

**Meadow Pointe II  
Community Development District**

**January 18, 2023**

**AGENDA PACKAGE**

**Communications Media Technology Via Zoom:**

<https://us02web.zoom.us/j/81719914638?pwd=OU42Zlc1OCtMNjNBRzFHdzVQZnNGdz09>

**Meeting ID: 817 1991 4638**

**Passcode: 332548**

**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

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**Revised Meadow Pointe II Meeting Agenda****Wednesday, January 18, 2023 – 6:30 p.m.****Zoom Information:**

<https://us02web.zoom.us/j/81719914638?pwd=OU42Zlc1OCtMNjNBRzFHdzVQZnNGdz09>

**Meeting ID: 817 1991 4638****Passcode: 332548****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 December 7, 2022 Meeting and Workshop, and December 21, 2022 Meeting
  - B. Financial Report as of December 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
  - E. Operations Manager
- 9. Action Items for Board Approval/Disapproval/Discussion**
  - A. Discussion of Sidewalk Pressure Washing
  - B. CDD Parking Enforcement
  - C. Discussion on Newly Approved Mailbox Posts
- 10. Audience Comments (Comments will be limited to three minutes.)**
- 11. Supervisors' Remarks**
- 12. Adjournment**

**The next meeting is scheduled for Wednesday, February 1, 2023 at 6:30 p.m.**

# **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, December 7, 2022 and called to order at 6:31 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
Kyle Molder	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****Organizational Matters****A. Oath of Office for Newly Elected Supervisors Via General Election  
(Seats 2, 3 and 4)**

*Mr. Nanni, a certified Notary of the State of Florida, administered the Oath of Office to Mr. Molder in Seat 2, Ms. Childers in Seat 3 and Mr. Picarelli in Seat 4.*

**B. Election of Officers (Resolution 2023-02)**

- Mr. Nanni explained the process for electing officers of the District.

Mr. Molder moved to retain the current CDD officer structure, and Ms. Darner seconded the motion.

- Mr. Picarelli offered his services to serve as Chair of the District. Ms. Childers noted she can continue serving as Chair.
- Mr. Nanni commented the Board may change the officer structure at any time.

There being no further discussion,

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

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

The following items were added to the agenda:

- *Operations Manager Position Update, RFP for Lap Pool, and Discussion of Tables Replacement During Meeting* should be included under *Approval/Disapproval/Discussion.*

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

- Mr. Lawrence Jimenez of Wrencrest inquired about the Ridge. Ms. Childers will follow up.
- Mr. Jimenez had an issue with the parking in Wrencrest. He believes the gates should have the arms. Ms. Childers commented the Board filed for a permit, as per Mr. Cohen, but the County is requesting a Road Study, at the expense of the CDD. The Board is currently trying to schedule the new Commissioner to attend a future meeting to discuss.

- 77 • Mr. Jimenez inquired about the new fitness center. New equipment was approved,  
78 but is not due to be delivered until February.
- 79 • There was Board discussion regarding options for the Wrencrest Gate. Mr.  
80 Signoretti will discuss the options with Mr. Cohen.
  - 81 ➤ Litigation expenses were covered by insurance.
  - 82 ➤ Wrencrest had to pay for the balustrades and swing arms, which amounted  
83 to under \$5,000. However, a great deal of time was expended.
  - 84 ➤ Mr. Picarelli indicated for the record, there was nothing legal prohibiting  
85 the CDD from closing the road.
  - 86 ➤ A meeting is necessary with Commissioner Wakeman to determine next  
87 steps with Wrencrest, and to do what is best for the community in general.
- 88 • Mr. George Neuendorf of Longleaf discussed debris left from cutting around the  
89 ponds. Ms. Diaz commented Mainscape was asked to remove the debris from the  
90 cuttings, but they have not done so. They have been contacted and will clean it up.  
91 Staff cannot do this. Ms. Childers will contact Brandon from Mainscape regarding  
92 these areas.
- 93 • Mr. Neuendorf inquired about the condition of the sidewalks. Ms. Childers  
94 commented the contract is being finalized. Ms. Diaz indicated FAC has completed  
95 their work. JMT has indicated all irrigation repairs have been made. The Board is  
96 going to prepare a new RFP for additional sidewalk work. Ms. Childers may ask  
97 JMT to prepare it.
- 98 • Mr. Neuendorf indicated there are encroachment issues, and shared photos. Ms.  
99 Childers will contact Mainscape.
- 100 • Mr. Chris Kluender of Iverson indicated there is still brush in the area, along with  
101 snakes. He expressed a complaint about the general condition of the landscaping  
102 in the neighborhood. Mr. Signoretti is concerned with the landscape inspection  
103 process. Mr. Picarelli explained the process. If the landscaper fails an inspection,  
104 they are imposed a \$3,500 fine.
  - 105 ➤ Ms. Childers commented the District would be paying higher fees by  
106 seeking a new landscaper at this time.
  - 107 ➤ She suggested a Board member attend the walkthroughs.

- Residents are responsible for the tree lawns.
- Mr. Kluender was advised to fill out a Deed Restriction for one of the properties in his neighborhood.

**FOURTH ORDER OF BUSINESS** **Organizational Matters (Continued)**  
**B. Election of Officers (Resolution 2023-02) (Continued)**

On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all in favor, Resolution 2023-02, Electing Officers of the District Board of Supervisors, with Ms. Childers to remain Chairperson, Mr. Picarelli to remain Vice Chairman, Mr. Nanni to remain Secretary, the position of Treasurer to remain vacant, Mr. Bloom to remain Assistant Treasurer, Mr. Signoretti and Ms. Darner to remain Assistant Secretaries, and Mr. Molder to be appointed Assistant Secretary, was adopted. (5-0)

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

**A. Residents Council**

- Ms. Childers commented the Council has filled all spots for the *Pancakes with Santa* event.

**B. Government/Community Updates**

- Mr. Signoretti indicated there is another date for a meeting with residents and Pasco County Traffic Operations regarding the crosswalks.
- Mr. Signoretti commented agreements regarding rights-of-way at certain areas should be available soon, which will make it easier for the CDD to determine its responsibility.
- Mr. Picarelli commented an Oak Tree on Beardsley, which is causing sidewalk issues, needs to be removed. The CDD is responsible for maintenance. The County would be responsible for the tree removal expense.



**EIGHTH ORDER OF BUSINESS****Consent Agenda**

- A. Approval of the Minutes of the August 3, 2022 and September 7, 2022 Meetings**  
**B. Deed Restrictions (DRVC)**

Mr. Picarelli MOVED to approve the Consent Agenda, consisting of the Minutes of the August 3, 2022 and September 7, 2022 Meetings and Deed Restrictions (DRVC), and Mr. Signoretti seconded the motion.

- On Page 3 of the August 3, 2022 Minutes, *Mr. Andrew Saltzman* should replace *Ms. Katie Saltzman*.

There being no further additions, corrections or deletions,

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

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

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-91	Deer Run	Allegro Drive	Expand Driveway	See Discussion Below

- Photos and a proposal from the contractor were presented. The expansion would be touching the aprons.
- The attorney responded that the resident could seek approval from the County. However, that fact that it would touch the aprons makes it a CDD responsibility.
- Ms. Fernandez was contacted by Mr. Picarelli, and she commented that the District assumed maintenance of the right-of-way in Deer Run from the County in 2018. The driveway aprons became the CDD's responsibility.
- Mr. Picarelli indicated there may be a problem with their contractor doing work on CDD property. He believes there should be some type of waiver in which liability for anyone who may get hurt while working on the property becomes that of the homeowner.
- Ms. Childers indicated approval would set a precedent for other owners.
- Discussion ensued.

- 177           •       Mr. Signoretti recommended denying the request at this time, and allowing the  
178                       resident to resubmit later, once there has been more Board discussion.
- 179           •       Ms. Childers advised that the resident may widen their driveway if the curb appeal  
180                       is appropriate. The curb cut for the apron should be denied, as the Board needs to  
181                       determine how the tree lawn would be handled going forward. If the CDD decides  
182                       to take maintenance of the tree lawns, it would involve mowing and changing all  
183                       the irrigation out in these areas. This may be discussed at a workshop or future  
184                       meeting.
- 185           •       Mr. Molder and Mr. Picarelli suggested turning the property back over to the  
186                       residents.
- 187           •       Ms. Childers will contact Ms. Fernandez and ask questions in this regard. It will  
188                       be discussed further at the next meeting and workshop.
- 189           •       The Board concurred not to approve the apron at this time, and the resident can wait  
190                       until the Board makes a decision at the January meeting.
- 191       **B.     District Counsel**
- 192           •       The Mainscape addendum is complete. Ms. Childers will contact Brandon at  
193                       Mainscape and speak to him before signing.
- 194           •       Mr. Signoretti will contact Mr. Cohen regarding Wrencrest, as discussed earlier.
- 195           •       Ms. Childers will contact Ms. Fernandez regarding the tree lawns.
- 196       **C.     District Engineer**
- 197           •       The pond assessment is complete.
- 198           •       The sidewalk project is complete, but a second RFP needs to be prepared. Ms.  
199                       Childers recommended that JMT inspect the areas and prepare the RFP. Iverson,  
200                       Wrencrest, Longleaf and Morningside require inspection. The additional work for  
201                       Glenham, Colehaven and Deer Run has already been done. An area in Deer Run  
202                       which was missed, will have to be part of the new RFP. There are also a couple of  
203                       areas in Glenham. Mr. Picarelli indicated Morningside will require a full  
204                       evaluation. Discussion ensued.
- 205           •       An assessment of Anand Vihar was discussed. Frontage measurements are to be  
206                       done by Mr. Dvorak, to be compared to existing townhomes in some of the other

communities to ensure they are assessed appropriately. Ms. Moore from Inframark is involved in this process.

**TENTH ORDER OF BUSINESS****Approval/Disapproval/Discussion****A. Operations Manager's Report**

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

- Mainscape's performance was discussed. Mr. Molder suggested the Board may want to examine the performance of OLM. Ms. Childers indicated that most landscaping companies are currently dealing with shortages. She is concerned that soliciting the services of a new landscaper may not resolve the issue. Ms. Diaz suggested Paul from OLM attend a future CDD Meeting to discuss their process.
- Staff took care of an issue with fire ants recently, which should have been handled by Mainscape.
- Ms. Diaz presented an overview of the clubhouse for the benefit of the new Board member.
  - There is a new ARC/DRC Coordinator.
  - Staff was discussed.
  - Ms. Diaz noted that any requests of the Board should be presented to the Operations Manager first.

**D. Discussion of Tables Replacement During Meetings**

- Prior to COVID-19 restrictions, the meeting tables were set up in a u-shape, which allowed Board members to face each other.

Mr. Picarelli MOVED to approve the original u-shaped meeting table set-up, as discussed, and Mr. Molder seconded the motion.

- Ms. Childers wanted to ensure no Board members are concerned with being closer together.

There being no further discussion,

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

**C. RFP for Lap Pool**

- The RFP is strictly based on qualifications. This process mandates there is to be no financial information included in the RFP.
- The only company which submitted a response was Martin Aquatic, and the Board was previously in favor of them. There were inquiries from other companies.
- Martin Aquatic has been in business for a long time.
- They previously presented a quote of \$175,000.
- The company will supply a project manager, who will attend CDD meetings to update the Board.
- They offered to prepare three different designs, and the Board will request a design and associated costs for a zero-entry pool with four, five or six lanes.

Mr. Picarelli MOVED to accept the bid from Martin Aquatic Design & Engineering for Professional Engineering Services for the lap pool design, and Mr. Signoretti seconded the motion.

- The timeframe for completion of the project was discussed. Ms. Childers will contact Mr. Dvorak once this proposal is accepted, and ask him to start as soon as possible, at which time a representative from Martin Aquatic will attend a meeting to review the design and address completion dates.

There being no further discussion,

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

**B. Operations Manager Position Update**

Mr. Signoretti led the discussion.

- Candidates were interviewed at a previous Board meeting, and they were ranked by each Board member.
- Mr. Nanni contacted each candidate for a second interview, and he provided feedback.
- More resumes were submitted, and a second round of interviews were conducted.
- Most of the resumes did not reflect facility management experience.

- 274 • The only remaining candidate is Mr. John Holcomb, from the previous group of  
275 candidates.
- 276 ➤ He has landscaping and other associated experience. He also has  
277 SWFWMD experience, along with drainage and building work.
- 278 ➤ His last position was Facility Manager with a law firm.
- 279 • The position offers paid holidays and two weeks' vacation after one year.
- 280 • Mr. Nanni commented that the Board may have to examine the lack of benefits and  
281 low pay for the position.
- 282 • Ms. Diaz believes Mr. Holcomb is the best candidate for the position.
- 283 • Ms. Childers was concerned that Mr. Signoretti ended the ad early. She believes  
284 Mr. Holcomb is a good fit.
- 285 • Ms. Darner is concerned about salary and other issues.
- 286 • Mr. Nanni indicated a background check would take three to four days.
- 287 • Ms. Childers suggested an evaluation after six months, with the possibility of a  
288 salary increase. The rest of the Board believes the timeframe should be 90 days,  
289 with the possibility of an increase. Discussion ensued. Mr. Molder suggested a  
290 range of 3% to 5%.
- 291 • Paid time off was discussed.
- 292 • The Policies and Procedures were addressed.
- 293 • Ms. Childers suggested hiring Mr. Holcomb at \$65,000, with a 5% increase after  
294 90 days, which would increase to \$68,250 per year, with accrued paid time off to  
295 be available after 90 days, with an annual review in January. Mr. Picarelli  
296 suggested adding that this is contingent upon a positive review.
- 297 • Ms. Childers contacted Mr. Mendenhall at Inframark to determine whether it is  
298 possible for employees to have benefits. She suggested a retirement account, an  
299 HSA or other items. This will not be contingent upon hiring this candidate.

300  
301 Mr. Molder MOVED to approve hiring Mr. John Holcomb as  
302 Operations Manager at a salary of \$65,000 per year, with a 5%  
303 increase after a 90-day positive evaluation to \$68,250 per year,  
304 accrued time off to be available after the 90 days and an annual  
305 review in January, and Mr. Picarelli seconded the motion.

There being no further discussion,

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

- Mr. Signoretti, as Liaison, will make the offer.

**ELEVENTH ORDER OF BUSINESS**

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

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

**TWELFTH ORDER OF BUSINESS**

**Supervisor Comments**

- Mr. Molder recognized Ms. Sanchez for her service to the District.
- Mr. Signoretti welcomed Mr. Molder to the Board.
- Ms. Childers gave kudos to the new and former Board members.

**THIRTEENTH ORDER OF BUSINESS**

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

There being no further business,

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the meeting was adjourned at 9:17 p.m., and the Board proceeded to a workshop.

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Jamie Childers  
Chairperson

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, December 7, 2022, and called to order at 9:23 p.m., 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
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary
Sheila Diaz	Operations Manager

*The following items were discussed during the December 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**

Ms. Childers called the workshop to order.

**SECOND ORDER OF BUSINESS**

**Items for Discussion**

Board member roles and responsibilities were discussed.

- The following items will require a Board member liaison:
  - Architectural Review.
  - Network Systems.
  - Budget. The Chair is responsible with coordinating Board changes to Inframark, and for contacting utility personnel.
  - Policies, Procedures and Rules.

- Public Relations.
  - Government Liaison.
  - Law Enforcement. The District is currently not working with Law Enforcement.
  - Community Liaison.
  - Personnel. This item involves the Operations Manager.
  - Maintenance of District-Owned Properties and Facilities.
  - Irrigation and Landscaping. Landscaping walk-throughs take approximately two hours.
  - Roles will be assigned at the next meeting.
- District Manager responsibilities were discussed.
- Mr. Molder believes the District Manager should run the meeting to keep items in order.
  - Ms. Childers indicated the contract still states Severn Trent, and believes an updated contract should be presented.
  - This item will be revisited.

**THIRD ORDER OF BUSINESS****Adjournment**

There being no further discussion, the workshop was adjourned.

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Jamie Childers  
Chairperson



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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, December 21, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman (Via Zoom)
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary

Also present were:

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, and a quorum was established.

On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all in favor, Mr. Picarelli was authorized to attend the meeting and vote via Zoom. (3-0)
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**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.)**

- Mr. George Neuendorf of Longleaf discussed the encroachments around the ponds and sidewalks. Nothing appears to have been done regarding the sidewalks. Ms. Childers researched the item, and determined the sidewalk in question is supposed to be maintained by the HOA landscaping company. She called the HOA management company and left a voice mail with the manager, but has not received a response, but will continue to follow up. A Mainscape representative will attend a walk-through on January 4, 2023, and the meeting that evening to answer questions. Mr. Molder suggested an HOA representative attend the walk-through. Board members may meet with Mainscape representatives individually.
- Mr. Lawrence Jimenez asked if there were any comments from the attorney. Mr. Cohen is in the process of preparing a letter. Ms. Childers will follow up.
- Ms. Kelly Wright of Iverson wished everyone a Merry Christmas and safe holiday, and also thanked Ms. Diaz and staff for all of their help at the breakfast.

**SIXTH ORDER OF BUSINESS****Consent Agenda**

- A. Minutes of the September 7, 2022 Workshop, November 2, 2022 and November 16, 2022 Meetings
- B. Financial Report as November 30, 2022
- C. Deed Restrictions

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

- On Page 3 of the November 2, 2022 Meeting Minutes, Mr. Holcomb is not an attorney; he is an Operations and Property Manager for an attorney. Corrections were made to the hard copy.
- The Board discussed Deed Restrictions.
  - Residents may be written up for weeds.

- 76 ➤ There is no timeframe for vehicles on a driveway.
- 77 ➤ Mr. Molder suggested the Board needs to interpret and publish specific
- 78 Deed Restrictions. Ms. Childers indicated the liaison chosen for Deed
- 79 Restrictions should work with Ms. Fernandez to ensure the District sets the
- 80 appropriate guidelines. Mr. Molder volunteered to act as liaison.
- 81 ➤ Ms. Childers indicated that on Deed Restriction 2022-171, the plant bed is
- 82 full of weeds, but the plant on the side is overgrown. The front bed should
- 83 be weeded and maintained. A staff member needs to determine what plants
- 84 are overgrown and unsightly at the side of the home.
- 85 ➤ Mr. Signoretti commented there should be a notation in the newsletter
- 86 regarding the Deed Restrictions. Ms. Childers recommended that Mr.
- 87 Molder present ideas at an upcoming workshop.

88

89 On MOTION by Mr. Molder, seconded by Mr. Signoretti, with all

90 in favor, the Consent Agenda was approved, as amended, to reflect

91 the correction to the November 2, 2022 Minutes, Deed Restriction

92 Item 2022-163 to reflect #13, 2022-164 to reflect #17 and 2022-171

93 to reflect foliage in front of the home. (4-0)

94

95

## 96 SEVENTH ORDER OF BUSINESS

## Non-Staff Reports

### 97 A. Residents Council

- 98 • There was not a good turnout for the *Breakfast with Santa Event*. The Council is
- 99 planning to make the event first come, first serve next year. There were plenty of
- 100 volunteers.

### 101 B. Government/Community Updates

- 102 • Mr. Signoretti contacted County officials and the District Attorney regarding the
- 103 Wrencrest issue. It appears the CDD may close the road, contingent upon the
- 104 County permitting it. There is no reason the CDD cannot be granted a permit. Mr.
- 105 Signoretti is awaiting a call back from Commissioner Wakeman. Mr. Signoretti
- 106 will explain this to him. If he does not support it, the District is still 100% within
- 107 its rights to apply for the permit regardless of any political roadblocks.

- 108 ➤ The District offered to install a gate for emergency egress, which the County  
109 already approved on Kinnon and Mansfield. Funding for any work or  
110 studies would come from Wrencrest reserves.
- 111 ➤ Mr. Molder indicated residents should be polled to determine who is in  
112 favor. Mr. Signoretti noted a Study was done when litigation began, and  
113 out of 75 respondents, only three were not in favor. Ms. Childers will  
114 contact Mr. Nanni to determine the process for doing so, and report back to  
115 the Board at the next meeting. Mr. Picarelli noted that a great deal of traffic  
116 comes from Meadow Pointe III. He indicated the votes should come from  
117 residents of Wrencrest Drive only, as they are the ones most affected.

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

There being no report, the next item followed.

**B. District Manager**

Mr. Nanni was not present.

- The Board briefly discussed District Manager responsibilities.

**C. District Engineer**

- Engineering staff is currently involved in walk-throughs to determine additional sidewalk work.
- The RFP for the lap pool project, along with the proposal from Martin Aquatic are with the District's Attorney, who is preparing an agreement.
- The pond assessment was discussed. Mr. Dvorak sent photos to the Board. Mr. Dvorak is preparing a report. The Board would like to see a ranking of the worst ponds in the entire community.
- Work has not commenced on the County Line Road wall. Mr. Dvorak will follow up with the contractor.
- Use of day laborers was discussed. Mr. Dvorak will find out if there are any available. Ms. Childers will contact Mr. Nanni to find out if any of his other Districts have experience with them. Ms. Diaz noted a staff member would have to monitor the work of the day laborer. Mr. Picarelli indicated that from his experience, the company which hires the day laborers gets paid a lump sum by the customer, and the day laborer is paid by that company.

*The record shall reflect Mr. Dvorak exited the meeting.*

**D. District Counsel**

- Ms. Childers discussed the tree lawns. Ms. Fernandez does not recommend signing over the property to residents, but to create an agreement with them similar to the agreement regarding fences on property. If a resident is allowed to extend their driveway, they would be required to have a Licensing Agreement which states they are responsible for any damage. It is no longer the CDD's responsibility. Mr. Molder suggested a blanket agreement to all property owners giving them ownership of the tree lawns. Ms. Fernandez advised against this, as there are liability issues. Mr. Picarelli noted there are CDD easements in these areas, and if the ownership of the tree lawns was given to the homeowner, the CDD would have to cross over private property to get to its easement. Discussion ensued. Ms. Childers will get more clarity from Ms. Fernandez whether this can be done. Mr. Molder suggested the CDD may take ownership of the property, if the owner does not want to take ownership of the tree lawn. Mr. Picarelli suggested an agreement in which the homeowner is responsible for the tree lawn area, and parking enforcement may be included. The Board member who takes over Deed Restrictions may become more involved with this issue.
- Mr. Cohen is working on the final contract for the lap pool.
- JMT measured the frontage at Anand Vihar, and the frontage is significantly larger than every other townhome in the community. However, the assessments must be based on a townhome rate. Staff is trying to determine whether to approach the Property Appraiser and change the assessment code to a villa or something else, and other next steps.

**E. Operations Manager**

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

- Ponds 3 and 7 were not able to be accessed. One involved a trailer and the owner promised to have that issue resolved. Ms. Diaz will investigate the other pond issue.
- Mainscape representatives and Paul from OLM will attend the January 4, 2023 Meeting.
- All holiday decorations were put up and staff are monitoring them.

- There are issues with the picnic tables in the playground area. They keep breaking, as residents have been jumping and sitting on them. Therefore, the tables have been staked to the ground.
- An inspection of the pool and splashpad by the Health Department was passed.
- Ms. Diaz would like to revise the resident information guide. It was last revised in 2019, and did not include a map. She recommends the Board review it to determine whether changes need to be made. Mr. Molder discussed ways to get new residents' information from the Property Appraiser. Ms. Childers suggested the District purchase an updated system for ID cards for better tracking.
- Year-end reviews were done.
- Communication with residents was discussed.

**NINTH ORDER OF BUSINESS****Action Items for Board  
Approval/Disapproval/Discussion****A. Supervisor Areas of Specialization**

- This item will be considered when the full Board is present.
- Ms. Childers noted the following items are defaulted to the Chair:
  - The budget. The Excel spreadsheet is sent to the Chair and Vice Chair only. All other Board members receive a PDF version. Only the Chair sends changes to Inframark.
  - Anything regarding financials, audit and accounts payable are handled through Inframark. Inframark only pays utilities without Operations Manager approval.

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

- Mr. Ken Suck of Iverson discussed the tree lawns. He is concerned whether property taxes would be affected if owners were given the tree lawns, and if there are tax implications.

**ELEVENTH ORDER OF BUSINESS****Supervisors' Remarks**

- Mr. Molder noted there is a Safety Meeting Follow-up with the Pasco County Sheriff's Office & Traffic Operations on January 25, 2023 from 6:00 p.m. to 8:00

p.m. at the Meadow Pointe I Clubhouse. Mr. Molder discussed items from the last meeting.

➤ Traffic Operations has agreed to provide two crosswalks, one to Meadow Pointe I and one to Meadow Pointe II at the County's expense.

➤ They mentioned the possibility of raised crosswalks.

➤ Mansfield will be re-paved at the end of September. It has not been scheduled yet, but it is in the budget.

➤ The County is going to do a walk-through of Beardsley regarding the poor condition of the sidewalks, which Mr. Molder would like to participate as a resident.

- Mr. Molder suggested prioritizing projects this year and not tabling so many items.
- Mr. Signoretti briefly discussed the Mansfield project.
- Mr. Signoretti will try to obtain more information from Commissioner Wakeman regarding opening of the road at Kinnon and Mansfield.
- Ms. Childers would like roles and responsibilities to be finalized as soon as possible.
- Mr. Picarelli is in favor of polling residents regarding Wrencrest Drive. He will provide the prior survey to the Board.
- Mr. Picarelli advised being careful about having a second crosswalk installed, as the County may remove the one they are going to install.
- Mr. Picarelli discussed the sidewalks. Mr. Cohen previously advised that the CDD own the sidewalks.
- Mr. Picarelli does not want to *open a can of worms* regarding Beardsley, and explained further.

232 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

233       There being no further business,

234

235       On MOTION by Mr. Molder, seconded by Mr. Signoretti, with all  
236       in favor, the meeting was adjourned at 8:33 p.m.

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Jamie Childers  
Chairperson



**6B.**

**MEADOW POINTE II**  
**Community Development District**

*Financial Report*

*December 31, 2022*

**Prepared by**



## Table of Contents

<b><u>FINANCIAL STATEMENTS</u></b>	<b>Page #</b>
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 22
Debt Service Bond Series 2018	23
Construction Fund Bond Series 2018	24
<b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments - Collection Schedules	25 - 27
Cash and Investment Report	28
Note - Aqua Pool	29
Construction Report	30
Approval of invoices	31 - 33

**MEADOW POINTE II**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**December 31, 2022**

**Balance Sheet**  
December 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)	GENERAL FUND - SEDGWICK (011)
<b>ASSETS</b>											
Cash - Checking Account	\$ 2,523,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	128,983	309,094	81,463	357,002	51,809	289,330	33,662	440,974	226,398	295,853
Investments:											
Money Market Account	5,367,741	-	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-	-
Prepaid Items	337	-	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 7,921,371</b>	<b>\$ 128,983</b>	<b>\$ 309,094</b>	<b>\$ 81,463</b>	<b>\$ 357,002</b>	<b>\$ 51,809</b>	<b>\$ 289,330</b>	<b>\$ 33,662</b>	<b>\$ 440,974</b>	<b>\$ 226,398</b>	<b>\$ 295,853</b>
<b>LIABILITIES</b>											
Accounts Payable	\$ 5,408	\$ 33	\$ -	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	37,886	186	35	35	35	35	35	35	35	35	-
Deposits	22,475	-	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,932,345	-	-	-	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>3,998,114</b>	<b>219</b>	<b>35</b>	<b>35</b>	<b>265</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>-</b>
<b>FUND BALANCES</b>											
<b>Nonspendable:</b>											
Prepaid Items	337	-	-	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-	-	-
<b>Restricted for:</b>											
Debt Service	-	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-	-

**Balance Sheet**  
December 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)	GENERAL FUND - SEDGWICK (011)
<b>Assigned to:</b>											
Operating Reserves	441,128	11,855	5,560	2,007	3,704	2,267	5,669	-	8,428	4,731	5,058
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	142,947
Reserves - Sidewalks	-	-	25,660	4,054	3,293	2,010	7,544	2,500	44,479	8,744	19,820
<b>Unassigned:</b>	2,572,997	116,909	89,916	18,397	165,095	11,106	86,152	31,127	207,244	110,621	128,028
<b>TOTAL FUND BALANCES</b>	<b>\$ 3,923,257</b>	<b>\$ 128,764</b>	<b>\$ 309,059</b>	<b>\$ 81,428</b>	<b>\$ 356,737</b>	<b>\$ 51,774</b>	<b>\$ 289,295</b>	<b>\$ 33,627</b>	<b>\$ 440,939</b>	<b>\$ 226,363</b>	<b>\$ 295,853</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 7,921,371</b>	<b>\$ 128,983</b>	<b>\$ 309,094</b>	<b>\$ 81,463</b>	<b>\$ 357,002</b>	<b>\$ 51,809</b>	<b>\$ 289,330</b>	<b>\$ 33,662</b>	<b>\$ 440,974</b>	<b>\$ 226,398</b>	<b>\$ 295,853</b>

**Balance Sheet**  
December 31, 2022

ACCOUNT DESCRIPTION	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
<b><u>ASSETS</u></b>								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,523,343
Assessments Receivable	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	36,871
Due From Other Funds	274,024	301,245	573,993	8,624	14,326	545,565	-	3,932,345
Investments:								
Money Market Account	-	-	-	-	-	-	-	5,367,741
Construction Fund	-	-	-	-	-	-	2,477,030	2,477,030
Prepayment Account	-	-	-	-	-	8,624	-	8,624
Reserve Fund	-	-	-	-	-	151,605	-	151,605
Prepaid Items	-	-	-	-	-	-	-	337
Utility Deposits - TECO	-	-	-	-	-	-	-	29,950
<b>TOTAL ASSETS</b>	<b>\$ 274,024</b>	<b>\$ 301,245</b>	<b>\$ 573,993</b>	<b>\$ 8,624</b>	<b>\$ 14,326</b>	<b>\$ 705,794</b>	<b>\$ 2,477,030</b>	<b>\$ 14,490,975</b>
<b><u>LIABILITIES</u></b>								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,671
Accrued Expenses	35	35	35	35	35	-	-	38,527
Deposits	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	3,932,345
<b>TOTAL LIABILITIES</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>-</b>	<b>-</b>	<b>3,999,018</b>
<b><u>FUND BALANCES</u></b>								
<b><u>Nonspendable:</u></b>								
Prepaid Items	-	-	-	-	-	-	-	337
Deposits	-	-	-	-	-	-	-	29,950
<b><u>Restricted for:</u></b>								
Debt Service	-	-	-	-	-	705,794	-	705,794
Capital Projects	-	-	-	-	-	-	2,477,030	2,477,030

**Balance Sheet**  
December 31, 2022

ACCOUNT DESCRIPTION	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
<b>Assigned to:</b>								
Operating Reserves	4,412	4,219	8,556	-	-	-	-	507,594
Reserves - Ponds	-	-	-	-	-	-	-	279,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	599,792
Reserves - Roadways	102,160	172,026	256,814	-	-	-	-	1,612,861
Reserves - Sidewalks	26,544	1,936	26,330	3,170	5,068	-	-	181,152
<b>Unassigned:</b>	140,873	123,029	282,258	5,419	9,223	-	-	4,098,394
<b>TOTAL FUND BALANCES</b>	<b>\$ 273,989</b>	<b>\$ 301,210</b>	<b>\$ 573,958</b>	<b>\$ 8,589</b>	<b>\$ 14,291</b>	<b>\$ 705,794</b>	<b>\$ 2,477,030</b>	<b>\$ 10,491,957</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 274,024</b>	<b>\$ 301,245</b>	<b>\$ 573,993</b>	<b>\$ 8,624</b>	<b>\$ 14,326</b>	<b>\$ 705,794</b>	<b>\$ 2,477,030</b>	<b>\$ 14,490,975</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 100	\$ 25	\$ -	\$ (25)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	151,330	122,762	136,041	13,279	89.90%	86,849	103,399	16,550
Interest - Tax Collector	-	-	43	43	0.00%	-	-	-
Special Assmnts- Tax Collector	1,559,864	1,245,683	1,402,268	156,585	89.90%	795,415	1,065,804	270,389
Special Assmnts- Discounts	(68,448)	(54,973)	(61,267)	(6,294)	89.51%	(35,604)	(46,315)	(10,711)
Other Miscellaneous Revenues	25,000	6,250	13,947	7,697	55.79%	2,083	3,195	1,112
Gate Bar Code/Remotes	5,000	1,250	672	(578)	13.44%	417	422	5
Access Cards	1,300	325	33	(292)	2.54%	108	9	(99)
<b>TOTAL REVENUES</b>	<b>1,674,146</b>	<b>1,321,322</b>	<b>1,491,737</b>	<b>170,415</b>	<b>89.10%</b>	<b>849,276</b>	<b>1,126,514</b>	<b>277,238</b>
<b>EXPENDITURES</b>								
<b>Administration</b>								
P/R-Board of Supervisors	24,000	6,000	5,000	1,000	20.83%	2,000	1,400	600
FICA Taxes	1,836	459	383	76	20.86%	153	107	46
ProfServ-Engineering	64,500	16,125	15,678	447	24.31%	5,375	-	5,375
ProfServ-Legal Services	42,000	10,500	3,570	6,930	8.50%	3,500	1,190	2,310
ProfServ-Mgmt Consulting	76,528	19,132	19,132	-	25.00%	6,377	6,377	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	-	-	-
ProfServ-Special Assessment	8,610	-	8,610	(8,610)	100.00%	-	8,610	(8,610)
ProfServ-Trustee Fees	4,050	-	3,704	(3,704)	91.46%	-	-	-
ProfServ-Web Site Maintenance	1,553	388	1,553	(1,165)	100.00%	129	-	129
Auditing Services	4,400	-	-	-	0.00%	-	-	-
Postage and Freight	1,000	250	85	165	8.50%	83	33	50
Insurance - General Liability	34,536	34,536	32,412	2,124	93.85%	-	-	-
Printing and Binding	500	125	18	107	3.60%	42	-	42
Legal Advertising	1,000	250	300	(50)	30.00%	83	-	83
Miscellaneous Services	1,000	250	27	223	2.70%	83	-	83
Misc-Assessment Collection Cost	31,197	24,911	26,928	(2,017)	86.32%	15,908	20,472	(4,564)
Misc-Supervisor Expenses	500	125	-	125	0.00%	42	-	42
Office Supplies	150	38	-	38	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
<b>Total Administration</b>	<b>297,685</b>	<b>113,414</b>	<b>117,575</b>	<b>(4,161)</b>	<b>39.50%</b>	<b>33,788</b>	<b>38,189</b>	<b>(4,401)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>								
Contracts-Security Services	20,000	5,000	-	5,000	0.00%	1,667	(3,333)	5,000
Contracts-Security Alarms	600	150	129	21	21.50%	50	43	7
R&M-General	10,000	2,500	462	2,038	4.62%	833	95	738
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	15,765	3,941	-	3,941	0.00%	1,314	-	1,314
<b>Total Field</b>	<b>46,615</b>	<b>11,841</b>	<b>591</b>	<b>11,250</b>	<b>1.27%</b>	<b>3,864</b>	<b>(3,195)</b>	<b>7,059</b>
<b><u>Landscape Services</u></b>								
ProfServ-Landscape Architect	12,000	3,000	2,520	480	21.00%	1,000	840	160
Contracts-Landscape	173,343	43,336	34,373	8,963	19.83%	14,445	9,374	5,071
R&M-Irrigation	6,000	1,500	2,780	(1,280)	46.33%	500	500	-
R&M-Landscape Renovations	20,000	5,000	1,318	3,682	6.59%	1,667	-	1,667
R&M-Mulch	25,000	25,000	24,308	692	97.23%	-	-	-
R&M-Trees and Trimming	4,000	1,000	500	500	12.50%	333	-	333
<b>Total Landscape Services</b>	<b>240,343</b>	<b>78,836</b>	<b>65,799</b>	<b>13,037</b>	<b>27.38%</b>	<b>17,945</b>	<b>10,714</b>	<b>7,231</b>
<b><u>Utilities</u></b>								
Contracts-Solid Waste Services	230,580	57,645	59,445	(1,800)	25.78%	19,215	1,800	17,415
Utility - General	7,500	1,875	2,967	(1,092)	39.56%	625	-	625
Electricity - Streetlights	210,000	52,500	42,646	9,854	20.31%	17,500	-	17,500
Utility - Reclaimed Water	10,000	2,500	1,408	1,092	14.08%	833	(500)	1,333
Misc-Property Taxes	11,000	11,000	4,795	6,205	43.59%	-	-	-
Misc-Assessment Collection Cost	3,027	2,574	2,612	(38)	86.29%	1,698	1,986	(288)
<b>Total Utilities</b>	<b>472,107</b>	<b>128,094</b>	<b>113,873</b>	<b>14,221</b>	<b>24.12%</b>	<b>39,871</b>	<b>3,286</b>	<b>36,585</b>
<b><u>Lakes and Ponds</u></b>								
Contracts-Lakes	64,890	16,223	16,613	(390)	25.60%	5,408	5,538	(130)
R&M-Mitigation	1,000	-	-	-	0.00%	-	-	-
R&M-Ponds	25,000	6,250	1,415	4,835	5.66%	2,083	-	2,083
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
<b>Total Lakes and Ponds</b>	<b>95,890</b>	<b>22,473</b>	<b>18,028</b>	<b>4,445</b>	<b>18.80%</b>	<b>7,491</b>	<b>5,538</b>	<b>1,953</b>
<b><u>Parks and Recreation</u></b>								
ProfServ-Info Technology	14,000	3,500	3,575	(75)	25.54%	1,167	476	691
Contracts-Pools	27,600	6,900	6,430	470	23.30%	2,300	-	2,300
Communication - Telephone & WiFi	10,000	2,500	1,827	673	18.27%	833	672	161
Utility - General	1,500	375	310	65	20.67%	125	103	22
Utility - Water & Sewer	5,000	1,250	868	382	17.36%	417	(262)	679
Electricity - Rec Center	15,500	3,875	4,119	(244)	26.57%	1,292	241	1,051
Lease - Copier	4,400	1,100	1,495	(395)	33.98%	367	550	(183)
R&M-Clubhouse	13,000	3,250	3,373	(123)	25.95%	1,083	1,372	(289)
R&M-Court Maintenance	1,000	250	-	250	0.00%	83	-	83

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Pools	3,500	875	1,708	(833)	48.80%	292	333	(41)
R&M-Fitness Equipment	4,500	1,125	605	520	13.44%	375	285	90
R&M-Playground	3,000	750	368	382	12.27%	250	368	(118)
Misc-Clubhouse Activities	2,000	500	-	500	0.00%	167	-	167
Office Supplies	2,500	625	385	240	15.40%	208	51	157
Op Supplies - General	40,000	10,000	7,357	2,643	18.39%	3,333	2,653	680
Op Supplies - Fuel, Oil	6,000	1,500	691	809	11.52%	500	130	370
Cleaning Supplies	5,000	1,250	1,438	(188)	28.76%	417	479	(62)
Reserve - Renewal&Replacement	21,340	-	220,444	(220,444)	1033.01%	-	4,500	(4,500)
<b>Total Parks and Recreation</b>	<b>179,840</b>	<b>39,625</b>	<b>254,993</b>	<b>(215,368)</b>	<b>141.79%</b>	<b>13,209</b>	<b>11,951</b>	<b>1,258</b>
<b>Personnel</b>								
Payroll-Maintenance	375,000	93,750	81,713	12,037	21.79%	31,250	29,374	1,876
Payroll-Benefits	3,600	900	-	900	0.00%	300	-	300
FICA Taxes	28,688	7,172	6,087	1,085	21.22%	2,391	2,176	215
Workers' Compensation	41,934	10,484	-	10,484	0.00%	3,495	-	3,495
Unemployment Compensation	2,150	538	-	538	0.00%	179	-	179
ProfServ-Human Resources	900	225	-	225	0.00%	75	-	75
Op Supplies - Uniforms	5,000	1,250	1,298	(48)	25.96%	417	433	(16)
Subscriptions and Memberships	1,100	1,100	230	870	20.91%	-	-	-
<b>Total Personnel</b>	<b>458,372</b>	<b>115,419</b>	<b>89,328</b>	<b>26,091</b>	<b>19.49%</b>	<b>38,107</b>	<b>31,983</b>	<b>6,124</b>
<b>TOTAL EXPENDITURES</b>	<b>1,790,852</b>	<b>509,702</b>	<b>660,187</b>	<b>(150,485)</b>	<b>36.86%</b>	<b>154,275</b>	<b>98,466</b>	<b>55,809</b>
Excess (deficiency) of revenues								
Over (under) expenditures	(116,706)	811,620	831,550	19,930	0.00%	695,001	1,028,048	333,047
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	(116,706)	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(116,706)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (116,706)	\$ 811,620	\$ 831,550	\$ 19,930	0.00%	\$ 695,001	\$ 1,028,048	\$ 333,047
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>3,091,788</b>	<b>3,091,788</b>	<b>3,091,788</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,975,082</b>	<b>\$ 3,903,408</b>	<b>\$ 3,923,338</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 ACTUAL	DEC-22 BUDGET	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 200	\$ 50	\$ 899	\$ 849	449.50%	\$ 403	\$ 17	\$ (386)
Special Assmnts- Tax Collector	49,798	41,441	44,767	3,326	89.90%	34,026	27,228	(6,798)
Special Assmnts- Discounts	(1,992)	(1,668)	(1,783)	(115)	89.51%	(1,348)	(1,079)	269
Settlements	4,000	1,000	-	(1,000)	0.00%	-	333	333
<b>TOTAL REVENUES</b>	<b>52,006</b>	<b>40,823</b>	<b>43,883</b>	<b>3,060</b>	<b>84.38%</b>	<b>33,081</b>	<b>26,499</b>	<b>(6,582)</b>
<b>EXPENDITURES</b>								
<b>Administration</b>								
Payroll-Salaries	31,280	7,820	8,593	(773)	27.47%	3,635	2,607	1,028
FICA Taxes	2,393	598	657	(59)	27.46%	278	199	79
ProfServ-Legal Services	6,000	1,500	364	1,136	6.07%	364	500	(136)
ProfServ-Mgmt Consulting	2,228	557	557	-	25.00%	186	186	-
Postage and Freight	1,500	375	60	315	4.00%	-	125	(125)
Misc-Assessment Collection Cost	996	867	860	7	86.35%	654	512	142
Office Supplies	1,200	300	183	117	15.25%	33	100	(67)
<b>Total Administration</b>	<b>45,597</b>	<b>12,017</b>	<b>11,274</b>	<b>743</b>	<b>24.73%</b>	<b>5,150</b>	<b>4,229</b>	<b>921</b>
<b>TOTAL EXPENDITURES</b>	<b>45,597</b>	<b>12,017</b>	<b>11,274</b>	<b>743</b>	<b>24.73%</b>	<b>5,150</b>	<b>4,229</b>	<b>921</b>
Excess (deficiency) of revenues Over (under) expenditures	6,409	28,806	32,609	3,803	508.80%	27,931	22,270	(5,661)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	6,409	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>6,409</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 6,409	\$ 28,806	\$ 32,609	\$ 3,803	508.80%	\$ 27,931	\$ 22,270	\$ (5,661)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>96,155</b>	<b>96,155</b>	<b>96,155</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 102,564</b>	<b>\$ 124,961</b>	<b>\$ 128,764</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 ACTUAL	DEC-22 BUDGET	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 700	\$ 175	\$ 2,858	\$ 2,683	408.29%	\$ 1,245	\$ 58	\$ (1,187)
Special Assmnts- Tax Collector	25,205	19,307	22,658	3,351	89.89%	17,221	11,475	(5,746)
Special Assmnts- Discounts	(1,008)	(851)	(902)	(51)	89.48%	(682)	(534)	148
<b>TOTAL REVENUES</b>	<b>24,897</b>	<b>18,631</b>	<b>24,614</b>	<b>5,983</b>	<b>98.86%</b>	<b>17,784</b>	<b>10,999</b>	<b>(6,785)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,300	325	148	177	11.38%	-	108	(108)
R&M-Gate	4,500	1,125	284	841	6.31%	-	375	(375)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	-	167	(167)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	296	435	(139)	86.31%	331	170	161
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>22,306</b>	<b>2,248</b>	<b>867</b>	<b>1,381</b>	<b>3.89%</b>	<b>331</b>	<b>820</b>	<b>(489)</b>
<b>Parks and Recreation</b>								
Reserve - Renewal&Replacement	-	-	2,708	(2,708)	0.00%	2,708	-	2,708
<b>Total Parks and Recreation</b>	<b>-</b>	<b>-</b>	<b>2,708</b>	<b>(2,708)</b>	<b>0.00%</b>	<b>2,708</b>	<b>-</b>	<b>2,708</b>
<b>TOTAL EXPENDITURES</b>	<b>22,306</b>	<b>2,248</b>	<b>3,575</b>	<b>(1,327)</b>	<b>16.03%</b>	<b>3,039</b>	<b>820</b>	<b>2,219</b>
Excess (deficiency) of revenues Over (under) expenditures	2,591	16,383	21,039	4,656	812.00%	14,745	10,179	(4,566)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	2,591	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,591</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 2,591	\$ 16,383	\$ 21,039	\$ 4,656	812.00%	\$ 14,745	\$ 10,179	\$ (4,566)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>288,020</b>	<b>288,020</b>	<b>288,020</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 290,611</b>	<b>\$ 304,403</b>	<b>\$ 309,059</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 250	\$ 62	\$ 784	\$ 722	313.60%	\$ 21	\$ 317	\$ 296
Special Assmnts- Tax Collector	9,080	2,270	8,163	5,893	89.90%	757	6,204	5,447
Special Assmnts- Discounts	(363)	(228)	(325)	(97)	89.53%	(95)	(246)	(151)
<b>TOTAL REVENUES</b>	<b>8,967</b>	<b>2,104</b>	<b>8,622</b>	<b>6,518</b>	<b>96.15%</b>	<b>683</b>	<b>6,275</b>	<b>5,592</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	148	239	9.55%	129	-	129
R&M-Gate	3,000	750	194	556	6.47%	250	-	250
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	182	102	157	(55)	86.26%	102	119	(17)
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>8,054</b>	<b>1,739</b>	<b>499</b>	<b>1,240</b>	<b>6.20%</b>	<b>648</b>	<b>119</b>	<b>529</b>
<b>TOTAL EXPENDITURES</b>	<b>8,054</b>	<b>1,739</b>	<b>499</b>	<b>1,240</b>	<b>6.20%</b>	<b>648</b>	<b>119</b>	<b>529</b>
Excess (deficiency) of revenues Over (under) expenditures	913	365	8,123	7,758	889.70%	35	6,156	6,121
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	913	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>913</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 913	\$ 365	\$ 8,123	\$ 7,758	889.70%	\$ 35	\$ 6,156	\$ 6,121
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>73,305</b>	<b>73,305</b>	<b>73,305</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 74,218</b>	<b>\$ 73,670</b>	<b>\$ 81,428</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 800	\$ 200	\$ 3,417	\$ 3,217	427.13%	\$ 67	\$ 1,476	\$ 1,409
Special Assmnts- Tax Collector	15,234	10,949	13,695	2,746	89.90%	10,949	10,409	(540)
Special Assmnts- Discounts	(609)	(325)	(545)	(220)	89.49%	(183)	(412)	(229)
<b>TOTAL REVENUES</b>	<b>15,425</b>	<b>10,824</b>	<b>16,567</b>	<b>5,743</b>	<b>107.40%</b>	<b>10,833</b>	<b>11,473</b>	<b>640</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	148	239	9.55%	129	-	129
R&M-Gate	3,000	750	694	56	23.13%	250	230	20
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	145	263	(118)	86.23%	75	200	(125)
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>14,857</b>	<b>1,784</b>	<b>1,105</b>	<b>679</b>	<b>7.44%</b>	<b>621</b>	<b>430</b>	<b>191</b>
<b>TOTAL EXPENDITURES</b>	<b>14,857</b>	<b>1,784</b>	<b>1,105</b>	<b>679</b>	<b>7.44%</b>	<b>621</b>	<b>430</b>	<b>191</b>
Excess (deficiency) of revenues								
Over (under) expenditures	568	9,040	15,462	6,422	2722.18%	10,212	11,043	831
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	568	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>568</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 568	\$ 9,040	\$ 15,462	\$ 6,422	2722.18%	\$ 10,212	\$ 11,043	\$ 831
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>341,275</b>	<b>341,275</b>	<b>341,275</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 341,843</b>	<b>\$ 350,315</b>	<b>\$ 356,737</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 75	\$ 19	\$ 509	\$ 490	678.67%	\$ 6	\$ 186	\$ 180
Special Assmnts- Tax Collector	10,624	7,125	9,550	2,425	89.89%	4,246	7,259	3,013
Special Assmnts- Discounts	(425)	(303)	(380)	(77)	89.41%	(165)	(288)	(123)
<b>TOTAL REVENUES</b>	<b>10,274</b>	<b>6,841</b>	<b>9,679</b>	<b>2,838</b>	<b>94.21%</b>	<b>4,087</b>	<b>7,157</b>	<b>3,070</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	158	229	10.19%	129	-	129
R&M-Gate	3,000	750	464	286	15.47%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	67	183	(116)	86.32%	67	139	(72)
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
<b>Total Field</b>	<b>9,096</b>	<b>4,038</b>	<b>805</b>	<b>3,233</b>	<b>8.85%</b>	<b>613</b>	<b>139</b>	<b>474</b>
<b>TOTAL EXPENDITURES</b>	<b>9,096</b>	<b>4,038</b>	<b>805</b>	<b>3,233</b>	<b>8.85%</b>	<b>613</b>	<b>139</b>	<b>474</b>
Excess (deficiency) of revenues Over (under) expenditures	1,178	2,803	8,874	6,071	753.31%	3,474	7,018	3,544
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	1,178	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,178</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 1,178	\$ 2,803	\$ 8,874	\$ 6,071	753.31%	\$ 3,474	\$ 7,018	\$ 3,544
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>42,900</b>	<b>42,900</b>	<b>42,900</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 44,078</b>	<b>\$ 45,703</b>	<b>\$ 51,774</b>					



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 500	\$ 125	\$ 2,669	\$ 2,544	533.80%	\$ 42	\$ 1,150	\$ 1,108
Special Assmnts- Tax Collector	25,724	15,884	23,125	7,241	89.90%	8,047	17,577	9,530
Special Assmnts- Discounts	(1,029)	(692)	(921)	(229)	89.50%	(284)	(696)	(412)
<b>TOTAL REVENUES</b>	<b>25,195</b>	<b>15,317</b>	<b>24,873</b>	<b>9,556</b>	<b>98.72%</b>	<b>7,805</b>	<b>18,031</b>	<b>10,226</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	148	239	9.55%	129	-	129
R&M-Gate	3,000	750	889	(139)	29.63%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	446	444	2	86.38%	319	338	(19)
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
<b>Total Field</b>	<b>22,741</b>	<b>17,760</b>	<b>1,481</b>	<b>16,279</b>	<b>6.51%</b>	<b>865</b>	<b>338</b>	<b>527</b>
<b>TOTAL EXPENDITURES</b>	<b>22,741</b>	<b>17,760</b>	<b>1,481</b>	<b>16,279</b>	<b>6.51%</b>	<b>865</b>	<b>338</b>	<b>527</b>
Excess (deficiency) of revenues Over (under) expenditures	2,454	(2,443)	23,392	25,835	953.22%	6,940	17,693	10,753
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	2,454	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,454</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 2,454	\$ (2,443)	\$ 23,392	\$ 25,835	953.22%	\$ 6,940	\$ 17,693	\$ 10,753
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>265,903</b>	<b>265,903</b>	<b>265,903</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 268,357</b>	<b>\$ 263,460</b>	<b>\$ 289,295</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	13,967	26,457	12,490	146.75%	10,442	20,109	9,667
Special Assmnts- Other	11,402	4,561	-	(4,561)	0.00%	2,280	-	(2,280)
Special Assmnts- Discounts	(1,177)	(960)	(1,054)	(94)	89.55%	(475)	(797)	(322)
<b>TOTAL REVENUES</b>	<b>28,254</b>	<b>17,568</b>	<b>25,403</b>	<b>7,835</b>	<b>89.91%</b>	<b>12,247</b>	<b>19,312</b>	<b>7,065</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	158	229	10.19%	129	-	129
R&M-Gate	3,000	750	914	(164)	30.47%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	373	508	(135)	86.25%	192	386	(194)
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
<b>Total Field</b>	<b>14,641</b>	<b>9,512</b>	<b>1,580</b>	<b>7,932</b>	<b>10.79%</b>	<b>738</b>	<b>386</b>	<b>352</b>
<b>TOTAL EXPENDITURES</b>	<b>14,641</b>	<b>9,512</b>	<b>1,580</b>	<b>7,932</b>	<b>10.79%</b>	<b>738</b>	<b>386</b>	<b>352</b>
Excess (deficiency) of revenues Over (under) expenditures	13,613	8,056	23,823	15,767	175.00%	11,509	18,926	7,417
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	13,613	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>13,613</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 13,613	\$ 8,056	\$ 23,823	\$ 15,767	175.00%	\$ 11,509	\$ 18,926	\$ 7,417
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>9,804</b>	<b>9,803</b>	<b>9,804</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 23,417</b>	<b>\$ 17,859</b>	<b>\$ 33,627</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,000	\$ 250	\$ 4,016	\$ 3,766	401.60%	\$ 83	\$ 1,753	\$ 1,670
Special Assmnts- Tax Collector	37,989	26,345	34,151	7,806	89.90%	21,548	25,957	4,409
Special Assmnts- Discounts	(1,520)	(899)	(1,360)	(461)	89.47%	(836)	(1,028)	(192)
<b>TOTAL REVENUES</b>	<b>37,469</b>	<b>25,696</b>	<b>36,807</b>	<b>11,111</b>	<b>98.23%</b>	<b>20,795</b>	<b>26,682</b>	<b>5,887</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	217	170	14.00%	129	-	129
R&M-Gate	4,500	1,125	464	661	10.31%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	760	656	104	86.32%	760	499	261
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
<b>Total Field</b>	<b>33,812</b>	<b>27,774</b>	<b>1,337</b>	<b>26,437</b>	<b>3.95%</b>	<b>1,431</b>	<b>499</b>	<b>932</b>
<b>TOTAL EXPENDITURES</b>	<b>33,812</b>	<b>27,774</b>	<b>1,337</b>	<b>26,437</b>	<b>3.95%</b>	<b>1,431</b>	<b>499</b>	<b>932</b>
Excess (deficiency) of revenues Over (under) expenditures	3,657	(2,078)	35,470	37,548	969.92%	19,364	26,183	6,819
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	3,657	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,657</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 3,657	\$ (2,078)	\$ 35,470	\$ 37,548	969.92%	\$ 19,364	\$ 26,183	\$ 6,819
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>405,469</b>	<b>405,469</b>	<b>405,469</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 409,126</b>	<b>\$ 403,391</b>	<b>\$ 440,939</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 550	\$ 137	\$ 2,054	\$ 1,917	373.45%	\$ 46	\$ 898	\$ 852
Special Assmnts- Tax Collector	21,473	15,754	19,303	3,549	89.89%	11,595	14,672	3,077
Special Assmnts- Discounts	(859)	(600)	(769)	(169)	89.52%	(376)	(581)	(205)
<b>TOTAL REVENUES</b>	<b>21,164</b>	<b>15,291</b>	<b>20,588</b>	<b>5,297</b>	<b>97.28%</b>	<b>11,265</b>	<b>14,989</b>	<b>3,724</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	148	239	9.55%	129	-	129
R&M-Gate	3,000	750	1,379	(629)	45.97%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	349	371	(22)	86.48%	272	282	(10)
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
<b>Total Field</b>	<b>18,981</b>	<b>13,988</b>	<b>1,898</b>	<b>12,090</b>	<b>10.00%</b>	<b>818</b>	<b>282</b>	<b>536</b>
<b>TOTAL EXPENDITURES</b>	<b>18,981</b>	<b>13,988</b>	<b>1,898</b>	<b>12,090</b>	<b>10.00%</b>	<b>818</b>	<b>282</b>	<b>536</b>
Excess (deficiency) of revenues Over (under) expenditures	2,183	1,303	18,690	17,387	856.16%	10,447	14,707	4,260
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	2,183	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,183</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 2,183	\$ 1,303	\$ 18,690	\$ 17,387	856.16%	\$ 10,447	\$ 14,707	\$ 4,260
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>207,673</b>	<b>207,673</b>	<b>207,673</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 209,856</b>	<b>\$ 208,976</b>	<b>\$ 226,363</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 700	\$ 175	\$ 2,726	\$ 2,551	389.43%	\$ 58	\$ 1,186	\$ 1,128
Special Assmnts- Tax Collector	23,039	17,275	20,711	3,436	89.90%	10,508	15,742	5,234
Special Assmnts- Discounts	(922)	(608)	(825)	(217)	89.48%	(422)	(624)	(202)
<b>TOTAL REVENUES</b>	<b>22,817</b>	<b>16,842</b>	<b>22,612</b>	<b>5,770</b>	<b>99.10%</b>	<b>10,144</b>	<b>16,304</b>	<b>6,160</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	289	98	18.65%	129	-	129
R&M-Gate	3,000	750	464	286	15.47%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	303	398	(95)	86.33%	226	302	(76)
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
<b>Total Field</b>	<b>20,293</b>	<b>15,222</b>	<b>1,151</b>	<b>14,071</b>	<b>5.67%</b>	<b>772</b>	<b>302</b>	<b>470</b>
<b>TOTAL EXPENDITURES</b>	<b>20,293</b>	<b>15,222</b>	<b>1,151</b>	<b>14,071</b>	<b>5.67%</b>	<b>772</b>	<b>302</b>	<b>470</b>
Excess (deficiency) of revenues Over (under) expenditures	2,524	1,620	21,461	19,841	850.28%	9,372	16,002	6,630
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	2,524	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,524</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 2,524	\$ 1,620	\$ 21,461	\$ 19,841	850.28%	\$ 9,372	\$ 16,002	\$ 6,630
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>274,392</b>	<b>274,392</b>	<b>274,392</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 276,916</b>	<b>\$ 276,012</b>	<b>\$ 295,853</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 650	\$ 163	\$ 2,542	\$ 2,379	391.08%	\$ 54	\$ 1,104	\$ 1,050
Special Assmnts- Tax Collector	19,944	15,304	17,929	2,625	89.90%	11,512	13,627	2,115
Special Assmnts- Discounts	(798)	(375)	(714)	(339)	89.47%	(243)	(540)	(297)
<b>TOTAL REVENUES</b>	<b>19,796</b>	<b>15,092</b>	<b>19,757</b>	<b>4,665</b>	<b>99.80%</b>	<b>11,323</b>	<b>14,191</b>	<b>2,868</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,300	325	158	167	12.15%	108	-	108
R&M-Gate	3,000	750	669	81	22.30%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	223	344	(121)	86.22%	148	262	(114)
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
<b>Total Field</b>	<b>17,701</b>	<b>12,800</b>	<b>1,171</b>	<b>11,629</b>	<b>6.62%</b>	<b>673</b>	<b>262</b>	<b>411</b>
<b>TOTAL EXPENDITURES</b>	<b>17,701</b>	<b>12,800</b>	<b>1,171</b>	<b>11,629</b>	<b>6.62%</b>	<b>673</b>	<b>262</b>	<b>411</b>
Excess (deficiency) of revenues Over (under) expenditures	2,095	2,292	18,586	16,294	887.16%	10,650	13,929	3,279
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	2,095	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,095</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 2,095	\$ 2,292	\$ 18,586	\$ 16,294	887.16%	\$ 10,650	\$ 13,929	\$ 3,279
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>255,403</b>	<b>255,403</b>	<b>255,403</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 257,498</b>	<b>\$ 257,695</b>	<b>\$ 273,989</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 700	\$ 175	\$ 2,882	\$ 2,707	411.71%	\$ 58	\$ 1,250	\$ 1,192
Special Assmnts- Tax Collector	18,660	9,687	16,775	7,088	89.90%	7,224	12,750	5,526
Special Assmnts- Discounts	(746)	(417)	(668)	(251)	89.54%	(219)	(505)	(286)
<b>TOTAL REVENUES</b>	<b>18,614</b>	<b>9,445</b>	<b>18,989</b>	<b>9,544</b>	<b>102.01%</b>	<b>7,063</b>	<b>13,495</b>	<b>6,432</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	158	229	10.19%	129	-	129
R&M-Gate	3,000	750	544	206	18.13%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	172	322	(150)	86.33%	63	245	(182)
Reserve - Roadways	10,000	10,000	3,060	6,940	30.60%	-	-	-
<b>Total Field</b>	<b>16,925</b>	<b>11,811</b>	<b>4,084</b>	<b>7,727</b>	<b>24.13%</b>	<b>609</b>	<b>245</b>	<b>364</b>
<b>Parks and Recreation</b>								
Reserve - Renewal&Replacement	-	-	2,708	(2,708)	0.00%	-	2,708	(2,708)
<b>Total Parks and Recreation</b>	<b>-</b>	<b>-</b>	<b>2,708</b>	<b>(2,708)</b>	<b>0.00%</b>	<b>-</b>	<b>2,708</b>	<b>(2,708)</b>
<b>TOTAL EXPENDITURES</b>	<b>16,925</b>	<b>11,811</b>	<b>6,792</b>	<b>5,019</b>	<b>40.13%</b>	<b>609</b>	<b>2,953</b>	<b>(2,344)</b>
Excess (deficiency) of revenues								
Over (under) expenditures	1,689	(2,366)	12,197	14,563	722.14%	6,454	10,542	4,088
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	1,689	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,689</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 1,689	\$ (2,366)	\$ 12,197	\$ 14,563	722.14%	\$ 6,454	\$ 10,542	\$ 4,088
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>289,013</b>	<b>289,013</b>	<b>289,013</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 290,702</b>	<b>\$ 286,647</b>	<b>\$ 301,210</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,300	\$ 325	\$ 5,401	\$ 5,076	415.46%	\$ 108	\$ 2,323	\$ 2,215
Special Assmnts- Tax Collector	38,601	28,149	34,701	6,552	89.90%	12,509	26,375	13,866
Special Assmnts- Discounts	(1,544)	(881)	(1,382)	(501)	89.51%	(506)	(1,045)	(539)
<b>TOTAL REVENUES</b>	<b>38,357</b>	<b>27,593</b>	<b>38,720</b>	<b>11,127</b>	<b>100.95%</b>	<b>12,111</b>	<b>27,653</b>	<b>15,542</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	387	158	229	10.19%	129	-	129
R&M-Gate	3,000	750	1,249	(499)	41.63%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	165	666	(501)	86.27%	165	507	(342)
Reserve - Roadways	20,000	20,000	-	20,000	0.00%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
<b>Total Field</b>	<b>34,324</b>	<b>28,804</b>	<b>2,073</b>	<b>26,731</b>	<b>6.04%</b>	<b>711</b>	<b>507</b>	<b>204</b>
<b>TOTAL EXPENDITURES</b>	<b>34,324</b>	<b>28,804</b>	<b>2,073</b>	<b>26,731</b>	<b>6.04%</b>	<b>711</b>	<b>507</b>	<b>204</b>
Excess (deficiency) of revenues Over (under) expenditures	4,033	(1,211)	36,647	37,858	908.68%	11,400	27,146	15,746
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	4,033	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,033</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 4,033	\$ (1,211)	\$ 36,647	\$ 37,858	908.68%	\$ 11,400	\$ 27,146	\$ 15,746
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>537,311</b>	<b>537,311</b>	<b>537,311</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 541,344</b>	<b>\$ 536,100</b>	<b>\$ 573,958</b>					



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	2,821	5,197	2,376	89.90%	2,003	3,950	1,947
Special Assmnts- Discounts	(231)	(176)	(207)	(31)	89.61%	(76)	(156)	(80)
<b>TOTAL REVENUES</b>	<b>5,550</b>	<b>2,645</b>	<b>4,990</b>	<b>2,345</b>	<b>89.91%</b>	<b>1,927</b>	<b>3,794</b>	<b>1,867</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	850	212	182	30	21.41%	71	-	71
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
Misc-Assessment Collection Cost	116	116	100	16	86.21%	116	76	40
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
<b>Total Field</b>	<b>4,841</b>	<b>2,703</b>	<b>282</b>	<b>2,421</b>	<b>5.83%</b>	<b>354</b>	<b>76</b>	<b>278</b>
<b>TOTAL EXPENDITURES</b>	<b>4,841</b>	<b>2,703</b>	<b>282</b>	<b>2,421</b>	<b>5.83%</b>	<b>354</b>	<b>76</b>	<b>278</b>
Excess (deficiency) of revenues								
Over (under) expenditures	709	(58)	4,708	4,766	664.03%	1,573	3,718	2,145
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	709	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>709</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 709	\$ (58)	\$ 4,708	\$ 4,766	664.03%	\$ 1,573	\$ 3,718	\$ 2,145
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>3,881</b>	<b>3,880</b>	<b>3,881</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,590</b>	<b>\$ 3,822</b>	<b>\$ 8,589</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	4,167	5,619	1,452	89.90%	2,083	4,271	2,188
Special Assmnts- Discounts	(250)	(167)	(224)	(57)	89.60%	(83)	(169)	(86)
<b>TOTAL REVENUES</b>	<b>6,000</b>	<b>4,000</b>	<b>5,395</b>	<b>1,395</b>	<b>89.92%</b>	<b>2,000</b>	<b>4,102</b>	<b>2,102</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	850	212	172	40	20.24%	71	-	71
R&M-Security Cameras	2,000	500	-	500	0.00%	167	-	167
Misc-Assessment Collection Cost	109	109	108	1	99.08%	109	82	27
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
<b>Total Field</b>	<b>5,218</b>	<b>3,080</b>	<b>280</b>	<b>2,800</b>	<b>5.37%</b>	<b>347</b>	<b>82</b>	<b>265</b>
<b>TOTAL EXPENDITURES</b>	<b>5,218</b>	<b>3,080</b>	<b>280</b>	<b>2,800</b>	<b>5.37%</b>	<b>347</b>	<b>82</b>	<b>265</b>
Excess (deficiency) of revenues Over (under) expenditures	782	920	5,115	4,195	654.09%	1,653	4,020	2,367
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	782	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>782</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 782	\$ 920	\$ 5,115	\$ 4,195	654.09%	\$ 1,653	\$ 4,020	\$ 2,367
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>9,176</b>	<b>9,176</b>	<b>9,176</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 9,958</b>	<b>\$ 10,096</b>	<b>\$ 14,291</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 25	\$ 6	\$ 3	\$ (3)	12.00%	\$ 2	\$ 1	\$ (1)
Special Assmnts- Tax Collector	644,951	523,152	579,790	56,638	89.90%	364,806	440,674	75,868
Special Assmnts- Discounts	(25,798)	(13,430)	(23,092)	(9,662)	89.51%	(9,129)	(17,456)	(8,327)
<b>TOTAL REVENUES</b>	<b>619,178</b>	<b>509,728</b>	<b>556,701</b>	<b>46,973</b>	<b>89.91%</b>	<b>355,679</b>	<b>423,219</b>	<b>67,540</b>
<b>EXPENDITURES</b>								
Misc-Assessment Collection Cost	12,899	12,899	11,134	1,765	86.32%	12,899	8,464	4,435
<b>Total Field</b>	<b>12,899</b>	<b>12,899</b>	<b>11,134</b>	<b>1,765</b>	<b>86.32%</b>	<b>12,899</b>	<b>8,464</b>	<b>4,435</b>
<b>Debt Service</b>								
Principal Debt Retirement	330,000	-	-	-	0.00%	-	-	-
Interest Expense	279,365	139,683	139,579	104	49.96%	-	-	-
<b>Total Debt Service</b>	<b>609,365</b>	<b>139,683</b>	<b>139,579</b>	<b>104</b>	<b>22.91%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>622,264</b>	<b>152,582</b>	<b>150,713</b>	<b>1,869</b>	<b>24.22%</b>	<b>12,899</b>	<b>8,464</b>	<b>4,435</b>
Excess (deficiency) of revenues								
Over (under) expenditures	(3,086)	357,146	405,988	48,842	-13155.80%	342,780	414,755	71,975
<b>OTHER FINANCING SOURCES (USES)</b>								
Operating Transfers-Out	-	-	(2)	(2)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	(3,086)	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3,086)</b>	<b>-</b>	<b>(2)</b>	<b>(2)</b>	<b>0.06%</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>
Net change in fund balance	\$ (3,086)	\$ 357,146	\$ 405,986	\$ 48,840	-13155.74%	\$ 342,780	\$ 414,754	\$ 71,974
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>299,808</b>	<b>299,808</b>	<b>299,808</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 296,722</b>	<b>\$ 656,954</b>	<b>\$ 705,794</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	DEC-22 BUDGET	DEC-22 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ 31	\$ 31	0.00%	\$ -	\$ 10	\$ 10
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>31</b>	<b>31</b>	<b>0.00%</b>	<b>-</b>	<b>10</b>	<b>10</b>
<b>EXPENDITURES</b>								
Construction in Progress	-	-	1,200	(1,200)	0.00%	-	500	(500)
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>1,200</b>	<b>(1,200)</b>	<b>0.00%</b>	<b>-</b>	<b>500</b>	<b>(500)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>1,200</b>	<b>(1,200)</b>	<b>0.00%</b>	<b>-</b>	<b>500</b>	<b>(500)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(1,169)	(1,169)	0.00%	-	(490)	(490)
<b>OTHER FINANCING SOURCES (USES)</b>								
Interfund Transfer - In	-	-	2	2	0.00%	-	1	1
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>0.00%</b>	<b>-</b>	<b>1</b>	<b>1</b>
Net change in fund balance	\$ -	\$ -	\$ (1,167)	\$ (1,167)	0.00%	\$ -	\$ (489)	\$ (489)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>-</b>	<b>2,478,197</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,477,030</b>					

**MEADOW POINTE II**  
**Community Development District**

**Supporting Schedules**

**December 31, 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 Assessments
					O&M Assessments	Trash 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
12/02/22	\$ 1,341,977	\$ 57,019	\$ 27,387	\$ 1,426,384	\$ 826,209	\$ 80,155	\$ 26,377
12/20/22	\$ 105,123	\$ 3,808	\$ 2,145	\$ 111,077	\$ 64,339	\$ 6,242	\$ 2,054
12/09/22	\$ 284,693	\$ 12,061	\$ 5,810	\$ 302,564	\$ 175,255	\$ 17,002	\$ 5,595
<b>TOTAL</b>	<b>\$ 2,277,994</b>	<b>\$ 96,418</b>	<b>\$ 46,490</b>	<b>\$ 2,420,902</b>	<b>\$ 1,402,268</b>	<b>\$ 136,041</b>	<b>\$ 44,767</b>
% COLLECTED				89.90%	89.90%	89.90%	89.90%
<b>TOTAL OUTSTANDING</b>				<b>\$ 272,077</b>	<b>\$ 157,596</b>	<b>\$ 15,289</b>	<b>\$ 5,031</b>

**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
12/02/22	\$ 13,350	\$ 4,810	\$ 8,069	\$ 5,627	\$ 13,625	\$ 15,588	\$ 20,122
12/20/22	\$ 1,040	\$ 375	\$ 628	\$ 438	\$ 1,061	\$ 1,214	\$ 1,567
12/09/22	\$ 2,832	\$ 1,020	\$ 1,712	\$ 1,194	\$ 2,890	\$ 3,307	\$ 4,268
<b>TOTAL</b>	<b>\$ 22,658</b>	<b>\$ 8,163</b>	<b>\$ 13,695</b>	<b>\$ 9,550</b>	<b>\$ 23,125</b>	<b>\$ 26,457</b>	<b>\$ 34,151</b>
% COLLECTED	89.90%	89.90%	89.90%	89.90%	89.90%	89.90%	89.90%
<b>TOTAL OUTSTANDING</b>	<b>\$ 2,546</b>	<b>\$ 917</b>	<b>\$ 1,539</b>	<b>\$ 1,073</b>	<b>\$ 2,599</b>	<b>\$ 2,973</b>	<b>\$ 3,838</b>

**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
12/02/22	\$ 11,373	\$ 12,203	\$ 10,564	\$ 9,884	\$ 20,446	\$ 3,062	\$ 3,311	\$ 341,610
12/20/22	\$ 886	\$ 950	\$ 823	\$ 770	\$ 1,592	\$ 238	\$ 258	\$ 26,602
12/09/22	\$ 2,413	\$ 2,589	\$ 2,241	\$ 2,096	\$ 4,337	\$ 650	\$ 702	\$ 72,462
<b>TOTAL</b>	<b>\$ 19,303</b>	<b>\$ 20,711</b>	<b>\$ 17,929</b>	<b>\$ 16,775</b>	<b>\$ 34,701</b>	<b>\$ 5,197</b>	<b>\$ 5,619</b>	<b>\$ 579,790</b>
% COLLECTED	89.90%	89.90%	89.90%	89.90%	89.90%	89.90%	89.90%	89.90%
<b>TOTAL OUTSTANDING</b>	<b>\$ 2,169</b>	<b>\$ 2,328</b>	<b>\$ 2,015</b>	<b>\$ 1,885</b>	<b>\$ 3,900</b>	<b>\$ 584</b>	<b>\$ 631</b>	<b>\$ 65,161</b>



**Cash and Investment Balances  
December 31, 2022**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$20,896
Operating Checking Account	Bank United	Checking Account	n/a	3.50%	\$2,502,447
				Subtotal	\$2,523,343
Money Market	BankUnited	Money Market	n/a	3.50%	\$5,367,741
				Subtotal	\$5,367,741
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.005%	\$2,477,030
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%	\$151,605
				Subtotal	\$2,637,260
				<b>Total</b>	<b>\$10,528,343</b>

**Aqua Pool & Spa Renovators**  
**December 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)
<b>Total</b>	<u><u>36,871.34</u></u>

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

**Construction Report**  
**Series 2018 Project Fund**

**Recap of Capital Project Fund Activity through December 31, 2022**

<b>Source of Funds:</b>		Amount
<b>Deposit to the 2018 Acquisition and Construction Account</b>		<b>\$ 7,297,808</b>
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,610
Debt Service Reserve Fund Transfer		\$ 4,052
<b>Total Source of Funds:</b>		<b>\$ 67,662</b>
<b>Use of Funds:</b>		
Disbursements:	To Vendors	\$ 4,888,440
<b>Net Available Amount to Spend in Project Fund Account at December 31, 2022</b>		<b>\$ 2,477,030</b>

**MEADOW POINTE II**  
**Community Development District**

**Approval of Invoices**

**December 31, 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	\$ 2,380.00
12/2/2022	2862	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 364.00
<b>Total</b>				<b><u>\$ 2,744.00</u></b>



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

# INVOICE

Invoice # 2862  
Date: 12/02/2022  
Due On: 01/02/2023

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	+ \$364.00	) - ( \$0.00	) = <b>\$364.00</b>

<sup>DRC</sup>  
MEADOWPT.HOA

## Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	11/16/2022	Review and respond to emails from Cohen re: Wrencrest abandoned property	0.30	\$280.00	\$84.00
Service	KF	11/29/2022	Review and respond to email from Picarelli re: Deer Run apron; review and respond to email from Picarelli re: Manor Isle landscaping request	1.00	\$280.00	\$280.00

**Subtotal \$364.00**

**Total \$364.00**

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2862	01/02/2023	\$364.00	\$0.00	\$364.00
<b>Outstanding Balance</b>				<b>\$364.00</b>
<b>Total Amount Outstanding</b>				<b>\$364.00</b>

Invoice # 2862 - 12/02/2022

***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.***

002 534023 51401