussion ensued. A Liaison from the Board should attend all Residents Council
243 meetings. More involvement from residents is needed, as well as more
244 organization.
- 245 • Ms. Sanchez indicated that a financial spreadsheet of accountability for all CDD.
246 Expenses should be prepared.

- 247 • Ms. Darner suggested a marketing tool within the new resident welcome packet.
- 248 • Ms. Childers suggested a meeting with new residents to advertise the Council. She
- 249 also suggested giving flyers to residents requesting volunteers from each
- 250 community.
- 251 • There are currently only three members.
- 252 • Volunteers for the planning process for events is lacking. There are too many
- 253 volunteers on the day of the events.
- 254 • Ms. Childers suggested teenagers may become a part of the Residents Council and
- 255 receive service hours.
- 256 • Mr. Picarelli suggested the Board become involved.
- 257 **E. Discussion of New Smoke Shop**
- 258 • Mr. Picarelli believes drug paraphernalia is being sold.
- 259 • Ms. Darner suggested someone find out whether the owner obtained the lease as a
- 260 *Dollar Store*, and then changed it. If they did so, they would be in violation of their
- 261 original lease, and it can be terminated.
- 262 • The CDD does not own the property.
- 263 **F. Discussion of Community Meeting**
- 264 • Ms. Childers discussed the Community Meeting between Meadow Pointe I and
- 265 Meadow Pointe II. Meadow Pointe II had a major representation, with four Board
- 266 members, individuals running for Seats, as well as many residents.
- 267 • The County Engineer and Pasco County Sheriff's Department representative now
- 268 realize the entire community, in addition to Board members, are concerned.
- 269 • No CDD business was discussed.
- 270 • Mr. Signoretti believes residents should dispute on the record, the road diverting
- 271 from a four-lane to a one-lane road near the schools.
- 272 • The engineer recommends installing a traffic light at the corner of Wiregrass
- 273 Elementary School and John Long on Mansfield. The light should be installed by
- 274 January 2023. In the meantime, there will be a four-way Stop.
- 275 • There are 19 crosswalks on County Line Road. They recommend removing a
- 276 majority of the crosswalks and adding four crosswalks spaced out from the traffic
- 277 lights, with flashing lights.

- 278 • Raised crosswalks may be considered.
- 279 • Mr. Picarelli commented this community was not built to compensate for the
- 280 growth surrounding it.
- 281 • Mr. Picarelli indicated that residents need to attend the County Commission
- 282 Meeting.
- 283 • Mr. Signoretti noted that emails in dissent of the road are accepted as part of the
- 284 public record.
- 285 • Ms. Childers recommended the Board prepare a form letter for residents. She also
- 286 suggested a joint meeting with Meadow Pointe I to discuss working together on this
- 287 issue. Mr. Nanni was directed to contact Mr. Wenck of Meadow Pointe I and set
- 288 up the joint meeting. Ms. Childers prefers that the meeting occur on the same date
- 289 as one of the Meadow Pointe II regular meetings, or the same date as the Meadow
- 290 Pointe I meeting.

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

- 294 • Ms. Kelly Wright of Iverson commented on the mailboxes.
- 295 • Ms. Wright indicated there are squatters in the abandoned home. The police were
- 296 contacted. The CDD cannot be involved in this matter.

ELEVENTH ORDER OF BUSINESS**Supervisors' Remarks**

- 299 • Ms. Childers commented she is proud of how the community represented
- 300 themselves at the Community Meeting yesterday.

TWELFTH ORDER OF BUSINESS**Adjournment**

303 There being no further business,

304
305 On MOTION by Mr. Signoretti, seconded by Ms. Darner, with all
306 in favor, the meeting was adjourned at 9:19 p.m. (5-0)

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313

Jamie Childers
Chairperson

6B.

MEADOW POINTE II
Community Development District

Financial Report

October 31, 2022

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 23
Debt Service Bond Series 2018	24
Construction Fund Bond Series 2018	25
<u>SUPPORTING SCHEDULES</u>	
Cash and Investment Report	26
Note - Aqua Pool	27
Construction Report	28

MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

October 31, 2022

Balance Sheet
October 31, 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)	GENERAL FUND - MANOR ISLE (010)
ASSETS										
Cash - Checking Account	\$ 1,058,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	93,575	288,822	73,566	342,256	43,103	266,673	9,803	406,589	208,244
Investments:										
Money Market Account	4,995,789	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Interest Account	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Prepaid Items	43	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,084,050	\$ 93,575	\$ 288,822	\$ 73,566	\$ 342,256	\$ 43,103	\$ 266,673	\$ 9,803	\$ 406,589	\$ 208,244
LIABILITIES										
Accounts Payable	\$ 50,853	\$ 222	\$ 90	\$ -	\$ 270	\$ 270	\$ 695	\$ 540	\$ 270	\$ 1,185
Accrued Expenses	3,374	-	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,105,492	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,182,194	222	90	-	270	270	695	540	270	1,185

Balance Sheet
October 31, 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)	GENERAL FUND - MANOR ISLE (010)
<u>FUND BALANCES</u>										
Nonspendable:										
Prepaid Items	43	-	-	-	-	-	-	-	-	-
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	4,731
Reserves - Ponds	279,053	-	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	599,792	-	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	187,923	56,970	184,645	36,391	189,930	-	180,788	102,267
Reserves - Sidewalks	-	-	25,660	4,054	3,293	2,010	7,544	2,500	44,479	8,744
Unassigned:	1,585,213	81,498	69,589	10,535	150,344	2,165	62,835	6,763	172,624	91,317
TOTAL FUND BALANCES	\$ 2,901,856	\$ 93,353	\$ 288,732	\$ 73,566	\$ 341,986	\$ 42,833	\$ 265,978	\$ 9,263	\$ 406,319	\$ 207,059
TOTAL LIABILITIES & FUND BALANCES	\$ 6,084,050	\$ 93,575	\$ 288,822	\$ 73,566	\$ 342,256	\$ 43,103	\$ 266,673	\$ 9,803	\$ 406,589	\$ 208,244

Balance Sheet
October 31, 2022

ACCOUNT DESCRIPTION	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058,268
Assessments Receivable	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	275,157	256,121	289,831	538,696	3,880	9,176	-	-	3,105,492
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	4,995,789
Construction Fund	-	-	-	-	-	-	-	2,477,608	2,477,608
Interest Account	-	-	-	-	-	-	139,579	-	139,579
Prepayment Account	-	-	-	-	-	-	3,243	-	3,243
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	5,380	-	5,380
Prepaid Items	-	-	-	-	-	-	-	-	43
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 275,157	\$ 256,121	\$ 289,831	\$ 538,696	\$ 3,880	\$ 9,176	\$ 299,807	\$ 2,477,608	\$ 11,966,957
LIABILITIES									
Accounts Payable	\$ 436	\$ 320	\$ 16,310	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ 71,856
Accrued Expenses	-	-	-	-	-	-	-	-	3,374
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	3,105,492
TOTAL LIABILITIES	436	320	16,310	395	-	-	-	-	3,203,197

Balance Sheet
October 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<u>FUND BALANCES</u>									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	43
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	299,807	-	299,807
Capital Projects	-	-	-	-	-	-	-	2,477,608	2,477,608
Assigned to:									
Operating Reserves	5,058	4,412	4,219	8,556	-	-	-	-	474,271
Reserves - Ponds	-	-	-	-	-	-	-	-	279,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	599,792
Reserves - Roadways	142,947	102,160	172,026	256,814	-	-	-	-	1,612,861
Reserves - Sidewalks	19,820	26,544	1,936	26,330	3,170	5,068	-	-	181,152
Unassigned:	106,896	122,685	95,340	246,601	710	4,108	-	-	2,809,223
TOTAL FUND BALANCES	\$ 274,721	\$ 255,801	\$ 273,521	\$ 538,301	\$ 3,880	\$ 9,176	\$ 299,807	\$ 2,477,608	\$ 8,763,760
TOTAL LIABILITIES & FUND BALANCES	\$ 275,157	\$ 256,121	\$ 289,831	\$ 538,696	\$ 3,880	\$ 9,176	\$ 299,807	\$ 2,477,608	\$ 11,966,957

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 8	\$ -	\$ (8)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	151,330	-	-	-	0.00%	-	-	-
Special Assmnts- Tax Collector	1,559,864	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(68,448)	-	-	-	0.00%	-	-	-
Other Miscellaneous Revenues	25,000	2,083	636	(1,447)	2.54%	2,083	636	(1,447)
Gate Bar Code/Remotes	5,000	417	30	(387)	0.60%	417	30	(387)
Access Cards	1,300	108	-	(108)	0.00%	108	-	(108)
TOTAL REVENUES	1,674,146	2,616	666	(1,950)	0.04%	2,616	666	(1,950)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	2,000	2,000	-	8.33%	2,000	2,000	-
FICA Taxes	1,836	153	153	-	8.33%	153	153	-
ProfServ-Engineering	64,500	5,375	-	5,375	0.00%	5,375	-	5,375
ProfServ-Legal Services	42,000	3,500	-	3,500	0.00%	3,500	-	3,500
ProfServ-Mgmt Consulting	76,528	6,377	6,377	-	8.33%	6,377	6,377	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	150	-	150
ProfServ-Special Assessment	8,610	-	-	-	0.00%	-	-	-
ProfServ-Trustee Fees	4,050	-	-	-	0.00%	-	-	-
ProfServ-Web Site Maintenance	1,553	129	1,553	(1,424)	100.00%	129	1,553	(1,424)
Auditing Services	4,400	-	-	-	0.00%	-	-	-
Postage and Freight	1,000	83	24	59	2.40%	83	24	59
Insurance - General Liability	34,536	34,536	25,594	8,942	74.11%	34,536	25,594	8,942
Printing and Binding	500	42	15	27	3.00%	42	15	27
Legal Advertising	1,000	83	300	(217)	30.00%	83	300	(217)
Miscellaneous Services	1,000	83	14	69	1.40%	83	16	67
Misc-Assessment Collection Cost	31,197	-	-	-	0.00%	-	-	-
Misc-Supervisor Expenses	500	42	-	42	0.00%	42	-	42
Office Supplies	150	13	-	13	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	175	175	-
Total Administration	297,685	52,741	36,205	16,536	12.16%	52,741	36,207	16,534

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	20,000	1,667	1,666	1	8.33%	1,667	1,666	1
Contracts-Security Alarms	600	50	43	7	7.17%	50	43	7
R&M-General	10,000	833	266	567	2.66%	833	266	567
Misc-Animal Trapper	250	250	-	250	0.00%	250	-	250
Misc-Contingency	15,765	1,314	-	1,314	0.00%	1,314	-	1,314
Total Field	46,615	4,114	1,975	2,139	4.24%	4,114	1,975	2,139
<u>Landscape Services</u>								
ProfServ-Landscape Architect	12,000	1,000	840	160	7.00%	1,000	840	160
Contracts-Landscape	173,343	14,445	12,499	1,946	7.21%	14,445	12,499	1,946
R&M-Irrigation	6,000	500	1,895	(1,395)	31.58%	500	1,895	(1,395)
R&M-Landscape Renovations	20,000	1,667	830	837	4.15%	1,667	830	837
R&M-Mulch	25,000	-	-	-	0.00%	-	-	-
R&M-Trees and Trimming	4,000	333	500	(167)	12.50%	333	500	(167)
Total Landscape Services	240,343	17,945	16,564	1,381	6.89%	17,945	16,564	1,381
<u>Utilities</u>								
Contracts-Solid Waste Services	230,580	19,215	-	19,215	0.00%	19,215	-	19,215
Utility - General	7,500	625	-	625	0.00%	625	-	625
Electricity - Streetlights	210,000	17,500	-	17,500	0.00%	17,500	-	17,500
Utility - Reclaimed Water	10,000	833	-	833	0.00%	833	-	833
Misc-Property Taxes	11,000	11,000	-	11,000	0.00%	11,000	-	11,000
Misc-Assessment Collection Cost	3,027	-	-	-	0.00%	-	-	-
Total Utilities	472,107	49,173	-	49,173	0.00%	49,173	-	49,173
<u>Lakes and Ponds</u>								
Contracts-Lakes	64,890	5,408	5,538	(130)	8.53%	5,408	5,538	(130)
R&M-Mitigation	1,000	-	-	-	0.00%	-	-	-
R&M-Ponds	25,000	2,083	-	2,083	0.00%	2,083	-	2,083
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
Total Lakes and Ponds	95,890	7,491	5,538	1,953	5.78%	7,491	5,538	1,953

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	1,167	413	754	2.95%	1,167	413	754
Contracts-Pools	27,600	2,300	2,010	290	7.28%	2,300	2,010	290
Communication - Telephone & WiFi	10,000	833	346	487	3.46%	833	346	487
Utility - General	1,500	125	103	22	6.87%	125	103	22
Utility - Water & Sewer	5,000	417	416	1	8.32%	417	416	1
Electricity - Rec Center	15,500	1,292	1,292	-	8.34%	1,292	1,292	-
Lease - Copier	4,400	367	-	367	0.00%	367	-	367
R&M-Clubhouse	13,000	1,083	1,138	(55)	8.75%	1,083	1,138	(55)
R&M-Court Maintenance	1,000	83	-	83	0.00%	83	-	83
R&M-Pools	3,500	292	735	(443)	21.00%	292	735	(443)
R&M-Fitness Equipment	4,500	375	160	215	3.56%	375	160	215
R&M-Playground	3,000	250	-	250	0.00%	250	-	250
Misc-Clubhouse Activities	2,000	167	-	167	0.00%	167	-	167
Office Supplies	2,500	208	44	164	1.76%	208	44	164
Op Supplies - General	40,000	3,333	2,381	952	5.95%	3,333	2,381	952
Op Supplies - Fuel, Oil	6,000	500	303	197	5.05%	500	303	197
Cleaning Supplies	5,000	417	429	(12)	8.58%	417	429	(12)
Reserve - Renewal&Replacement	21,340	-	120,126	(120,126)	562.91%	-	103,816	(103,816)
Total Parks and Recreation	179,840	13,209	129,896	(116,687)	72.23%	13,209	113,586	(100,377)
<u>Personnel</u>								
Payroll-Maintenance	375,000	31,250	23,663	7,587	6.31%	31,250	23,663	7,587
Payroll-Benefits	3,600	300	-	300	0.00%	300	-	300
FICA Taxes	28,688	2,391	1,810	581	6.31%	2,391	1,810	581
Workers' Compensation	41,934	3,495	-	3,495	0.00%	3,495	-	3,495
Unemployment Compensation	2,150	179	-	179	0.00%	179	-	179

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
ProfServ-Human Resources	900	75	-	75	0.00%	75	-	75
Op Supplies - Uniforms	5,000	417	325	92	6.50%	417	325	92
Subscriptions and Memberships	1,100	1,100	-	1,100	0.00%	1,100	-	1,100
Total Personnel	458,372	39,207	25,798	13,409	5.63%	39,207	25,798	13,409
TOTAL EXPENDITURES	1,790,852	183,880	215,976	(32,096)	12.06%	183,880	199,668	(15,788)
Excess (deficiency) of revenues Over (under) expenditures	(116,706)	(181,264)	(215,310)	(34,046)	184.49%	(181,264)	(199,002)	(17,738)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(116,706)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(116,706)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (116,706)	\$ (181,264)	\$ (215,310)	\$ (34,046)	184.49%	\$ (181,264)	\$ (199,002)	\$ (17,738)
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,100,856	3,100,856	3,100,856					
FUND BALANCE, ENDING	\$ 2,984,150	\$ 2,919,592	\$ 2,885,546					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 17	\$ 233	\$ 216	116.50%	\$ 17	\$ 233	\$ 216
Special Assmnts- Tax Collector	49,798	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,992)	-	-	-	0.00%	-	-	-
Settlements	4,000	333	-	(333)	0.00%	333	-	(333)
TOTAL REVENUES	52,006	350	233	(117)	0.45%	350	233	(117)
EXPENDITURES								
Administration								
Payroll-Salaries	31,280	2,607	2,613	(6)	8.35%	2,607	2,613	(6)
FICA Taxes	2,393	199	200	(1)	8.36%	199	200	(1)
ProfServ-Legal Services	6,000	500	-	500	0.00%	500	-	500
ProfServ-Mgmt Consulting	2,228	186	186	-	8.35%	186	186	-
Postage and Freight	1,500	125	-	125	0.00%	125	-	125
Misc-Assessment Collection Cost	996	-	-	-	0.00%	-	-	-
Office Supplies	1,200	100	36	64	3.00%	100	36	64
Total Administration	45,597	3,717	3,035	682	6.66%	3,717	3,035	682
TOTAL EXPENDITURES	45,597	3,717	3,035	682	6.66%	3,717	3,035	682
Excess (deficiency) of revenues								
Over (under) expenditures	6,409	(3,367)	(2,802)	565	0.00%	(3,367)	(2,802)	565
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	6,409	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	6,409	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 6,409	\$ (3,367)	\$ (2,802)	\$ 565	0.00%	\$ (3,367)	\$ (2,802)	\$ 565
FUND BALANCE, BEGINNING (OCT 1, 2022)	96,155	96,155	96,155					
FUND BALANCE, ENDING	\$ 102,564	\$ 92,788	\$ 93,353					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 58	\$ 802	\$ 744	114.57%	\$ 58	\$ 802	\$ 744
Special Assmnts- Tax Collector	25,205	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,008)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	24,897	58	802	744	3.22%	58	802	744
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,300	108	-	108	0.00%	108	-	108
R&M-Gate	4,500	375	90	285	2.00%	375	90	285
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	504	-	-	-	0.00%	-	-	-
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
Total Field	22,306	652	90	562	0.40%	652	90	562
TOTAL EXPENDITURES	22,306	652	90	562	0.40%	652	90	562
Excess (deficiency) of revenues Over (under) expenditures	2,591	(594)	712	1,306	27.48%	(594)	712	1,306
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,591	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,591	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,591	\$ (594)	\$ 712	\$ 1,306	27.48%	\$ (594)	\$ 712	\$ 1,306
FUND BALANCE, BEGINNING (OCT 1, 2022)	288,020	288,020	288,020					
FUND BALANCE, ENDING	\$ 290,611	\$ 287,426	\$ 288,732					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 21	\$ 261	\$ 240	104.40%	\$ 21	\$ 261	\$ 240
Special Assmnts- Tax Collector	9,080	757	-	(757)	0.00%	757	-	(757)
Special Assmnts- Discounts	(363)	(93)	-	93	0.00%	(93)	-	93
TOTAL REVENUES	8,967	685	261	(424)	2.91%	685	261	(424)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	-	250	0.00%	250	-	250
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	182	-	-	-	0.00%	-	-	-
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
Total Field	8,054	546	-	546	0.00%	546	-	546
TOTAL EXPENDITURES	8,054	546	-	546	0.00%	546	-	546
Excess (deficiency) of revenues Over (under) expenditures	913	139	261	122	28.59%	139	261	122
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	913	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	913	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 913	\$ 139	\$ 261	\$ 122	28.59%	\$ 139	\$ 261	\$ 122
FUND BALANCE, BEGINNING (OCT 1, 2022)	73,305	73,305	73,305					
FUND BALANCE, ENDING	\$ 74,218	\$ 73,444	\$ 73,566					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 800	\$ 67	\$ 981	\$ 914	122.63%	\$ 67	\$ 981	\$ 914
Special Assmnts- Tax Collector	15,234	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(609)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	15,425	67	981	914	6.36%	67	981	914
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	270	(20)	9.00%	250	270	(20)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	305	-	-	-	0.00%	-	-	-
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
Total Field	14,857	548	270	278	1.82%	548	270	278
TOTAL EXPENDITURES	14,857	548	270	278	1.82%	548	270	278
Excess (deficiency) of revenues Over (under) expenditures	568	(481)	711	1,192	125.18%	(481)	711	1,192
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	568	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	568	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 568	\$ (481)	\$ 711	\$ 1,192	125.18%	\$ (481)	\$ 711	\$ 1,192
FUND BALANCE, BEGINNING (OCT 1, 2022)	341,275	341,275	341,275					
FUND BALANCE, ENDING	\$ 341,843	\$ 340,794	\$ 341,986					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 75	\$ 6	\$ 203	\$ 197	270.67%	\$ 6	\$ 203	\$ 197
Special Assmnts- Tax Collector	10,624	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(425)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	10,274	6	203	197	1.98%	6	203	197
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	270	(20)	9.00%	250	270	(20)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	212	-	-	-	0.00%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	1,930	-	1,930
Reserve - Sidewalks	402	402	-	402	0.00%	402	-	402
Total Field	9,096	2,880	270	2,610	2.97%	2,880	270	2,610
TOTAL EXPENDITURES	9,096	2,880	270	2,610	2.97%	2,880	270	2,610
Excess (deficiency) of revenues Over (under) expenditures	1,178	(2,874)	(67)	2,807	-5.69%	(2,874)	(67)	2,807
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1,178	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,178	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1,178	\$ (2,874)	\$ (67)	\$ 2,807	-5.69%	\$ (2,874)	\$ (67)	\$ 2,807
FUND BALANCE, BEGINNING (OCT 1, 2022)	42,900	42,900	42,900					
FUND BALANCE, ENDING	\$ 44,078	\$ 40,026	\$ 42,833					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 42	\$ 770	\$ 728	154.00%	\$ 42	\$ 771	\$ 729
Special Assmnts- Tax Collector	25,724	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,029)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	25,195	42	770	728	3.06%	42	771	729
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	695	(445)	23.17%	250	695	(445)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	514	-	-	-	0.00%	-	-	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	14,000	-	14,000
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	1,675	-	1,675
Total Field	22,741	16,223	695	15,528	3.06%	16,223	695	15,528
TOTAL EXPENDITURES	22,741	16,223	695	15,528	3.06%	16,223	695	15,528
Excess (deficiency) of revenues Over (under) expenditures	2,454	(16,181)	75	16,256	3.06%	(16,181)	76	16,257
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,454	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,454	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,454	\$ (16,181)	\$ 75	\$ 16,256	3.06%	\$ (16,181)	\$ 76	\$ 16,257
FUND BALANCE, BEGINNING (OCT 1, 2022)	265,903	265,903	265,903					
FUND BALANCE, ENDING	\$ 268,357	\$ 249,722	\$ 265,978					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	-	-	-	0.00%	-	-	-
Special Assmnts- Other	11,402	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,177)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	28,254	-	-	-	0.00%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	540	(290)	18.00%	250	540	(290)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	589	-	-	-	0.00%	-	-	-
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	5,000	-	5,000
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	2,500	-	2,500
Total Field	14,641	8,048	540	7,508	3.69%	8,048	540	7,508
TOTAL EXPENDITURES	14,641	8,048	540	7,508	3.69%	8,048	540	7,508
Excess (deficiency) of revenues Over (under) expenditures	13,613	(8,048)	(540)	7,508	-3.97%	(8,048)	(540)	7,508
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	13,613	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	13,613	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 13,613	\$ (8,048)	\$ (540)	\$ 7,508	-3.97%	\$ (8,048)	\$ (540)	\$ 7,508
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,803	9,803	9,803					
FUND BALANCE, ENDING	\$ 23,416	\$ 1,755	\$ 9,263					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 83	\$ 1,120	\$ 1,037	112.00%	\$ 83	\$ 1,120	\$ 1,037
Special Assmnts- Tax Collector	37,989	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,520)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	37,469	83	1,120	1,037	2.99%	83	1,120	1,037
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	4,500	375	270	105	6.00%	375	270	105
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	760	-	-	-	0.00%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	15,000	-	15,000
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	10,000	-	10,000
Total Field	33,812	25,673	270	25,403	0.80%	25,673	270	25,403
TOTAL EXPENDITURES	33,812	25,673	270	25,403	0.80%	25,673	270	25,403
Excess (deficiency) of revenues Over (under) expenditures	3,657	(25,590)	850	26,440	23.24%	(25,590)	850	26,440
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	3,657	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,657	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 3,657	\$ (25,590)	\$ 850	\$ 26,440	23.24%	\$ (25,590)	\$ 850	\$ 26,440
FUND BALANCE, BEGINNING (OCT 1, 2022)	405,469	405,469	405,469					
FUND BALANCE, ENDING	\$ 409,126	\$ 379,879	\$ 406,319					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 550	\$ 46	\$ 571	\$ 525	103.82%	\$ 46	\$ 571	\$ 525
Special Assmnts- Tax Collector	21,473	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(859)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	21,164	46	571	525	2.70%	46	571	525
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	1,185	(935)	39.50%	250	1,185	(935)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	429	-	-	-	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	10,000	-	10,000
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	2,000	-	2,000
Total Field	18,981	12,548	1,185	11,363	6.24%	12,548	1,185	11,363
TOTAL EXPENDITURES	18,981	12,548	1,185	11,363	6.24%	12,548	1,185	11,363
Excess (deficiency) of revenues Over (under) expenditures	2,183	(12,502)	(614)	11,888	-28.13%	(12,502)	(614)	11,888
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,183	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,183	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,183	\$ (12,502)	\$ (614)	\$ 11,888	-28.13%	\$ (12,502)	\$ (614)	\$ 11,888
FUND BALANCE, BEGINNING (OCT 1, 2022)	207,673	207,673	207,673					
FUND BALANCE, ENDING	\$ 209,856	\$ 195,171	\$ 207,059					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 58	\$ 765	\$ 707	109.29%	\$ 58	\$ 766	\$ 708
Special Assmnts- Tax Collector	23,039	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(922)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	22,817	58	765	707	3.35%	58	766	708
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	166	(37)	10.71%	129	166	(37)
R&M-Gate	3,000	250	270	(20)	9.00%	250	270	(20)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	461	-	-	-	0.00%	-	-	-
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	9,720	-	9,720
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	3,560	-	3,560
Total Field	20,293	13,828	436	13,392	2.15%	13,828	436	13,392
TOTAL EXPENDITURES	20,293	13,828	436	13,392	2.15%	13,828	436	13,392
Excess (deficiency) of revenues Over (under) expenditures	2,524	(13,770)	329	14,099	13.03%	(13,770)	330	14,100
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,524	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,524	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,524	\$ (13,770)	\$ 329	\$ 14,099	13.03%	\$ (13,770)	\$ 330	\$ 14,100
FUND BALANCE, BEGINNING (OCT 1, 2022)	274,392	274,392	274,392					
FUND BALANCE, ENDING	\$ 276,916	\$ 260,622	\$ 274,721					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 54	\$ 718	\$ 664	110.46%	\$ 54	\$ 718	\$ 664
Special Assmnts- Tax Collector	19,944	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(798)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	19,796	54	718	664	3.63%	54	718	664
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	108	-	108	0.00%	108	-	108
R&M-Gate	3,000	250	320	(70)	10.67%	250	320	(70)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	399	-	-	-	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	8,000	-	8,000
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
Total Field	17,701	11,527	320	11,207	1.81%	11,527	320	11,207
TOTAL EXPENDITURES	17,701	11,527	320	11,207	1.81%	11,527	320	11,207
Excess (deficiency) of revenues Over (under) expenditures	2,095	(11,473)	398	11,871	19.00%	(11,473)	398	11,871
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,095	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,095	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,095	\$ (11,473)	\$ 398	\$ 11,871	19.00%	\$ (11,473)	\$ 398	\$ 11,871
FUND BALANCE, BEGINNING (OCT 1, 2022)	255,403	255,403	255,403					
FUND BALANCE, ENDING	\$ 257,498	\$ 243,930	\$ 255,801					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 58	\$ 818	\$ 760	116.86%	\$ 58	\$ 818	\$ 760
Special Assmnts- Tax Collector	18,660	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(746)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	18,614	58	818	760	4.39%	58	818	760
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	-	250	0.00%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	373	-	-	-	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	10,000	-	10,000
Total Field	16,925	10,548	-	10,548	0.00%	10,548	-	10,548
TOTAL EXPENDITURES	16,925	10,548	-	10,548	0.00%	10,548	-	10,548
Excess (deficiency) of revenues Over (under) expenditures	1,689	(10,490)	818	11,308	0.00%	(10,490)	818	11,308
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1,689	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,689	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1,689	\$ (10,490)	\$ 818	\$ 11,308	0.00%	\$ (10,490)	\$ 818	\$ 11,308
FUND BALANCE, BEGINNING (OCT 1, 2022)	289,013	289,013	289,013					
FUND BALANCE, ENDING	\$ 290,702	\$ 278,523	\$ 289,831					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 108	\$ 1,565	\$ 1,457	120.38%	\$ 108	\$ 1,566	\$ 1,458
Special Assmnts- Tax Collector	38,601	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,544)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	38,357	108	1,565	1,457	4.08%	108	1,566	1,458
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	-	129	0.00%	129	-	129
R&M-Gate	3,000	250	575	(325)	19.17%	250	575	(325)
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	772	-	-	-	0.00%	-	-	-
Reserve - Roadways	20,000	20,000	-	20,000	0.00%	20,000	-	20,000
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	7,000	-	7,000
Total Field	34,324	27,548	575	26,973	1.68%	27,548	575	26,973
TOTAL EXPENDITURES	34,324	27,548	575	26,973	1.68%	27,548	575	26,973
Excess (deficiency) of revenues								
Over (under) expenditures	4,033	(27,440)	990	28,430	24.55%	(27,440)	991	28,431
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	4,033	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	4,033	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 4,033	\$ (27,440)	\$ 990	\$ 28,430	24.55%	\$ (27,440)	\$ 991	\$ 28,431
FUND BALANCE, BEGINNING (OCT 1, 2022)	537,311	537,311	537,311					
FUND BALANCE, ENDING	\$ 541,344	\$ 509,871	\$ 538,301					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(231)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	5,550	-	-	-	0.00%	-	-	-
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	850	71	-	71	0.00%	71	-	71
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
Misc-Assessment Collection Cost	116	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	1,875	-	1,875
Total Field	4,841	2,113	-	2,113	0.00%	2,113	-	2,113
TOTAL EXPENDITURES	4,841	2,113	-	2,113	0.00%	2,113	-	2,113
Excess (deficiency) of revenues Over (under) expenditures	709	(2,113)	-	2,113	0.00%	(2,113)	-	2,113
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	709	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	709	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 709	\$ (2,113)	\$ -	\$ 2,113	0.00%	\$ (2,113)	\$ -	\$ 2,113
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,880	3,880	3,880					
FUND BALANCE, ENDING	\$ 4,589	\$ 1,767	\$ 3,880					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(250)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	6,000	-	-	-	0.00%	-	-	-
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	850	71	-	71	0.00%	71	-	71
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-	167
Misc-Assessment Collection Cost	109	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	2,259	-	2,259
Total Field	5,218	2,497	-	2,497	0.00%	2,497	-	2,497
TOTAL EXPENDITURES	5,218	2,497	-	2,497	0.00%	2,497	-	2,497
Excess (deficiency) of revenues Over (under) expenditures	782	(2,497)	-	2,497	0.00%	(2,497)	-	2,497
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	782	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	782	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 782	\$ (2,497)	\$ -	\$ 2,497	0.00%	\$ (2,497)	\$ -	\$ 2,497
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,176	9,176	9,176					
FUND BALANCE, ENDING	\$ 9,958	\$ 6,679	\$ 9,176					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 2	\$ -	\$ (2)	0.00%	\$ 2	\$ 1	\$ (1)
Special Assmnts- Tax Collector	644,951	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(25,798)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	619,178	2	-	(2)	0.00%	2	1	(1)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,899	-	-	-	0.00%	-	-	-
Total Field	12,899	-	-	-	0.00%	-	-	-
Debt Service								
Principal Debt Retirement	330,000	-	-	-	0.00%	-	-	-
Interest Expense	279,365	-	-	-	0.00%	-	-	-
Total Debt Service	609,365	-	-	-	0.00%	-	-	-
TOTAL EXPENDITURES	622,264	-	-	-	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(3,086)	2	-	(2)	0.00%	2	1	(1)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(1)	(1)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	(3,086)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,086)	-	(1)	(1)	0.03%	-	(1)	(1)
Net change in fund balance	\$ (3,086)	\$ 2	\$ (1)	\$ (3)	0.03%	\$ 2	\$ -	\$ (2)
FUND BALANCE, BEGINNING (OCT 1, 2022)	299,808	299,808	299,808					
FUND BALANCE, ENDING	\$ 296,722	\$ 299,810	\$ 299,807					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-22 BUDGET	OCT-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 10	\$ 10	0.00%	\$ -	\$ 10	\$ 10
TOTAL REVENUES	-	-	10	10	0.00%	-	10	10
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	600	(600)	0.00%	-	600	(600)
Total Construction In Progress	-	-	600	(600)	0.00%	-	600	(600)
TOTAL EXPENDITURES	-	-	600	(600)	0.00%	-	600	(600)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(590)	(590)	0.00%	-	(590)	(590)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	1	1	0.00%	-	1	1
TOTAL FINANCING SOURCES (USES)	-	-	1	1	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (589)	\$ (589)	0.00%	\$ -	\$ (589)	\$ (589)
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	2,478,197					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,477,608					

MEADOW POINTE II
Community Development District

Supporting Schedules

October 31, 2022

**Cash and Investment Balances
October 31, 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	\$19,567
Operating Checking Account	Bank United	Checking Account	n/a	n/a	\$1,038,701
				Subtotal	\$1,058,268
Money Market	BankUnited	Money Market	n/a	2.10%	\$4,995,789
				Subtotal	\$4,995,789
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.02%	\$2,477,608
2018 Series - Interest Fund	US Bank	Bond Series 2018	n/a	0.02%	\$139,579
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%	\$5,380
				Subtotal	\$2,777,416
				Total	\$8,831,473

Aqua Pool & Spa Renovators
October 31, 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.

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity through October 31, 2022

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,589
Debt Service Reserve Fund Transfer		\$ 4,051
Total Source of Funds:		\$ 67,640
Use of Funds:		
Disbursements:	To Vendors	\$ 4,887,840
Net Available Amount to Spend in Project Fund Account at October 31, 2022		\$ 2,477,607