

**Meadow Pointe II
Community Development District**

December 21, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/84733373982?pwd=UmxFR1FkLzg4bXRFZE9VZm4zZVRYUT09>

Meeting ID: 847 3337 3982

Passcode: 948957

Call In #: 1-929-205-6099

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

Board of Supervisors

- ☐ Jamie Childers, Chairperson
- ☐ John Picarelli, Vice Chairman
- ☐ Nicole Darner, Assistant Secretary
- ☐ Kyle Molder, Assistant Secretary
- ☐ Robert Signoretti, Assistant Secretary

Robert Nanni, District Manager
Andrew Cohen, District Counsel
Robert Dvorak, District Engineer

Meadow Pointe II Meeting Agenda**Wednesday, December 21, 2022 – 6:30 p.m.****Zoom Information:**

<https://us02web.zoom.us/j/84733373982?pwd=UmxFR1FkLzg4bXRFZE9VZm4zZVRYUT09>

Meeting ID: 847 3337 3982**Passcode: 948957****Call In #: 1-929-205-6099**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. Consent Agenda**
 - A. Minutes of the September 7, 2022 Workshop, November 2, 2022 and November 16, 2022 Meetings
 - B. Financial Report as of November 30, 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
 - E. Operations Manager
- 9. Action Items for Board Approval/Disapproval/Discussion**
 - A. Supervisor Areas of Specialization
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisors' Remarks**
- 12. Adjournment**

The next meeting is scheduled for Wednesday, January 4, 2023 at 6:30 p.m.

Sixth Order of Business

6A

**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.

- Ms. Diaz commented if an easement is blocked by a fence, the workers are finding alternate access.
- Mr. Cohen told Ms. Childers that if there is prior approval, a judge may rule in favor of the homeowner, not the CDD.
- Ms. Childers noted it needs to be determined whether there is a legal way for access around the easement.
- The cost for fence removal and moving of irrigation was discussed.
- The Board discussed various scenarios.

THIRD ORDER OF BUSINESS

Adjournment

There being no further discussion, the workshop was adjourned.

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, November 2, 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
Sheila Diaz	Operations Manager
John Holcomb	Operations Manager Candidate
Shali Katariya	Operations Manager Candidate
Aiseen Reyes	Operations Manager Candidate
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

A workshop will not be held this evening.

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

- A Wrencrest resident inquired about a letter from the attorney.
- Mr. George Neuendorf of Longleaf addressed sidewalk repairs. The new RFP for the repairs is in the approval process.
- Mr. Neuendorf commented that grass was left all over the property from the lake bank mowing.
- Mr. Neuendorf indicated the conservation area is encroaching toward the ponds, and the grass is not being cut back.
- A resident, Richard, had questions regarding the pool. He is concerned with the funds allocated to this project. Ms. Childers and Mr. Picarelli presented an update.
- Richard commented on the structures to be built for a meeting room and maintenance facility.
- Mr. Kyle Molder of Morningside commented on the structures to be built, and how many people are using the different facilities.
- Mr. Molder defended himself regarding harassment complaints, and use of the Meadow Pointe II clubhouse shirt as a perception that he was a Board member.

NINTH ORDER OF BUSINESS**Approval/Disapproval/Discussion****A. Operations Manager Interviews**

- Board members conducted the interviews.
 - Ms. Shali Katariya will arrive later, and Mr. Nicholas Fedor was not present.
- ii. Aiseen Reyes**
- Ms. Reyes worked for 10 years as an HOA Administrative Assistant for a small community of townhomes.
 - She has experience working with multiple vendors.
 - She has experience with hiring and terminating employees.
 - Ms. Reyes discussed her current position as a teacher.
- iii. John Holcomb**
- Mr. Holcomb was previously a Wrencrest resident.
 - He has a degree in drafting for a structural engineering company. He also worked for an architectural engineering company, and he owned and operated a landscaping installation company.

- Mr. Picarelli asked about experience with irate residents. He currently works as a lawyer, and he has experience with mediating different situations.
- Ms. Darner emphasized the importance of working as a team. Mr. Holcomb described his work as a supervisor over a drafting team. Currently, he is a supervisor over two people.
- Mr. Signoretti addressed the fact that Mr. Holcomb has experience with having to reprimand staff when necessary.
- Mr. Holcomb addressed his landscaping experience.
- He currently handles scheduling of work for his team, but not payroll.

The Board discussed the two candidates.

- Ms. Darner addressed meeting attendance. Mr. Nanni indicated the candidates were told of the importance of meeting attendance.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Residents Council

- The pancake breakfast will be held as done in previous years on December 17, 2022. There are two different time slots. The 11:00 a.m. timeframe is sold out.
- New events will be held as the Board discussed at the October 19, 2022 Meeting.

B. Government/Community Updates

- Ms. Childers noted that Meadow Pointe I believes it is too soon to have a joint meeting regarding crosswalks and other items. However, they are interested in working with Meadow Pointe II in this regard, and they will discuss further at their January meeting. The offer is for two crosswalks each for Meadow Pointe I and II. Mr. Picarelli commented a crosswalk should be installed at Morningside and Deer Run on County Line Road. He also believes crosswalks will not be needed at Manor Isle and Lingleaf, as there is a traffic light at this location.
- Ms. Childers indicated Meadow Pointe I has been trying to decrease meetings from their schedule for budgetary reasons, which is one of the reasons they do not want to have a meeting at this time. They do plan to have a Community Meeting, after which they will get back to Meadow Pointe II.

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Deed Restrictions/DRV****B. Approval of Minutes of the September 7, 2022 Meeting**

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

Consent Agenda.

There being none,

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the Consent Agenda, consisting of the Deed Restrictions/DRV and Minutes of the September 7, 2022 Meeting, was approved.

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

There being no report, the next item followed.

B. District Counsel

- Ms. Childers discussed Anand Vihar. She spoke to Mr. Dvorak, and requested that Mr. Neidert perform linear front measures. Mr. Picarelli noted there are gray areas regarding CDD ownership. He believes the CDD owns their front entrance, but not the gates.
- OLM will send numbers for the landscape contract amendment.
- Mr. Cohen's staff is investigating options for the property on Burleigh Drive. Mr. Picarelli noted there was activity at this property. Ms. Childers indicated Code Enforcement was contacted, and that may be the reason the grass was mowed. Mr. Picarelli asked whether it was possible for the CDD to pay off the taxes, and take ownership of the land to sell.
- The Mansfield and County Line sidewalks were discussed. The entire community was previously pressure washed by the CDD, including the County sidewalks. Mr. Cohen indicated the CDD should not be responsible in this regard since the CDD does not own it. When the community was built out, certain documents were not executed appropriately, and items were not divided properly with regards to CDD ownership. There appears to be a disconnect in this regard, and should be investigated by Mr. Cohen.

C. District Engineer

- FAC and JMT performed a walk-through at Wrencrest and developed a punch list, which needs to be addressed before any payment is made.
- FAC is performing sidewalk repairs and pressure washing in Longleaf.
- The RFP for the remaining sidewalks will be finalized.
- The lap pool RFP was discussed.
- The pond assessment is ongoing.
- The status of the wall repair was discussed. Mr. Dvorak is able to obtain the appropriate bricks for the repair.

D. Operations Manager

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

- Ms. Diaz requested an update regarding black paint for the front doors. Ms. Childers will have samples available from Sherwin Williams at the next meeting.
- Ms. Diaz has a detailed report and cost breakdown for the water main break in Vermillion, which amounted to almost \$20,000. The CDD owns all the roads in the gated communities.
- Maintenance staff is installing holiday lights, and they are hoping to go live the day after Thanksgiving. Mr. Picarelli suggested staff determine the cost for hiring a company to install the lights, but Ms. Diaz indicated it is extremely costly.
- Mainscape sent a revised proposal for mulch. They have not given a date for the work to commence. The Board agreed to a price increase which included purchase of the mulch, in the amount of \$3,600.

Mr. Picarelli MOVED to approve the proposal from Mainscape in the amount of \$23,886.28 for purchase and installation of mulch.

- It is more cost effective to install the mulch by hand, as it ensures the appropriate amount is installed by the number of bags ordered.

Ms. Darnier SECONDED the prior motion.

There being no further discussion,

On VOICE vote, with all in favor, the proposal from Mainscape to purchase and install mulch in the amount of \$23,886.28, was approved.

- The landscape contract was discussed.
 - The Board approved the numbers at the last meeting.
 - The appropriate paperwork needs to be completed, and it should be an addendum as opposed to an amendment.
- Fitness equipment was discussed.
 - Mr. Signoretti, Mr. Picarelli and Ms. Darner chose Fitnessmith. The District will receive more equipment, along with a new floor.
 - The flooring and other services costs \$8,014.40.
 - The Board reviewed and discussed the proposal.

Mr. Picarelli MOVED to approve the proposal from Fitnessmith in the amount of \$78,787.52 for purchase and installation of new equipment for the fitness center, which includes installation of a new floor, and Mr. Signoretti seconded the motion.

- The Board discussed whether the flooring is removable.

There being no further discussion,

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

NINTH ORDER OF BUSINESS

Approval/Disapproval/Discussion (Continued)

i. Shali Katariya

- Ms. Katariya is a resident.
- She has background in real estate and operations management.
- Ms. Katariya discussed her past job experience.
- Open communication is important.
- She has experience with scheduling and Quick Books for payroll processing.
- She has contract management experience, managing up to 25 contractors for one job.

- A combination of being firm and compassionate is important.
- She is willing to be flexible with her time for meetings, but she does have three young children.

iv. Nicholas Fedor

Mr. Fedor was not present.

EIGHTH ORDER OF BUSINESS

Reports (Continued)

D. Operations Manager (Continued)

- Pool furniture was discussed.
 - Most of the Board preferred the Orleans design from The Pool Works of Florida.
 - Ms. Darner believes the color should be more neutral.
 - The current lounge chairs are discolored.
 - Ms. Diaz suggested purchasing a bulk amount of furniture which may save the District money. The Board was not in favor at this time, as they are not certain what colors are needed for the new pool area.
 - Ms. Childers suggested replacing the chaise lounges only, and leaving the current tables and chairs.
 - The chaise lounges should be without arms.
 - The Board selected the color, Oyster.

Mr. Picarelli MOVED to approve the purchase of 18 Orleans style chaise lounges in the color, Oyster, with white frames from The Pool Works of Florida in an amount not to exceed \$15,000, and Mr. Signoretti seconded the motion.

There being no further discussion,

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

NINTH ORDER OF BUSINESS

**Approval/Disapproval/Discussion
(Continued)**

A. Operations Manager Interviews (Continued)

- Mr. Fedor will not be considered since he was not present.

- 246 • Ms. Darner discussed the fact that Ms. Katariya is a good candidate, but there may
247 be issues with her current home situation.
- 248 • Ms. Childers noted all three candidates were good, but she agrees with Ms. Darner.
249 Ms. Katariya appears to be more self-scheduled in her current work.
- 250 • Mr. Signoretti commented that Mr. Holcomb appeared to have friendly
251 relationships with his team members. Ms. Darner is concerned he may not have
252 day-to-day experience with a team.
- 253 • Ms. Diaz noted someone is needed who is familiar with supervising staff, as there
254 are 15 staff members in Operations.
- 255 • Mr. Picarelli suggested a follow-up interview with each candidate.
- 256 • Ms. Childers did not believe Mr. Holcomb had enough experience with telling a
257 resident they are not allowed to do something.
- 258 • Mr. Nanni commented the person will need to be adaptable to the position.
- 259 • Mr. Nanni is in favor of follow-up interviews.
- 260 • Mr. Signoretti ranked the candidates as follows:
 - 261 ➤ Ms. Katariya
 - 262 ➤ Mr. Holcomb
 - 263 ➤ Ms. Reyes
- 264 • Mr. Picarelli ranked the candidates as follows:
 - 265 ➤ Ms. Katariya
 - 266 ➤ Ms. Reyes
 - 267 ➤ Mr. Holcomb
- 268 • Ms. Darner ranked the candidates as follows:
 - 269 ➤ Ms. Katariya
 - 270 ➤ Ms. Reyes
 - 271 ➤ Mr. Holcomb
- 272 • The salary may be an issue.
- 273 • Ms. Childers believes the most important aspect of this job is communication and
274 people skills.

275

- 276 • Ms. Childers ranked the candidates as follows:
- 277 ➤ Ms. Katariya
- 278 ➤ Ms. Reyes
- 279 ➤ Mr. Holcomb
- 280 • Mr. Nanni indicated the fact that there are no benefits may be a deal breaker for the
- 281 chosen candidate.
- 282 • Mr. Nanni was asked to speak to all three candidates and ask further questions.
- 283 *The record shall reflect Mr. Nanni exited the meeting.*

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

- 287 • Ms. Kelly Wright of Iverson is concerned with timing in hiring the candidate at the
- 288 same time as swearing in two new Board members. The candidates were not asked
- 289 the same questions.
- 290 • Mr. Kyle Molder of Morningside commented more follow-up questions need to be
- 291 asked of the candidates.
- 292 • Mr. Molder discussed the sidewalks. The Property Appraiser's website will
- 293 indicate ownership of the sidewalks.
- 294 • Mr. Molder discussed the mailboxes. He has seen stick-on numbers, as opposed to
- 295 the metal numbers. The vendor was told to switch the affected mailboxes to metal.
- 296 • Mr. Molder wanted to know if the DRVC is going to be reconvened. This item was
- 297 tabled until after the election, at which time the Board will appoint someone to
- 298 oversee it.

ELEVENTH ORDER OF BUSINESS**Supervisor Comments**

- 300 • Mr. Picarelli believes the Board should not table so many items, and the Board
- 301 needs to do more research on items, as opposed to relying on the attorney.
- 302 • Mr. Picarelli commented the candidate for the Operations Manager position needs
- 303 to be committed.
- 304 • Mr. Picarelli has not seen many *No Parking* signs on Wrencrest Drive at the gate.
- 305 • Ms. Darner believes the hiring process for this position is not traditional. However,
- 306 items which the Board expects of an Operations Manager are being addressed.
- 307

- 308 • Ms. Childers is trying to ensure any new Board members transitioning to the
309 positions are aware of work to be done. She spoke to Mr. Nanni in this regard.

310

311 **TWELFTH ORDER OF BUSINESS**

Adjournment

312 There being no further business,

313

314

On MOTION by Ms. Darner, seconded by Mr. Picarelli, with all in
315 favor, the meeting was adjourned at 9:20 p.m.

316

317

318

319

320

321

322

323

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, November 16, 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
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

Mr. Nanni called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

The Pledge of Allegiance was recited, and 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.)**

- A resident discussed shrubs which need to be trimmed. Ms. Childers will follow up with staff.
- A resident of Anand Vihar commented streetlights are missing. Ms. Childers responded that the builder was told if they paid to have the streetlights installed, the CDD would pay monthly electric bills, but when the lights were installed, it was divided between the homeowners at the time. Therefore, Anand Vihar is required to pay for the lights to be installed. If the lights are installed, the electrical cost will be added to the CDD's invoice.
- The same resident discussed the Anand Vihar gates and tennis courts. The gates cannot be opened earlier than 7:00 a.m. The tennis court must be cleared before anyone can play. The gym is cleaned first. Staff will investigate.

EIGHTH ORDER OF BUSINESS**Reports****C. District Engineer**

- Mr. Dvorak discussed the RFP for the lap pool. The time has passed for responding to questions regarding the RFP.
- The pond assessment was discussed. Mr. Dvorak would like the Board to review the assessment and consider at the December meeting.
- The proposal for the wall repair was discussed. The cost is \$4,500. A tax ID number is required from the contractor. This contractor has worked on most of the walls in the County. This item will be submitted to the insurance company, as no CDD funds shall be expended.
- Frontage measurements have not been done yet at Anand Vihar. The CDD has until the spring to determine their assessments.
- Mr. Picarelli addressed the possibility of hiring a day laborer to take care of the ponds. Mr. Dvorak will investigate with his staff. The process for placing the stone was discussed. This is a manual labor job. A supervisor for the day laborers would also be needed.
- FAC was discussed. Mr. Neidert has a few pond inspections remaining, but mentioned doing a walk-through this week or the week after Thanksgiving.

The record shall reflect Mr. Dvorak exited the meeting.

D. District Counsel

- Ms. Childers discussed Wrencrest. She suggested setting up a meeting with Commissioner Seth Wakeman. Mr. Signoretti will contact Commissioner Wakeman to attend a future CDD meeting. County officials have told Mr. Signoretti they are not patrolling the area because it is a private road, but they have also told him it is not private and the CDD cannot do what they want with it. Mr. Picarelli noted a definitive answer is needed.
- Mr. Cohen prepared a License Agreement for the fence areas and easements in Morningside, which Ms. Childers reviewed. Mr. Cohen is awaiting associated documents. Ms. Diaz was directed to work with Mr. Cohen in this regard.
- Paul from OLM sent a copy of a sample agreement for the landscaping addendum. Ms. Childers will send the sample agreement to Mr. Cohen, and he will prepare a new agreement.
- The only thing the CDD can do with regards to the abandoned home is write up the Deed Restriction and possibly try to put a lien against the home. Ms. Diaz commented a moving company moved some furniture from the home and damaged the CDD gate. The company is going to send the CDD a check for the repairs. The property is listed as an estate. Ms. Childers advised that residents should continue to report the home to Code Enforcement, as needed. Only a neighbor can report the property.

SIXTH ORDER OF BUSINESS

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

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

Consent Agenda.

Mr. Picarelli MOVED to approve the Consent Agenda, consisting of the Minutes of the October 5, 2022 Meeting and Workshop, Minutes of the October 19, 2022 Meeting, Financial Report as of October 31, 2022 and Deed Restrictions, and Mr. Signoretti seconded the motion.

- On Page 5 of the October 19, 2022 Minutes, *fence* should replace *gate*.
- There being no further discussion,

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

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Residents Council

- All slots for Breakfast with Santa are full. There will be crafts. There is one hour allocated for photos with Santa. There are many volunteers.

B. Government/Community Updates

- Mr. Picarelli noted there are car counters in some communities.
- The County Engineer indicated there needed to be at least 300 homes in a community to receive a traffic light.

EIGHTH ORDER OF BUSINESS

Reports (Continued)

A. Architectural Review Discussion Items

- Ms. Diaz announced a new ARC/DRC Coordinator was hired, Mr. Steve Dargo. He is a long-time resident of Lettingwell.

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-88	Deer Run	1618 Stetson	New Roof	Approved

- Ms. Childers received colors from Sherwin Williams for the black doors. The colors must match the overall scheme.

On MOTION by Mr. Signoretti, seconded by Mr. Picarelli, with all in favor, the black door colors from Sherwin Williams were accepted as approved colors, subject to the specific color matching the overall color scheme of the home.

- Ms. Darner asked that residents who are interested in these door colors be notified they may proceed with their ARC requests.

B. District Manager

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

NINTH ORDER OF BUSINESS**Action Items for Board
Approval/Disapproval/Discussion****A. Operations Manager Report**

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

- The mulch was delivered, but has not been installed. Ms. Diaz hopes the work will start tomorrow.
- A total of seven residents were sent mailbox violation letters, as the stickers were used instead of the metal numbers. The old metal numbers may be re-used.
- Staff has not heard back from FAC regarding the irrigation repairs.
- There will be a delay with marking sidewalks, as staff is busy putting up holiday decorations.
- Ms. Diaz received an email regarding a resident from Longleaf who painted their sidewalk. The HOA President sent them a Cease-and-Desist Letter.

B. Discussions Regarding Operations Manager Candidates

Mr. Nanni conducted the interviews, and discussed them.

- The questions were as follows:
 - What are your future plans?
 - Are you aware of any lack of benefits for the position? What are your thoughts?
 - How do you plan to calm staff, considering this is a major organizational change?
 - Explain your experience with a staff of at least 15 people.
 - What is your method to deal with staff problems? Ms. Diaz was able to give the candidates a review of disciplinary issues and the way the policy was handled.
 - What was your anticipated start date?
- Mr. Nanni indicated salaries, vacation and sick time need to be addressed.
- Personalities should also be considered to be able to unite staff.
- Mr. Signoretti asked Ms. Diaz her opinion of the candidates.

- 175 ➤ Ms. Katariya was professional, has an excellent resume, and she is a
176 licensed realtor and broker. Ms. Diaz believes she may not find the roll
177 challenging, and should be considered for a higher-level position.
- 178 ➤ Ms. Reyes worked as an administrative assistant for an HOA 12 years ago.
179 She has no management experience, only as an assistant manager. She has
180 worked in the school system as an ESE Special Needs Teacher for several
181 years. She is the least qualified, has the least experience, and is the least
182 suited for the job.
- 183 ➤ Mr. Holcomb has the most transferrable skills. He has experience working
184 with SWFWMD, landscaping contractors and other trade-related positions.
185 He has temperament and character for the position.
- 186 • Mr. Signoretti asked Mr. Nanni to share his concerns.
- 187 ➤ Ms. Katariya indicated she would accept top of the range in salary due to
188 the lack of benefits. He believes she may require an incentive. Keeping her
189 may be an issue. It appears she may have certain priorities with her family.
- 190 ➤ Ms. Reyes may have issues with the benefits, after receiving full benefits
191 from her current position. She would prefer to start after the holidays.
- 192 ➤ Mr. Holcomb has to give two weeks' notice to his current employer. He
193 has the temperament and background to deal with people on a technical and
194 personal level. Mr. Holcomb is seeking long-term stability, and he
195 understands the salary range, and his wife has benefits.
- 196 • Mr. Picarelli indicated he would like to select someone today.
- 197 • Mr. Signoretti suggested waiting until the new Board member is sworn in. He is in
198 favor of hiring Mr. Holcomb.
- 199 • Ms. Darner was told no additional resumes were received. She believes it is in the
200 Board's best interest to wait for the new Supervisor to be sworn in.
- 201 • Ms. Childers would like to start over and request more resumes. She believes the
202 Board will be looking for a new person within six months if any of the three
203 candidates are hired.
- 204

Mr. Picarelli MOVED to hire Mr. John Holcomb as Operations Manager.

There being no second, the motion failed.

- Ms. Darner suggested re-posting the position, and making a decision next month.
- Ms. Childers suggested re-posting the position, and highlighting customer service as the most important aspect. A closing date should be included.
- Mr. Signoretti is concerned it may take a couple of months to fill the position. Current employees should be given the opportunity to apply. There were other people on the list, and that Mr. Holcomb should continue to be considered.
- Ms. Childers recommended the position information be posted this Friday on Indeed, with a deadline of December 2, 2022, and the resumes may be considered and ranked at the December 7, 2022 meeting, with a decision to be made at the December 21, 2022 meeting. Mr. Nanni needs additional time to post the position on Indeed. Ms. Childers suggested Monday, November 21, 2022. The remaining dates are sufficient with this new date.
- Ms. Diaz believes the current posting is too ambiguous.
- Ms. Darner suggested the Board may come up with more concise questions, and present them to Mr. Signoretti as Liaison in the process. Board members should send questions to Mr. Signoretti by November 21, 2022. Mr. Signoretti will conduct the interviews.
- Both Mr. Nanni's and Mr. Signoretti's emails should be included on the job post.

TENTH ORDER OF BUSINESS

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

- Mr. George Neuendorf of Longleaf commented on the counters. The County installs them to count the number of vehicles entering and exiting the community, to determine location of crosswalks and traffic lights.
- Ms. Kelly Wright of Iverson thanked Ms. Sanchez for her service to the District.

ELEVENTH ORDER OF BUSINESS

Supervisors' Remarks

- Ms. Childers will work with Earl to ensure future newsletters contain definitions regarding Chapter 190 of the Florida Statutes, and other rules which need to be

238 followed. It is clear residents do not comprehend all of the items the Board is
239 responsible for.

240 • Mr. Signoretti commented many residents do not comprehend what the Board
241 cannot do.

242 • Ms. Darner commented the Board needs to be more transparent. Residents need to
243 be encouraged to attend meetings.

244 • Ms. Childers noted the Board should not communicate to residents on Facebook.

245

246 **TWELFTH ORDER OF BUSINESS**

Adjournment

247 There being no further business,

248

249 On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all
250 in favor, the meeting was adjourned at 8:21 p.m.

251

252

253

254

255

256

Jamie Childers
Chairperson

6B.

MEADOW POINTE II
Community Development District

Financial Report

November 30, 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>	
Non-Ad Valorem Special Assessments - Collection Schedules	26 - 28
Cash and Investment Report	29
Note - Aqua Pool	30
Construction Report	31
Approval of invoices	32 - 34

MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

November 30, 2022

Balance Sheet
November 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)	GENERAL FUND - MANOR ISLE (010)
ASSETS										
Cash - Checking Account	\$ 1,355,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash with Fiscal Agent	350,000	-	-	-	-	-	-	-	-	-
Assessments Receivable	11,782	-	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	101,081	294,435	75,393	345,816	44,883	271,724	14,827	414,912	211,778
Investments:										
Money Market Account	5,004,450	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Prepaid Items	613	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,740,265	\$ 101,081	\$ 294,435	\$ 75,393	\$ 345,816	\$ 44,883	\$ 271,724	\$ 14,827	\$ 414,912	\$ 211,778
LIABILITIES										
Accounts Payable	\$ 383,594	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	38,183	-	35	35	35	35	35	35	35	35
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,301,912	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,746,164	249	35	35	35	35	35	35	35	35

Balance Sheet
November 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)	GENERAL FUND - MANOR ISLE (010)
FUND BALANCES										
Nonspendable:										
Prepaid Items	613	-	-	-	-	-	-	-	-	-
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:	1,676,888	88,977	75,257	12,327	154,139	4,180	68,546	12,292	181,182	96,001
TOTAL FUND BALANCES	\$ 2,994,101	\$ 100,832	\$ 294,400	\$ 75,358	\$ 345,781	\$ 44,848	\$ 271,689	\$ 14,792	\$ 414,877	\$ 211,743
TOTAL LIABILITIES & FUND BALANCES	\$ 6,740,265	\$ 101,081	\$ 294,435	\$ 75,393	\$ 345,816	\$ 44,883	\$ 271,724	\$ 14,827	\$ 414,912	\$ 211,778

Balance Sheet
November 30, 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>ASSETS</u>									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,355,252
Cash with Fiscal Agent	-	-	-	-	-	-	-	-	350,000
Assessments Receivable	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	279,941	260,185	293,354	547,418	4,979	10,375	130,811	-	3,301,912
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	5,004,450
Construction Fund	-	-	-	-	-	-	-	2,477,519	2,477,519
Prepayment Account	-	-	-	-	-	-	8,624	-	8,624
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Prepaid Items	187	-	-	-	-	-	-	-	800
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 280,128	\$ 260,185	\$ 293,354	\$ 547,418	\$ 4,979	\$ 10,375	\$ 291,040	\$ 2,477,519	\$ 12,680,112
<u>LIABILITIES</u>									
Accounts Payable	\$ 187	\$ -	\$ -	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ 384,510
Accrued Expenses	-	35	35	35	35	35	-	-	38,638
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	3,301,912
TOTAL LIABILITIES	187	35	35	515	35	35	-	-	3,747,535

Balance Sheet
November 30, 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	187	-	-	-	-	-	-	-	800
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	291,040	-	291,040
Capital Projects	-	-	-	-	-	-	-	2,477,519	2,477,519
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:	111,929	127,034	115,138	255,203	1,774	5,272	-	-	2,986,139
TOTAL FUND BALANCES	\$ 279,941	\$ 260,150	\$ 293,319	\$ 546,903	\$ 4,944	\$ 10,340	\$ 291,040	\$ 2,477,519	\$ 8,932,577
TOTAL LIABILITIES & FUND BALANCES	\$ 280,128	\$ 260,185	\$ 293,354	\$ 547,418	\$ 4,979	\$ 10,375	\$ 291,040	\$ 2,477,519	\$ 12,680,112

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 17	\$ -	\$ (17)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	151,330	35,913	32,642	(3,271)	21.57%	35,913	32,642	(3,271)
Interest - Tax Collector	-	-	43	43	0.00%	-	43	43
Special Assmnts- Tax Collector	1,559,864	450,268	336,464	(113,804)	21.57%	450,268	336,464	(113,804)
Special Assmnts- Discounts	(68,448)	(19,369)	(14,952)	4,417	21.84%	(19,369)	(14,952)	4,417
Other Miscellaneous Revenues	25,000	4,167	10,752	6,585	43.01%	2,083	10,116	8,033
Gate Bar Code/Remotes	5,000	833	250	(583)	5.00%	417	220	(197)
Access Cards	1,300	217	24	(193)	1.85%	108	24	(84)
TOTAL REVENUES	1,674,146	472,046	365,223	(106,823)	21.82%	469,428	364,557	(104,871)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	4,000	3,600	400	15.00%	2,000	1,600	400
FICA Taxes	1,836	306	275	31	14.98%	153	122	31
ProfServ-Engineering	64,500	10,750	-	10,750	0.00%	5,375	-	5,375
ProfServ-Legal Services	42,000	7,000	2,380	4,620	5.67%	3,500	-	3,500
ProfServ-Mgmt Consulting	76,528	12,755	12,755	-	16.67%	6,377	6,377	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	-	-	-
ProfServ-Special Assessment	8,610	-	-	-	0.00%	-	-	-
ProfServ-Trustee Fees	4,050	-	-	-	0.00%	-	-	-
ProfServ-Web Site Maintenance	1,553	259	1,553	(1,294)	100.00%	129	-	129
Auditing Services	4,400	-	-	-	0.00%	-	-	-
Postage and Freight	1,000	167	51	116	5.10%	83	27	56
Insurance - General Liability	34,536	34,536	32,412	2,124	93.85%	-	6,818	(6,818)
Printing and Binding	500	83	18	65	3.60%	42	3	39
Legal Advertising	1,000	167	300	(133)	30.00%	83	-	83
Miscellaneous Services	1,000	167	29	138	2.90%	83	16	67
Misc-Assessment Collection Cost	31,197	9,003	6,457	2,546	20.70%	9,003	6,457	2,546
Misc-Supervisor Expenses	500	83	-	83	0.00%	42	-	42
Office Supplies	150	25	-	25	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	297,685	79,626	60,005	19,621	20.16%	26,883	21,420	5,463

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	20,000	3,333	3,333	-	16.67%	1,667	1,667	-
Contracts-Security Alarms	600	100	86	14	14.33%	50	43	7
R&M-General	10,000	1,667	336	1,331	3.36%	833	-	833
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	15,765	2,628	-	2,628	0.00%	1,314	-	1,314
Total Field	46,615	7,978	3,755	4,223	8.06%	3,864	1,710	2,154
<u>Landscape Services</u>								
ProfServ-Landscape Architect	12,000	2,000	1,680	320	14.00%	1,000	-	1,000
Contracts-Landscape	173,343	28,891	24,998	3,893	14.42%	14,445	12,499	1,946
R&M-Irrigation	6,000	1,000	1,895	(895)	31.58%	500	-	500
R&M-Landscape Renovations	20,000	3,333	1,318	2,015	6.59%	1,667	488	1,179
R&M-Mulch	25,000	25,000	24,308	692	97.23%	25,000	24,308	692
R&M-Trees and Trimming	4,000	667	500	167	12.50%	333	-	333
Total Landscape Services	240,343	60,891	54,699	6,192	22.76%	42,945	37,295	5,650
<u>Utilities</u>								
Contracts-Solid Waste Services	230,580	38,430	38,430	-	16.67%	19,215	38,430	(19,215)
Utility - General	7,500	1,250	2,024	(774)	26.99%	625	2,024	(1,399)
Electricity - Streetlights	210,000	35,000	21,186	13,814	10.09%	17,500	21,186	(3,686)
Utility - Reclaimed Water	10,000	1,667	1,400	267	14.00%	833	1,400	(567)
Misc-Property Taxes	11,000	11,000	4,795	6,205	43.59%	-	4,795	(4,795)
Misc-Assessment Collection Cost	3,027	876	626	250	20.68%	876	626	250
Total Utilities	472,107	88,223	68,461	19,762	14.50%	39,049	68,461	(29,412)
<u>Lakes and Ponds</u>								
Contracts-Lakes	64,890	10,815	11,075	(260)	17.07%	5,408	5,538	(130)
R&M-Mitigation	1,000	-	-	-	0.00%	-	-	-
R&M-Ponds	25,000	4,167	1,415	2,752	5.66%	2,083	1,415	668
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
Total Lakes and Ponds	95,890	14,982	12,490	2,492	13.03%	7,491	6,953	538
<u>Road and Street Facilities</u>								
Electricity - Streetlights	-	-	13,814	(13,814)	0.00%	-	13,814	(13,814)
Total Road and Street Facilities	-	-	13,814	(13,814)	0.00%	-	13,814	(13,814)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	2,333	3,017	(684)	21.55%	1,167	975	192
Contracts-Pools	27,600	4,600	4,220	380	15.29%	2,300	-	2,300
Communication - Telephone & WiFi	10,000	1,667	1,063	604	10.63%	833	346	487
Utility - General	1,500	250	207	43	13.80%	125	103	22
Utility - Water & Sewer	5,000	833	833	-	16.66%	417	417	-
Electricity - Rec Center	15,500	2,583	2,583	-	16.66%	1,292	1,292	-
Lease - Copier	4,400	733	396	337	9.00%	367	396	(29)
R&M-Clubhouse	13,000	2,167	2,001	166	15.39%	1,083	341	742
R&M-Court Maintenance	1,000	167	-	167	0.00%	83	-	83
R&M-Pools	3,500	583	1,321	(738)	37.74%	292	-	292
R&M-Fitness Equipment	4,500	750	320	430	7.11%	375	160	215
R&M-Playground	3,000	500	-	500	0.00%	250	-	250
Misc-Clubhouse Activities	2,000	333	-	333	0.00%	167	-	167
Office Supplies	2,500	417	294	123	11.76%	208	250	(42)
Op Supplies - General	40,000	6,667	3,181	3,486	7.95%	3,333	401	2,932
Op Supplies - Fuel, Oil	6,000	1,000	561	439	9.35%	500	258	242
Cleaning Supplies	5,000	833	668	165	13.36%	417	143	274
Reserve - Renewal&Replacement	21,340	-	171,850	(171,850)	805.30%	-	51,723	(51,723)
Total Parks and Recreation	179,840	26,416	192,515	(166,099)	107.05%	13,209	56,805	(43,596)
<u>Personnel</u>								
Payroll-Maintenance	375,000	62,500	52,340	10,160	13.96%	31,250	36,947	(5,697)
Payroll-Benefits	3,600	600	-	600	0.00%	300	-	300
FICA Taxes	28,688	4,781	3,911	870	13.63%	2,391	2,898	(507)
Workers' Compensation	41,934	6,989	-	6,989	0.00%	3,495	-	3,495
Unemployment Compensation	2,150	358	-	358	0.00%	179	-	179
ProfServ-Human Resources	900	150	-	150	0.00%	75	-	75
Op Supplies - Uniforms	5,000	833	865	(32)	17.30%	417	433	(16)
Subscriptions and Memberships	1,100	1,100	55	1,045	5.00%	-	-	-
Total Personnel	458,372	77,311	57,171	20,140	12.47%	38,107	40,278	(2,171)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,790,852	355,427	462,910	(107,483)	25.85%	171,548	246,736	(75,188)
Excess (deficiency) of revenues								
Over (under) expenditures	(116,706)	116,619	(97,687)	(214,306)	83.70%	297,880	117,821	(180,059)
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)	\$ 116,619	\$ (97,687)	\$ (214,306)	83.70%	\$ 297,880	\$ 117,821	\$ (180,059)
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,091,788	3,091,788	3,091,788					
FUND BALANCE, ENDING	\$ 2,975,082	\$ 3,208,407	\$ 2,994,101					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 33	\$ 494	\$ 461	247.00%	\$ 17	\$ 263	\$ 246
Special Assmnts- Tax Collector	49,798	14,213	10,742	(3,471)	21.57%	14,213	10,742	(3,471)
Special Assmnts- Discounts	(1,992)	(589)	(435)	154	21.84%	(589)	(435)	154
Settlements	4,000	667	-	(667)	0.00%	333	-	(333)
TOTAL REVENUES	52,006	14,324	10,801	(3,523)	20.77%	13,974	10,570	(3,404)
EXPENDITURES								
Administration								
Payroll-Salaries	31,280	5,213	4,958	255	15.85%	2,607	2,345	262
FICA Taxes	2,393	399	379	20	15.84%	199	179	20
ProfServ-Legal Services	6,000	1,000	-	1,000	0.00%	500	-	500
ProfServ-Mgmt Consulting	2,228	371	371	-	16.65%	186	186	-
Postage and Freight	1,500	250	60	190	4.00%	125	-	125
Misc-Assessment Collection Cost	996	355	206	149	20.68%	355	206	149
Office Supplies	1,200	200	150	50	12.50%	100	86	14
Total Administration	45,597	7,788	6,124	1,664	13.43%	4,072	3,002	1,070
Excess (deficiency) of revenues Over (under) expenditures	6,409	6,536	4,677	(1,859)	72.98%	9,902	7,568	(2,334)
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	\$ 6,536	\$ 4,677	\$ (1,859)	72.98%	\$ 9,902	\$ 7,568	\$ (2,334)
FUND BALANCE, BEGINNING (OCT 1, 2022)	96,155	96,155	96,155					
FUND BALANCE, ENDING	\$ 102,564	\$ 102,691	\$ 100,832					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 117	\$ 1,613	\$ 1,496	230.43%	\$ 58	\$ 811	\$ 753
Special Assmnts- Tax Collector	25,205	7,832	5,437	(2,395)	21.57%	7,832	5,437	(2,395)
Special Assmnts- Discounts	(1,008)	(317)	(220)	97	21.83%	(317)	(220)	97
TOTAL REVENUES	24,897	7,632	6,830	(802)	27.43%	7,573	6,028	(1,545)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	217	114	103	8.77%	108	35	73
R&M-Gate	4,500	750	232	518	5.16%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	126	104	22	20.63%	126	104	22
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
Total Field	22,306	1,428	450	978	2.02%	776	139	637
TOTAL EXPENDITURES	22,306	1,428	450	978	2.02%	776	139	637
Excess (deficiency) of revenues Over (under) expenditures	2,591	6,204	6,380	176	246.24%	6,797	5,889	(908)
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	\$ 6,204	\$ 6,380	\$ 176	246.24%	\$ 6,797	\$ 5,889	\$ (908)
FUND BALANCE, BEGINNING (OCT 1, 2022)	288,020	288,020	288,020					
FUND BALANCE, ENDING	\$ 290,611	\$ 294,224	\$ 294,400					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 42	\$ 467	\$ 425	186.80%	\$ 21	\$ 207	\$ 186
Special Assmnts- Tax Collector	9,080	1,513	1,959	446	21.57%	757	1,959	1,202
Special Assmnts- Discounts	(363)	(133)	(79)	54	21.76%	(40)	(79)	(39)
TOTAL REVENUES	8,967	1,422	2,347	925	26.17%	738	2,087	1,349
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	114	144	7.35%	129	35	94
R&M-Gate	3,000	500	142	358	4.73%	250	-	250
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	182	-	38	(38)	20.88%	-	38	(38)
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
Total Field	8,054	1,091	294	797	3.65%	546	73	473
TOTAL EXPENDITURES	8,054	1,091	294	797	3.65%	546	73	473
Excess (deficiency) of revenues Over (under) expenditures	913	331	2,053	1,722	224.86%	192	2,014	1,822
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	\$ 331	\$ 2,053	\$ 1,722	224.86%	\$ 192	\$ 2,014	\$ 1,822
FUND BALANCE, BEGINNING (OCT 1, 2022)	73,305	73,305	73,305					
FUND BALANCE, ENDING	\$ 74,218	\$ 73,636	\$ 75,358					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 800	\$ 133	\$ 1,942	\$ 1,809	242.75%	\$ 67	\$ 962	\$ 895
Special Assmnts- Tax Collector	15,234	-	3,286	3,286	21.57%	-	3,286	3,286
Special Assmnts- Discounts	(609)	(142)	(133)	9	21.84%	(142)	(133)	9
TOTAL REVENUES	15,425	(9)	5,095	5,104	33.03%	(75)	4,115	4,190
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	114	144	7.35%	129	35	94
R&M-Gate	3,000	500	412	88	13.73%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	70	63	7	20.66%	70	63	7
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
Total Field	14,857	1,163	589	574	3.96%	616	98	518
TOTAL EXPENDITURES	14,857	1,163	589	574	3.96%	616	98	518
Excess (deficiency) of revenues Over (under) expenditures	568	(1,172)	4,506	5,678	793.31%	(691)	4,017	4,708
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	\$ (1,172)	\$ 4,506	\$ 5,678	793.31%	\$ (691)	\$ 4,017	\$ 4,708
FUND BALANCE, BEGINNING (OCT 1, 2022)	341,275	341,275	341,275					
FUND BALANCE, ENDING	\$ 341,843	\$ 340,103	\$ 345,781					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 75	\$ 13	\$ 324	\$ 311	432.00%	\$ 6	\$ 121	\$ 115
Special Assmnts- Tax Collector	10,624	2,879	2,292	(587)	21.57%	2,879	2,292	(587)
Special Assmnts- Discounts	(425)	(138)	(93)	45	21.88%	(138)	(93)	45
TOTAL REVENUES	10,274	2,754	2,523	(231)	24.56%	2,747	2,320	(427)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	119	139	7.68%	129	35	94
R&M-Gate	3,000	500	412	88	13.73%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	-	44	(44)	20.75%	-	44	(44)
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	9,096	3,425	575	2,850	6.32%	546	79	467
TOTAL EXPENDITURES	9,096	3,425	575	2,850	6.32%	546	79	467
Excess (deficiency) of revenues Over (under) expenditures	1,178	(671)	1,948	2,619	165.37%	2,201	2,241	40
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	\$ (671)	\$ 1,948	\$ 2,619	165.37%	\$ 2,201	\$ 2,241	\$ 40
FUND BALANCE, BEGINNING (OCT 1, 2022)	42,900	42,900	42,900					
FUND BALANCE, ENDING	\$ 44,078	\$ 42,229	\$ 44,848					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 83	\$ 1,519	\$ 1,436	303.80%	\$ 42	\$ 749	\$ 707
Special Assmnts- Tax Collector	25,724	7,837	5,549	(2,288)	21.57%	7,837	5,549	(2,288)
Special Assmnts- Discounts	(1,029)	(408)	(225)	183	21.87%	(408)	(225)	183
TOTAL REVENUES	25,195	7,512	6,843	(669)	27.16%	7,471	6,073	(1,398)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	114	144	7.35%	129	35	94
R&M-Gate	3,000	500	837	(337)	27.90%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	127	106	21	20.62%	127	106	21
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,741	16,895	1,057	15,838	4.65%	673	141	532
TOTAL EXPENDITURES	22,741	16,895	1,057	15,838	4.65%	673	141	532
Excess (deficiency) of revenues Over (under) expenditures	2,454	(9,383)	5,786	15,169	235.78%	6,798	5,932	(866)
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	\$ (9,383)	\$ 5,786	\$ 15,169	235.78%	\$ 6,798	\$ 5,932	\$ (866)
FUND BALANCE, BEGINNING (OCT 1, 2022)	265,903	265,903	265,903					
FUND BALANCE, ENDING	\$ 268,357	\$ 256,520	\$ 271,689					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	3,525	6,348	2,823	35.21%	3,525	6,348	2,823
Special Assmnts- Other	11,402	2,280	-	(2,280)	0.00%	2,280	-	(2,280)
Special Assmnts- Discounts	(1,177)	(485)	(257)	228	21.84%	(485)	(257)	228
TOTAL REVENUES	28,254	5,320	6,091	771	21.56%	5,320	6,091	771
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	119	139	7.68%	129	35	94
R&M-Gate	3,000	500	862	(362)	28.73%	250	180	70
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	181	122	59	20.71%	181	122	59
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
Total Field	14,641	8,774	1,103	7,671	7.53%	727	337	390
TOTAL EXPENDITURES	14,641	8,774	1,103	7,671	7.53%	727	337	390
Excess (deficiency) of revenues Over (under) expenditures	13,613	(3,454)	4,988	8,442	36.64%	4,593	5,754	1,161
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	\$ (3,454)	\$ 4,988	\$ 8,442	36.64%	\$ 4,593	\$ 5,754	\$ 1,161
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,804	9,803	9,804					
FUND BALANCE, ENDING	\$ 23,417	\$ 6,349	\$ 14,792					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 167	\$ 2,263	\$ 2,096	226.30%	\$ 83	\$ 1,142	\$ 1,059
Special Assmnts- Tax Collector	37,989	4,797	8,194	3,397	21.57%	4,797	8,194	3,397
Special Assmnts- Discounts	(1,520)	(63)	(332)	(269)	21.84%	(63)	(332)	(269)
TOTAL REVENUES	37,469	4,901	10,125	5,224	27.02%	4,817	9,004	4,187
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	148	110	9.55%	129	35	94
R&M-Gate	4,500	750	412	338	9.16%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	-	157	(157)	20.66%	-	157	(157)
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	33,812	26,343	717	25,626	2.12%	671	192	479
TOTAL EXPENDITURES	33,812	26,343	717	25,626	2.12%	671	192	479
Excess (deficiency) of revenues Over (under) expenditures	3,657	(21,442)	9,408	30,850	257.26%	4,146	8,812	4,666
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	\$ (21,442)	\$ 9,408	\$ 30,850	257.26%	\$ 4,146	\$ 8,812	\$ 4,666
FUND BALANCE, BEGINNING (OCT 1, 2022)	405,469	405,469	405,469					
FUND BALANCE, ENDING	\$ 409,126	\$ 384,027	\$ 414,877					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 550	\$ 92	\$ 1,156	\$ 1,064	210.18%	\$ 46	\$ 585	\$ 539
Special Assmnts- Tax Collector	21,473	4,159	4,632	473	21.57%	4,159	4,632	473
Special Assmnts- Discounts	(859)	(224)	(188)	36	21.89%	(224)	(188)	36
TOTAL REVENUES	21,164	4,027	5,600	1,573	26.46%	3,981	5,029	1,048
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	114	144	7.35%	129	35	94
R&M-Gate	3,000	500	1,327	(827)	44.23%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	77	89	(12)	20.75%	77	89	(12)
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	18,981	13,170	1,530	11,640	8.06%	623	124	499
TOTAL EXPENDITURES	18,981	13,170	1,530	11,640	8.06%	623	124	499
Excess (deficiency) of revenues Over (under) expenditures	2,183	(9,143)	4,070	13,213	186.44%	3,358	4,905	1,547
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	\$ (9,143)	\$ 4,070	\$ 13,213	186.44%	\$ 3,358	\$ 4,905	\$ 1,547
FUND BALANCE, BEGINNING (OCT 1, 2022)	207,673	207,673	207,673					
FUND BALANCE, ENDING	\$ 209,856	\$ 198,530	\$ 211,743					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 117	\$ 1,537	\$ 1,420	219.57%	\$ 58	\$ 773	\$ 715
Special Assmnts- Tax Collector	23,039	6,767	4,970	(1,797)	21.57%	6,767	4,970	(1,797)
Special Assmnts- Discounts	(922)	(186)	(201)	(15)	21.80%	(186)	(201)	(15)
TOTAL REVENUES	22,817	6,698	6,306	(392)	27.64%	6,639	5,542	(1,097)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	250	8	16.13%	129	-	129
R&M-Gate	3,000	500	412	88	13.73%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	77	95	(18)	20.61%	77	95	(18)
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	20,293	14,450	757	13,693	3.73%	623	95	528
TOTAL EXPENDITURES	20,293	14,450	757	13,693	3.73%	623	95	528
Excess (deficiency) of revenues Over (under) expenditures	2,524	(7,752)	5,549	13,301	219.85%	6,016	5,447	(569)
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	\$ (7,752)	\$ 5,549	\$ 13,301	219.85%	\$ 6,016	\$ 5,447	\$ (569)
FUND BALANCE, BEGINNING (OCT 1, 2022)	274,392	274,392	274,392					
FUND BALANCE, ENDING	\$ 276,916	\$ 266,640	\$ 279,941					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 108	\$ 1,438	\$ 1,330	221.23%	\$ 54	\$ 720	\$ 666
Special Assmnts- Tax Collector	19,944	3,792	4,302	510	21.57%	3,792	4,302	510
Special Assmnts- Discounts	(798)	(132)	(174)	(42)	21.80%	(132)	(174)	(42)
TOTAL REVENUES	19,796	3,768	5,566	1,798	28.12%	3,714	4,848	1,134
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	217	119	98	9.15%	108	35	73
R&M-Gate	3,000	500	617	(117)	20.57%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	75	83	(8)	20.80%	75	83	(8)
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
Total Field	17,701	12,127	819	11,308	4.63%	600	118	482
TOTAL EXPENDITURES	17,701	12,127	819	11,308	4.63%	600	118	482
Excess (deficiency) of revenues Over (under) expenditures	2,095	(8,359)	4,747	13,106	226.59%	3,114	4,730	1,616
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	\$ (8,359)	\$ 4,747	\$ 13,106	226.59%	\$ 3,114	\$ 4,730	\$ 1,616
FUND BALANCE, BEGINNING (OCT 1, 2022)	255,403	255,403	255,403					
FUND BALANCE, ENDING	\$ 257,498	\$ 247,044	\$ 260,150					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 117	\$ 1,632	\$ 1,515	233.14%	\$ 58	\$ 814	\$ 756
Special Assmnts- Tax Collector	18,660	2,463	4,025	1,562	21.57%	2,463	4,025	1,562
Special Assmnts- Discounts	(746)	(198)	(163)	35	21.85%	(198)	(163)	35
TOTAL REVENUES	18,614	2,382	5,494	3,112	29.52%	2,323	4,676	2,353
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	119	139	7.68%	129	35	94
R&M-Gate	3,000	500	492	8	16.40%	250	350	(100)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	109	77	32	20.64%	109	77	32
Reserve - Roadways	10,000	10,000	500	9,500	5.00%	-	-	-
Total Field	16,925	11,202	1,188	10,014	7.02%	655	462	193
TOTAL EXPENDITURES	16,925	11,202	1,188	10,014	7.02%	655	462	193
Excess (deficiency) of revenues								
Over (under) expenditures	1,689	(8,820)	4,306	13,126	254.94%	1,668	4,214	2,546
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	\$ (8,820)	\$ 4,306	\$ 13,126	254.94%	\$ 1,668	\$ 4,214	\$ 2,546
FUND BALANCE, BEGINNING (OCT 1, 2022)	289,013	289,013	289,013					
FUND BALANCE, ENDING	\$ 290,702	\$ 280,193	\$ 293,319					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 217	\$ 3,079	\$ 2,862	236.85%	\$ 108	\$ 1,514	\$ 1,406
Special Assmnts- Tax Collector	38,601	15,640	8,326	(7,314)	21.57%	15,640	8,326	(7,314)
Special Assmnts- Discounts	(1,544)	(375)	(337)	38	21.83%	(375)	(337)	38
TOTAL REVENUES	38,357	15,482	11,068	(4,414)	28.86%	15,373	9,503	(5,870)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	119	139	7.68%	129	35	94
R&M-Gate	3,000	500	1,197	(697)	39.90%	250	480	(230)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	-	160	(160)	20.73%	-	160	(160)
Reserve - Roadways	20,000	20,000	-	20,000	0.00%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
Total Field	34,324	28,093	1,476	26,617	4.30%	546	675	(129)
TOTAL EXPENDITURES	34,324	28,093	1,476	26,617	4.30%	546	675	(129)
Excess (deficiency) of revenues Over (under) expenditures	4,033	(12,611)	9,592	22,203	237.84%	14,827	8,828	(5,999)
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	\$ (12,611)	\$ 9,592	\$ 22,203	237.84%	\$ 14,827	\$ 8,828	\$ (5,999)
FUND BALANCE, BEGINNING (OCT 1, 2022)	537,311	537,311	537,311					
FUND BALANCE, ENDING	\$ 541,344	\$ 524,700	\$ 546,903					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	818	1,247	429	21.57%	818	1,247	429
Special Assmnts- Discounts	(231)	(100)	(51)	49	22.08%	(100)	(51)	49
TOTAL REVENUES	5,550	718	1,196	478	21.55%	718	1,196	478
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	142	108	34	12.71%	71	35	36
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
Misc-Assessment Collection Cost	116	-	24	(24)	20.69%	-	24	(24)
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,841	2,350	132	2,218	2.73%	238	59	179
TOTAL EXPENDITURES	4,841	2,350	132	2,218	2.73%	238	59	179
Excess (deficiency) of revenues Over (under) expenditures	709	(1,632)	1,064	2,696	150.07%	480	1,137	657
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	\$ (1,632)	\$ 1,064	\$ 2,696	150.07%	\$ 480	\$ 1,137	\$ 657
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,880	3,880	3,880					
FUND BALANCE, ENDING	\$ 4,589	\$ 2,248	\$ 4,944					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	2,083	1,348	(735)	21.57%	2,083	1,348	(735)
Special Assmnts- Discounts	(250)	(83)	(55)	28	22.00%	(83)	(55)	28
TOTAL REVENUES	6,000	2,000	1,293	(707)	21.55%	2,000	1,293	(707)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	142	104	38	12.24%	71	35	36
R&M-Security Cameras	2,000	333	-	333	0.00%	167	-	167
Misc-Assessment Collection Cost	109	-	26	(26)	23.85%	-	26	(26)
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,218	2,734	130	2,604	2.49%	238	61	177
TOTAL EXPENDITURES	5,218	2,734	130	2,604	2.49%	238	61	177
Excess (deficiency) of revenues								
Over (under) expenditures	782	(734)	1,163	1,897	148.72%	1,762	1,232	(530)
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	\$ (734)	\$ 1,163	\$ 1,897	148.72%	\$ 1,762	\$ 1,232	\$ (530)
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,177	9,176	9,177					
FUND BALANCE, ENDING	\$ 9,959	\$ 8,442	\$ 10,340					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 4	\$ 1	\$ (3)	4.00%	\$ 2	\$ 1	\$ (1)
Special Assmnts- Tax Collector	644,951	158,346	139,116	(19,230)	21.57%	158,346	139,116	(19,230)
Special Assmnts- Discounts	(25,798)	(4,301)	(5,635)	(1,334)	21.84%	(4,301)	(5,635)	(1,334)
TOTAL REVENUES	619,178	154,049	133,482	(20,567)	21.56%	154,047	133,482	(20,565)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,899	-	2,670	(2,670)	20.70%	-	2,670	(2,670)
Total Field	12,899	-	2,670	(2,670)	20.70%	-	2,670	(2,670)
Debt Service								
Principal Debt Retirement	330,000	-	-	-	0.00%	-	-	-
Interest Expense	279,365	139,683	139,579	104	49.96%	139,683	139,579	104
Total Debt Service	609,365	139,683	139,579	104	22.91%	139,683	139,579	104
TOTAL EXPENDITURES	622,264	139,683	142,249	(2,566)	22.86%	139,683	142,249	(2,566)
Excess (deficiency) of revenues Over (under) expenditures	(3,086)	14,366	(8,767)	(23,133)	284.09%	14,364	(8,767)	(23,131)
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)	\$ 14,366	\$ (8,768)	\$ (23,134)	284.12%	\$ 14,364	\$ (8,768)	\$ (23,132)
FUND BALANCE, BEGINNING (OCT 1, 2022)	299,808	299,808	299,808					
FUND BALANCE, ENDING	\$ 296,722	\$ 314,174	\$ 291,040					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	NOV-22 BUDGET	NOV-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 21	\$ 21	0.00%	\$ -	\$ 11	\$ 11
TOTAL REVENUES	-	-	21	21	0.00%	-	11	11
EXPENDITURES								
Construction in Progress	-	-	700	(700)	0.00%	-	100	(100)
Total Construction In Progress	-	-	700	(700)	0.00%	-	100	(100)
TOTAL EXPENDITURES	-	-	700	(700)	0.00%	-	100	(100)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(679)	(679)	0.00%	-	(89)	(89)
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	\$ -	\$ -	\$ (678)	\$ (678)	0.00%	\$ -	\$ (88)	\$ (88)
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	2,478,197					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,477,519					

MEADOW POINTE II
Community Development District

Supporting Schedules

November 30, 2022

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2023

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed Fund
					O&M Assessments	Trash Assessments	Fund Assessments
Assessments levied in FY 2023				\$ 2,692,978	\$ 1,559,864	\$ 151,330	\$ 49,798
Allocation %				100.0%	57.9%	5.6%	1.8%
11/07/22	\$ 27,809	\$ 1,490	\$ 568	\$ 29,866	\$ 17,300	\$ 1,678	\$ 552
11/15/22	\$ 150,021	\$ 6,378	\$ 3,062	\$ 159,461	\$ 92,365	\$ 8,961	\$ 2,949
11/21/22	\$ 157,805	\$ 6,709	\$ 3,221	\$ 167,735	\$ 97,158	\$ 9,426	\$ 3,102
11/25/22	\$ 210,565	\$ 8,952	\$ 4,297	\$ 223,815	\$ 129,641	\$ 12,577	\$ 4,139
TOTAL	\$ 546,200	\$ 23,530	\$ 11,147	\$ 580,877	\$ 336,464	\$ 32,642	\$ 10,742
% COLLECTED					21.57%	21.57%	21.57%
TOTAL OUTSTANDING					\$ 2,112,101	\$ 118,688	\$ 39,057

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2023

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 2023	\$ 25,205	\$ 9,080	\$ 15,234	\$ 10,624	\$ 25,724	\$ 29,431	\$ 37,989
Allocation %	0.9%	0.3%	0.6%	0.4%	1.0%	1.1%	1.4%
11/07/22	\$ 280	\$ 101	\$ 169	\$ 118	\$ 285	\$ 326	\$ 421
11/15/22	\$ 1,492	\$ 538	\$ 902	\$ 629	\$ 1,523	\$ 1,743	\$ 2,249
11/21/22	\$ 1,570	\$ 566	\$ 949	\$ 662	\$ 1,602	\$ 1,833	\$ 2,366
11/25/22	\$ 2,095	\$ 755	\$ 1,266	\$ 883	\$ 2,138	\$ 2,446	\$ 3,157
TOTAL	\$ 5,437	\$ 1,959	\$ 3,286	\$ 2,292	\$ 5,549	\$ 6,348	\$ 8,194
% COLLECTED	21.57%	21.57%	21.57%	21.57%	21.57%	21.57%	21.57%
TOTAL OUTSTANDING	\$ 19,768	\$ 7,122	\$ 11,948	\$ 8,332	\$ 20,176	\$ 23,082	\$ 29,795

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2023

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 2023	\$ 21,473	\$ 23,039	\$ 19,944	\$ 18,660	\$ 38,601	\$ 5,781	\$ 6,250	\$ 644,951
Allocation %	0.8%	0.9%	0.7%	0.7%	1.4%	0.2%	0.2%	23.9%
11/07/22	\$ 238	\$ 256	\$ 221	\$ 207	\$ 428	\$ 64	\$ 69	\$ 7,153
11/15/22	\$ 1,271	\$ 1,364	\$ 1,181	\$ 1,105	\$ 2,286	\$ 342	\$ 370	\$ 38,190
11/21/22	\$ 1,337	\$ 1,435	\$ 1,242	\$ 1,162	\$ 2,404	\$ 360	\$ 389	\$ 40,172
11/25/22	\$ 1,785	\$ 1,915	\$ 1,658	\$ 1,551	\$ 3,208	\$ 480	\$ 519	\$ 53,602
TOTAL	\$ 4,632	\$ 4,970	\$ 4,302	\$ 4,025	\$ 8,326	\$ 1,247	\$ 1,348	\$ 139,116
% COLLECTED	21.57%	21.57%	21.57%	21.57%	21.57%	21.57%	21.57%	21.57%
TOTAL OUTSTANDING	\$ 16,841	\$ 18,070	\$ 15,642	\$ 14,635	\$ 30,275	\$ 4,534	\$ 4,902	\$ 505,835

**Cash and Investment Balances
November 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	\$20,145
Operating Checking Account	Bank United	Checking Account	n/a	3.50%	\$1,335,106
Cash with Fiscal Agent					<u>\$350,000</u>
				Subtotal	<u>\$1,705,252</u>
Money Market	BankUnited	Money Market	n/a	3.50%	<u>\$5,004,450</u>
				Subtotal	<u>\$5,004,450</u>
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.005%	\$2,477,519
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	0.005%	\$8,624
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	0.005%	<u>\$151,605</u>
				Subtotal	<u>\$2,637,749</u>
				Total	<u>\$9,347,450</u>

Aqua Pool & Spa Renovators
November 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.

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity through November 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		\$ 63,600
Debt Service Reserve Fund Transfer		\$ 4,051
Total Source of Funds:		\$ 67,651
Use of Funds:		
Disbursements:	To Vendors	\$ 4,887,940
Net Available Amount to Spend in Project Fund Account at November 30, 2022		\$ 2,477,519

MEADOW POINTE II
Community Development District

Approval of Invoices

November 30, 2022

Invoice Summary

<u>Posting Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
11/1/2022	2761	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$2,380
Total				<u><u>\$ 2,380.00</u></u>



INVOICE

Invoice # 2761
Date: 11/01/2022
Due On: 12/01/2022

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	+ \$2,380.00) - (\$0.00) = \$2,380.00

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	10/03/2022	Exchange e-mails re: public records request and security video policy. Review policy and forward copy to Chairman and management.	0.50	\$280.00	\$140.00
Service	RDJ	10/04/2022	Prepare request for qualifications for engineering services for design of new swimming pool; research related to same.	1.75	\$280.00	\$490.00
Service	RDJ	10/05/2022	Complete draft of RFQ for engineering services for swimming pool project; follow-up with District staff regarding same.	1.50	\$280.00	\$420.00
Service	AHC	10/07/2022	Tele-conv. with Chair re: pending items including potential amendment to landscape agreement to reflect change in pricing.	0.25	\$280.00	\$70.00
Service	AHC	10/12/2022	Review e-mail exchange re: RFQ for pool engineering. Review agenda package for 10/19 CDD meeting.	0.75	\$280.00	\$210.00
Service	RDJ	10/12/2022	Finalize RFQ for engineering services for swimming pool project; follow-up with District management regarding notice/ advertisement for same.	0.50	\$280.00	\$140.00
Service	AHC	10/18/2022	Review and execute DEO Registered Agent form. Forward form with cover letter	0.25	\$280.00	\$70.00

Invoice # 2761 - 11/01/2022

to coordinate payment.						
Service	AHC	10/21/2022	Review summary from 10/19 CDD meeting. Tele-conv. with Chair re: abandoned home in CDD.	0.25	\$280.00	\$70.00
Service	AHC	10/27/2022	E-mail Chair re: status of pending items. Research and prepare License Agreements for three addresses provided by Chair related to fences on easements. E-mail draft Agreements to Chair for review/ comment.	2.50	\$280.00	\$700.00
Service	AHC	10/28/2022	Review and reply to e-mail from Chair re: pending items.	0.25	\$280.00	\$70.00
Subtotal					\$2,380.00	
Total					\$2,380.00	

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2761	12/01/2022	\$2,380.00	\$0.00	\$2,380.00
Outstanding Balance				\$2,380.00
Total Amount Outstanding				\$2,380.00

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.

531023

Ninth Order of Business

9A

MPII Supervisor Areas of Specialization

12/13/2022

Area	Sub Area	Responsibility Description	Formerly
Architecture Review & Deed Restrictions		<p>Responsible for drafting, documenting and periodic review of and revision to policies and procedures for architectural review & deed restriction enforcement.</p> <p>Oversee ARC & Deed Restriction committee.</p>	ARC & Deed Restrictions
Network/Systems		<p>Escalation point for Operations Manager regarding issues related to ongoing systems maintenance. Systems defined as: Computer, Gate Control, Access Surveillance, Alarm(s), Communications, Website, etc.</p> <p>Responsible for assisting the Operations Manager in making budget recommendations.</p> <p>Responsible for drafting, documenting and maintaining policy and procedures as it relates to: software updates, upgrades, installation/uninstallation; access credentials; Network trouble shooting Website Maintenance Responsible for vendor relationship between MPII & Webmaster Service Provider.</p>	N/A
Budget		Interface with Operations Manager & Inframark regarding budget. Draft, document and periodic review of budget procedures to be included in a District Operations Guide.	Budget
Financials	Accounts Payable/Receivable	<p>Escalation point for Operations Manager for issues related to Accounts Payable/Receivable.</p> <p>Responsible for drafting, documenting and periodic review & revision to accounts payable process(s).</p> <p>Responsible for drafting, documenting and periodic review & revision to accounts receivable process(s).</p>	N/A

MPII Supervisor Areas of Specialization

12/13/2022

Area	Sub Area	Responsibility Description	Formerly
Financials	Audit	Escalation point for Operations Manager for issues related to audit.	Financials
		Responsible for compliance with audit requirements of the District.	
		Interface with Inframark regarding financial audits and records.	
Policy, Procedures & Rules		Responsible for the maintenance of the overall district rules/policy and procedures handbooks. (Librarian not author)	Policies, Procedures & Rules
Public Relations	Community Committee Participation	Interface with committees to provide information/clarification at committee meetings (i.e.: resident's council;)	Committee Liaison
Public Relations	Community Event Coordinator	Develop & direct community activities	N/A

MPII Supervisor Areas of Specialization

12/13/2022

Area	Sub Area	Responsibility Description	Formerly
Public Relations	Media/Press Releases	Press Releases/Media Liaison under the direction of the Board and under the direction of the Chair	Public Relations
Public Relations	News Letter	Escalation point from Operations Manager, Interface with newsletter vendor committee; Responsible for drafting, documenting and period review of newsletter policy and procedures to be included in a District Operations Guide.	News Letter
Government Liaison		Interface with government officials & public offices regarding district business.	Government Liaison
Government Liaison	Pasco Alliance of Community Associations	MPII PACA representative	PACA Representative

MPII Supervisor Areas of Specialization

12/13/2022

Area	Sub Area	Responsibility Description	Formerly
Government Liaison	School Liaison	Interface with School personnel regarding issues within the community.	School & Safety Committee
Government Liaison	Sherriff Program Liaison	Distribute sheriff's reports to all Supervisors, and report on issues and law enforcement activities in the district.	Sherriff's Dept.
Government Liaison	Utilities	Interface with offices providing utility services to the district. These offices include but may not be limited to water, reclaimed water; street lighting, etc. Solicit rate increase information as needed for the purposes of the District Budget.	Street Lighting and Utilities
HOA Liaison		Interface with the HOA board(s). Assist with clarification between HOA & District business.	HOA Liaison

MPII Supervisor Areas of Specialization

12/13/2022

Area	Sub Area	Responsibility Description	Formerly
Insurance		Responsible for review & recommended changes to district insurance needs; claim management; interface with agents, solicit/negotiate premium increases for purposes of District Budget(s). Owns relationship between MPII & Insurance services provider.	Insurance
Non HOA community Liaison		Interface with village representatives to assist with clarification of what constitutes homeowner vs. district business & responsibility.	N/A
Other MP District Liaison		Establish & maintain relationship with other Meadow Point CDD's; Report as necessary to Board on areas of mutual interest.	N/A
Personnel		<p>Escalation point for Operations Manager regarding personnel issues. Responsible for assisting the Operations Manager in making budget recommendations.</p> <p>Responsible for drafting, documenting, periodic review of, personnel policy(s) including and not limited to an employee handbook, safety manual, hiring practices and policies; new employee orientation; and Benefits.</p>	Personnel

MPII Supervisor Areas of Specialization

12/13/2022

Area	Sub Area	Responsibility Description	Formerly
Maintenance of District Owned Property and Facilities		Escalation point for Operations Manager regarding issues related to maintenance of and access to any District owned property, including and not limited to Ponds/Lakes, storm water drainage systems, Mitigation/Conservation areas, district owned roads & sidewalks, clubhouse and surrounding facilities, fences, walls, monuments and gates. Responsible for assisting the Operations Manager in making budget recommendations.	Maintenance & Construction Irrigation

MPII Supervisor Areas of Specialization

12/13/2022

Supervisor
Recommendations

MPII Supervisor Areas of Specialization

12/13/2022

Supervisor
Recommendations

MPII Supervisor Areas of Specialization

12/13/2022

Supervisor
Recommendations

MPII Supervisor Areas of Specialization

12/13/2022

Supervisor
Recommendations

MPII Supervisor Areas of Specialization

12/13/2022

Supervisor
Recommendations

Supervisor
Recommendations
