

**Meadow Pointe II  
Community Development District**

**February 15, 2023**

**AGENDA PACKAGE**

**Communications Media Technology Via Zoom:**

**<https://us02web.zoom.us/j/89053199795?pwd=Z3kxcDZsRWVLaGxqRTdYaTlNVVVdVUT09>**

**Meeting ID: 890 5319 9795**

**Passcode: 086194**

**Call In #: 1-929-205-6099**

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

**Meadow Pointe II Community Development District**

**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

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**Wednesday, February 15, 2023 – 6:30 p.m.**

**Meeting Agenda**

**Communications Media Technology Via Zoom:**

<https://us02web.zoom.us/j/89053199795?pwd=Z3kxcDZsRWVLaGxqRTdYaTNVdVdVUT09>

**Meeting ID: 890 5319 9795**

**Passcode: 086194**

**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. District Manager Report**
- 7. District Engineer Report**
  - A. Discussion of RFQ for District Engineering Services
- 8. District Counsel Report**
- 9. Consent Agenda**
  - A. Minutes of the January 4, and January 18, 2023 Meetings
  - B. Financial Report as of January 31, 2023
  - C. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
  - A. Residents Council
  - B. Government/Community Updates
- 12. Operations Manager Report**
- 13. Approval/Disapproval/Discussion**
  - A. Approval of Operations Manager Contract
  - B. Discussion of Letter to Residents Regarding Deed Restrictions
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

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

**District Office**

Inframark, Community Management Services  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
(954) 603-0033

**Meeting Location**

Meadow Pointe II Clubhouse  
30051 County Line Road  
Wesley Chapel, Florida 33543  
(813) 991-5016

## **Seventh Order of Business**

**7A**

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR QUALIFICATIONS FOR  
PROFESSIONAL ENGINEERING SERVICES**

**Pasco County, Florida**

**FEBRUARY 6, 2023**

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FOR SELECTION MANUAL**

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*Form of Contract*

**REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES  
FOR THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Meadow Pointe II Community Development District (the “**District**”), located in Pasco County, Florida, announces that it is soliciting professional engineering services to be performed on a continuing basis for the District’s earthwork, stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, preserve areas, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm or individual selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

The selection manual (“**Selection Manual**”), including the scope of work, instructions to applicants, evaluation criteria and other documents, will be available beginning **Monday, February 6, 2023, at 9:00 a.m.** from the District Manager, Bob Nanni, [Bob.Nanni@inframark.com](mailto:Bob.Nanni@inframark.com).

Any firm or individual (“**Applicant**”) desiring to provide professional engineering services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” along with pertinent supporting data.

The District will review all Applicants consistent with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement, along with all other requested attachments, by **11:00 a.m. on Monday, March 6, 2023** (“**Submittal Deadline**”), to the attention of Bob Nanni, District Manager, Inframark, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544.

Furthermore, all Applicants – and specifically the individual(s) who would be responsible for providing the engineering services and interacting with the District’s representatives on a day-to-day basis – shall be available to present the Applicant’s Qualifications Statement and respond to questions at the District’s **March 15, 2023**, Board meeting to be held at **6:30 p.m.** at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543, and, upon the District Board’s request, such other meetings as the District’s Board may designate (contact the District Manager for time/location, and any adjustments to the date).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and Selection Manual, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant, and so forth.

Any protest regarding the terms of this Notice, or the Selection Manual on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the Submittal Deadline. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest any matters relating to the Selection Manual. Any person who files a notice of protest shall provide to the

District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Five Hundred Dollars (\$500.00). Furthermore, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request. Additional information and requirements regarding protests are set forth in the Selection Manual and the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this Request for Qualifications shall be directed in writing by email only to Bob Nanni at [Bob.Nanni@inframark.com](mailto:Bob.Nanni@inframark.com) no later than **12:00 p.m. on Tuesday, February 21, 2023**.

Bob Nanni  
District Manager  
Run Date: February 5, 2023



## MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

### REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES

Pasco County, Florida

#### Instructions to Applicants

**SECTION 1. DUE DATE.** Any interested applicant (“**Applicant**”) must submit its Qualification Statement (defined herein) no later than **11:00 a.m. (EST) on March 6, 2023 (“Submittal Deadline”)**, at the Offices of the District Manager, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544. Attention: Bob Nanni.

**SECTION 2. SCOPE OF WORK.** The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing, operating and maintaining public infrastructure improvements. Related thereto, the District is soliciting qualification statements for professional engineering services for the District’s earthwork, stormwater management systems, roadway improvements, landscape, irrigation, signage and lighting improvements, preserve areas, and other public improvements authorized by Chapter 190, *Florida Statutes*. This work shall also include all related permit applications, as well as, any renewals and modifications to the District’s permits. In addition, the District’s engineer will be required to attend meetings of the District’s Board of Supervisors when requested. This work (“**Project**”) shall be performed on an as-needed, continuing basis as requests are received.

**SECTION 3. CONTENTS OF QUALIFICATION STATEMENTS.** Each Applicant shall submit a qualification statement (“**Qualification Statement**”) using U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” and shall additionally provide all of the following information as part of such Qualification Statement regardless of whether the information is called for by Form 330 or not:

- a) A listing of the position / title and corporate responsibilities of key management or supervisory personnel. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- b) A listing of the engineer point of contact and any other personnel (or subcontractors) proposed for the Project. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- c) Information relating to the Applicant’s past experience and performance for projects similar to the Project. **Please specifically describe any prior or current experience with community development districts established under Chapter 190, Florida Statutes.**
- d) At least three (3) references from projects of similar scope to the Project. Include information relating to the work conducted for each reference as well as a name, address and phone number of a contact person. The Applicant acknowledges and agrees by submitting a Qualification Statement that the District may contact such references;
- e) A brief narrative description of the Applicant’s approach to providing the services as described herein;

- f) Information relating to whether the Applicant is a certified minority business enterprise;
- g) Information relating to the Applicant's willingness and ability to meet time and budget requirements;
- h) Information relating to the geographic location of the Applicant's headquarters and local offices;
- i) Information relating to the recent, current and projected workloads of the Applicant;
- j) Information relating to the volume of work previously awarded to the Applicant by the District;
- k) Information relating to the Applicant's financial capacity;
- l) A listing of the Applicant's current state, federal, and local licenses and the statuses of the same;
- m) A current certificate of insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's errors and omissions and other insurance;
- n) Information relating to whether, over the past 10 years, Applicant has been terminated from any contract, and, if so, the reasons for such termination, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- o) Information relating to whether, over the past 10 years, Applicant has defaulted on any contract or is in arrears on any contract, or for failure to demonstrate proper licensure and business organization, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- p) Information relating to whether, over the past 10 years, Applicant has been involved in any litigation involving any contract or work and the status and/or results of such litigation, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- q) Information relating to whether, over the past 10 years, Applicant has been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.) and the status and/or results of such action, and, if no such conditions exist, Applicant shall affirmatively disclose the same; and
- r) Completion of any other forms contained within this Selection Manual.

**Applicants shall not submit as part of any Qualification Statement a proposal for the compensation to be paid under the agreement.**

**SECTION 4. INSURANCE.** As noted above, each Applicant should include as part of its Qualification Statement a current Certificate of Insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's ability to provide errors and omissions and other insurance. As part of any contract negotiations and final contract with the Applicant, the District may require that the Applicant provide such coverage in connection with the Project and identify the District, and the District's officers, supervisors, agents, staff, and representatives as additional insureds, and, in the event an Applicant is unable to provide such insurance, the District reserves the right to cease negotiations with that Applicant and enter into negotiations with the next highest qualified Applicant. The District further

reserves the right to revise the insurance and indemnification requirements, among other contract provisions, in connection with any contract negotiations.

**SECTION 5. FINANCIAL CAPACITY.** In evaluating the Qualification Statements, the District may consider the financial capacity of each Applicant, and accordingly each Applicant should submit relevant information regarding financial capacity, as stated above. In the event the Applicant enters into contract negotiations with the District, the District may in its sole discretion require that the Applicant provide sufficient proof of financial capacity, including, if requested, audited financial statements from the last three years.

**SECTION 6. INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Selection Manual are to be directed in writing via e-mail only to Bob Nanni, District Manager, at Bob.Nanni@inframark.com. The deadline for submitting such questions shall be **12:00 p.m. (EST) on February 21, 2023**. Additionally, the District reserves the right in its sole discretion to make changes to the Selection Manual up until the deadline for submitting the Qualification Statements. Interpretations or clarifications considered necessary in response to any questions, and any changes to the Selection Manual up until the time of Qualification Statement opening, will be issued by Addenda, to all parties recorded as having received the Selection Manual. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Applicants. No inquiries will be accepted from subcontractors; the Applicant shall be responsible for all queries. In submitting a Qualification Statement, each Applicant shall submit an acknowledgment of receipt of all Addenda and represents that it has read and understands the Selection Manual and that the Qualification Statement is made in accordance therewith.

**SECTION 7. SUBMISSION OF QUALIFICATION STATEMENT.** Each Applicant shall submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement forms, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an envelope, marked with the project title and name and address of the Applicant and accompanied by the required documents. If the Qualification Statement is sent through the mail or other delivery system, the sealed envelope shall be enclosed in an envelope with a notation “QUALIFICATION STATEMENT FOR MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT ENCLOSED – ENGINEERING SERVICES” on the face of it.

**SECTION 8. MODIFICATION AND WITHDRAWAL.** Qualification Statements may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Qualification Statements are to be submitted at any time prior to the time and date the Qualification Statements are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No Qualification Statement may be withdrawn after opening for a period of one hundred twenty (120) days.

**SECTION 9. PUBLIC PRESENTATIONS.** In connection with evaluating Qualification Statements submitted to the District, the District’s Board of Supervisors (“**Board**”) may elect to require public presentations by no fewer than three (3) Applicants (unless fewer submit) regarding an Applicant’s Qualification Statement, approach to the Project, ability to furnish required services for the Project, and any relevant questions for the Applicant. The individual(s) who would be responsible for providing the engineering services and interacting with the District’s representatives on a day-to-day basis shall be available at such presentations. The presentations are initially scheduled to occur at the District’s **March 15, 2023, 6:30 p.m.** meeting, to be held at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543, as well

as at such other meeting or meetings as the District's Board may designate (contact the District Manager for time/location, and any adjustments to the date).

**SECTION 10. EVALUATION OF QUALIFICATION STATEMENTS; NEGOTIATION PROCESS;**

**CONTRACT AWARD.** The Board shall review and rank the Applicants based on the information provided in the Qualification Statement, any interviews with references, any information from public presentations, and any other information generally within the knowledge of the Board or the District's staff, and using the requirements set forth in the CCNA and in this Selection Manual. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

The highest ranked Applicant will be requested to provide a proposal for compensation to be paid under the agreement and shall enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. In connection with any public presentations, the Board may elect to make an initial ranking of Applicants, select only the top three (or all) Applicants to make public presentations, and then further adjust the rankings based on the presentations, or may adjust the process involving public presentations in its sole discretion. Within fourteen (14) days of the conclusion of any successful contract negotiations, the District and successful Applicant shall enter into an agreement in a form substantially similar to that set forth in the Selection Manual (subject to the terms of this Selection Manual).

**SECTION 11. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all Qualification Statements and waive any informalities or irregularities in Qualification Statements where in the best interests of the District, and as determined by the District's Board in its sole discretion.

**SECTION 12. MANDATORY AND PERMISSIVE REQUIREMENTS.** Notwithstanding anything else within the Selection Manual, the only mandatory requirements of this Selection Manual for Applicants are that each Applicant must (a) be authorized to do business in Florida, and (b) hold all required State and Federal licenses in good standing. All other requirements set forth in the Selection Manual shall be deemed "permissive," in that an Applicant's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Applicant's Qualification Statement, but instead in the Board's discretion may result in the disqualification of a Qualification Statement or alternatively may be taken into account in the evaluation and scoring of the Qualification Statement.

**SECTION 13. PROTESTS.** Any protest relating to the Selection Manual, including but not limited to protests relating to the Qualification Statement notice, the instructions, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Selection Manual, or any other issues or items relating to the Selection Manual, must be filed in writing, within seventy-two (72) hours after the Submittal Deadline. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Selection Manual.

Any person who files a notice of protest of any kind shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Five Hundred Dollars (\$500.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the

District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No Applicant shall be entitled to recover any costs of Qualification Statement preparation or other participation in the selection process, regardless of the outcome of any protest.

**SECTION 14. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

**SECTION 15. PUBLIC RECORDS.** The District is a governmental entity, and, accordingly, the Qualification Statements will become public record. That said, Florida law does recognize certain exceptions from the public records laws. In the event that the Applicant believes that any particular portion of the Qualification Statement is exempt from disclosure, the Applicant shall mark the exempt pages as "CONFIDENTIAL – EXEMPT FROM DISCLOSURE." In the event that the District receives a public records request relating to such records, the District will notify the Applicant. In the event that the District reasonably and in good faith believes that the Applicant's information is not confidential or exempt under Florida law, the District may provide the information in response to the request and will not be responsible for any liability, claims, damages or losses arising from such disclosure. In the event that a claim of any kind is filed challenging the confidentiality of the Applicant's information, the District may require the Applicant to indemnify, defend, and hold harmless the District and its staff and representatives from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

**SECTION 16. E-VERIFY REQUIREMENT.** In accordance with Section 448.095, Florida Statutes, if selected, Applicant shall, prior to entering into a contract with the District, utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Applicant throughout the term of the contract with the District; and (b) all persons, including subcontractors, retained or hired by the Applicant, regardless of compensation, to perform work on the services provided pursuant to the contract with the District or any work assignment thereunder.

**SECTION 17. SUBMISSION OF ONLY ONE PROPOSAL.** Applicants may be disqualified and their Qualification Statements rejected if the District has reason to believe that collusion may exist among Applicants, the Applicant has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 18. FAMILIARITY WITH THE LAW.** By submitting a Qualification Statement, the Applicant is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Applicant will in no way relieve it from responsibility to perform the work covered by the Applicant in compliance with all such laws, ordinances and regulations.

**SECTION 19. PUBLIC ENTITY CRIMES.** Pursuant to Section 287.133(3)(a), *Florida Statutes*:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public

entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Applicant represents that in submitting a Qualification Statement, the Applicant has not been placed on the convicted vendor list within the last 36 months and, in the event that the Applicant is placed on the convicted vendor list, the Applicant shall immediately notify the District whereupon the Applicant may be disqualified.

**SECTION 20. TABLE OF DEADLINES.** For the convenience of the Applicants, the table provided below lists the relevant dates and times for the relevant aforementioned deadlines and events:

<b>Event</b>	<b>Time</b>
Availability of Selection Manual	9:00a.m. (EST) on February 6, 2023
Deadline for Submission of Questions Regarding Selection Manual	12:00p.m. (EST) on February 21, 2023
Deadline for Submission of Qualification Statement and Other Required Materials	11:00a.m. (EST) on March 6, 2023
Deadline for Selection Manual Protests	Seventy-two (72) hours after the Submittal Deadline, with a more formal and detailed protest due seven (7) calendar days after the initial notice of protest was filed.
Qualification Presentation at Meeting of District's Board of Supervisors	6:30p.m. (EST) on March 15, 2023

It is anticipated that the District's Board of Supervisors will make a final ranking regarding this Request for Qualifications at the District's March 15, 2023, Board of Supervisors meeting.

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL  
ENGINEERING SERVICES**

**Pasco County, Florida**

**Evaluation Criteria**

**1) Ability and Adequacy of Professional Personnel** (Weight: 20 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Engineer's Past Performance and Experience** (Weight: 25 Points)

Experience on projects similar to the Project, and past performance regarding such projects; character, integrity, and reputation of respondent; etc.

**3) Project Approach** (Weight: 15 Points)

Consider the firm's initial strategy for addressing the Project.

**4) Geographic Location** (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**5) Ability to Meet Time and Budget Requirements** (Weight: 10 Points)

Consider the consultant's ability to meet time and budget requirements including staffing levels and past performance on previous projects; etc.

**6) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**7) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**8) Volume of Work Previously Awarded to Engineer by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

**9) Financial Capacity**

(Weight: 10 Points)

Consider the firm's financial capacity and insurance levels.

**APPLICANT'S TOTAL SCORE**

**(100 Points Possible)**



**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR QUALIFICATIONS FOR  
PROFESSIONAL ENGINEERING SERVICES  
Pasco County, Florida**

**Architect-Engineer Qualifications, Standard Form 330**  
**(OMB No. 9000-0157, Expires 2/29/2024)**

# ARCHITECT-ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

5. NAME OF FIRM

6. TELEPHONE NUMBER

7. FAX NUMBER

8. E-MAIL ADDRESS

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☐ (Attached)

### E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
15. FIRM NAME AND LOCATION (City and State)			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

### 19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm
b.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm
c.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm
d.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm
e.	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input type="checkbox"/> Check if project performed with current firm

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER		
21. TITLE AND LOCATION <i>(City and State)</i>		22. YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">PROFESSIONAL SERVICES</td> <td style="width: 50%; padding: 2px;">CONSTRUCTION <i>(If applicable)</i></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>			
<b>23. PROJECT OWNER'S INFORMATION</b>				
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>				

<b>25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT</b>			
<b>a.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>b.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

## G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

## 29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1		6	
2		7	
3		8	
4		9	
5		10	

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**H. ADDITIONAL INFORMATION**

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30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

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**I. AUTHORIZED REPRESENTATIVE**

*The foregoing is a statement of facts.*

31. SIGNATURE

32. DATE

33. NAME AND TITLE



# **AFFIDAVIT OF ACKNOWLEDGMENTS**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, appeared the affiant, \_\_\_\_\_, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ for \_\_\_\_\_ (“**Applicant**”), and am authorized to make this Affidavit of Acknowledgments on behalf of Applicant.

2. I assisted with the preparation of, and have reviewed, the Applicant’s Qualification Statement (“**Qualification Statement**”) provided in response to the Meadow Pointe II Community Development District Request for Qualifications for Professional Engineering Services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Applicant to constitute good cause for rejection of the Qualification Statement.

3. I do hereby certify that the Applicant has submitted only a single Qualification Statement and has not, either directly or indirectly, participated in collusion relating to the submission of the Qualification Statement.

4. The Applicant agrees through submission of the Qualification Statement to honor its Qualification Statement for one hundred and twenty (120) days from the opening of the Qualification Statements, and if awarded the contract on the basis of this Qualification Statement and further negotiations with the District, to enter into and execute the contract in a form substantially similar to that included in the Selection Manual.

5. The Applicant acknowledges the receipt of the complete Selection Manual as provided by the District and as described in the Selection Manual’s Table of Contents, and, to the extent that Addendums have been issued, the receipt of the following Addendum Nos.: \_\_\_\_\_.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the Submittal Deadline, the Applicant acknowledges that (i) the Applicant has read, understood, and accepted the Selection Manual; (ii) the Applicant has had an opportunity to consult with legal counsel regarding the Selection Manual; (iii) the Applicant has agreed to the terms of the Selection Manual; and (iv) the Applicant has waived any right to challenge any matter relating to the Selection Manual, including but not limited to any protest relating to the Qualification Statement notice, instructions, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Selection Manual, or any other issues or items relating to the Selection Manual.

7. The Applicant authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Meadow Pointe II Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Qualification Statement, or



regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Applicant.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Applicant: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Acknowledged before me by means of \_\_ physical presence or \_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, who is ( ) personally known to me or ( ) have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SWORN STATEMENT UNDER SECTION 287.133, *FLORIDA STATUTES*,  
REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC  
OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

This sworn statement is submitted to Meadow Pointe II Community Development District.

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ for \_\_\_\_\_ ("**Applicant**"), and am authorized to make this Sworn Statement on behalf of Applicant.
  
2. Applicant's \_\_\_\_\_ business \_\_\_\_\_ address \_\_\_\_\_ is \_\_\_\_\_  
\_\_\_\_\_.  
\_\_\_\_\_.
  
3. Applicant's Federal Employer Identification Number (FEIN) is \_\_\_\_\_.  
(If the Applicant has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)
  
4. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means "a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation."
  
5. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means "a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere."
  
6. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

A predecessor or successor of a person convicted of a public entity crime; or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person

controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means "any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term 'person' includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity."
8. Based on information and belief, the statement which I have marked below is true in relation to the Applicant submitting this sworn statement. (Please indicate which statement applies.)

\_\_\_\_\_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

\_ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

\_ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

\_ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

**(Signatures on Following Page)**

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133, *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Applicant: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, who is ( ) personally known to me or ( ) have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR QUALIFICATIONS FOR  
PROFESSIONAL ENGINEERING SERVICES  
Pasco County, Florida**

**Form of Contract**

## AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

**THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES** (the “**Agreement**”) is made and entered into effective the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**Meadow Pointe II Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, with a mailing address of c/o Inframark Community Management Services, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544 (the “**District**”); and

\_\_\_\_\_, a \_\_\_\_\_, with a mailing address of \_\_\_\_\_ (the “**Engineer**”).

### RECITALS

**WHEREAS**, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

**WHEREAS**, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

**WHEREAS**, Engineer submitted a proposal to serve in this capacity; and

**WHEREAS**, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

**WHEREAS**, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

**WHEREAS**, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

**NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

**ARTICLE 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

**ARTICLE 2. SCOPE OF SERVICES.**

- A. The Engineer will provide general engineering services, including:
  - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
  - 2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.
  - 3. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects.
  - 4. Any other items requested by the Board of Supervisors.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
  - 1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
  - 2. Processing of contractor's pay estimates.
  - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
  - 4. Final inspection and requested certificates for construction including the final certificate of construction.
  - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
  - 6. Any other activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

**ARTICLE 3. METHOD OF AUTHORIZATION.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

**ARTICLE 4. COMPENSATION.** It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. Lump Sum Amount** – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit A**, attached hereto and incorporated by this reference. The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

**ARTICLE 5. REIMBURSABLE EXPENSES.** Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

- A.** Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B.** Expense of reproduction, postage and handling of drawings and specifications.

**ARTICLE 6. TERM OF AGREEMENT.** It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

**ARTICLE 7. SPECIAL CONSULTANTS.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

**ARTICLE 8. BOOKS AND RECORDS.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.



**ARTICLE 9. OWNERSHIP OF DOCUMENTS.**

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the “**Work Product**”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B. The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District’s sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

**ARTICLE 10. ACCOUNTING RECORDS.** Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

**ARTICLE 11. REUSE OF DOCUMENTS.** All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District’s sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

**ARTICLE 12. ESTIMATE OF COST.** Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer’s opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent Engineer’s best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the

construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

**ARTICLE 13. INSURANCE.**

- A.** Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:
  - 1.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - 2.** Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) in the aggregate covering all work performed under this Agreement.
  - 3.** Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit covering all work performed under this Agreement.
  - 4.** Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00).
- B.** All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law.
- C.** The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida
- D.** If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**ARTICLE 14. CONTINGENT FEE.** The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

**ARTICLE 15. AUDIT.** Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

**ARTICLE 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**ARTICLE 17. COMPLIANCE WITH PROFESSIONAL STANDARDS.** In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the highest standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

**ARTICLE 18. INDEMNIFICATION.** The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the District and the District's officers, supervisors, agents, staff, and representatives (together, the "**Indemnitees**"), from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement, including without limitation the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the sum of Two Million Dollars and No Cents (\$2,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement and was part of the project specifications or bid documents. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a

waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. In the event that any indemnification, defense, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, defense, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

**ARTICLE 19. EMPLOYMENT VERIFICATION.** EMPLOYMENT VERIFICATION. The Engineer and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Engineer agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Engineer knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Engineer and order Engineer to immediately terminate the contract with the subcontractor. Engineer shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Engineer's failure to comply with the E-Verify requirements referenced herein.

**ARTICLE 20. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

**ARTICLE 21. CONTROLLING LAW.** The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Hillsborough County, Florida.

**ARTICLE 22. NOTICE.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Engineer: [TO BE INSERTED]

If to District: Meadow Pointe II Community Development District

c/o Inframark Community Management Services  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, Florida 33544  
Attn: Bob Nanni, District Manager

With a Copy to:

Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, Florida 34240  
Attn: Andy Cohen, District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

**ARTICLE 23. PUBLIC RECORDS.** Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is Sandra Demarco ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, SANDRA DEMARCO, AT INFRAMARK COMMUNITY MANAGEMENT**

**SERVICES, 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071, TEL. (954) 603-0033, SANDRA.DEMARCO@INFRAMARK.COM.**

**ARTICLE 24. E-VERIFY REQUIREMENT.** Engineer and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Engineer agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Engineer has knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement or any Work Assignment thereunder, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Engineer and order Engineer to immediately terminate the contract with the subcontractor. Engineer shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Engineer's failure to comply with the E-Verify requirements referenced herein.

**ARTICLE 25. NO THIRD-PARTY BENEFITS.** Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

**ARTICLE 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**ARTICLE 27. ASSIGNMENT.** Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

**ARTICLE 28. CONSTRUCTION DEFECTS.** ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

**ARTICLE 29. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

**ARTICLE 30. ARM'S LENGTH TRANSACTION.** This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

**ARTICLE 31. INDIVIDUAL LIABILITY.** UNDER THIS AGREEMENT, AND PURSUANT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, THE REQUIREMENTS OF WHICH ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**ARTICLE 32. TERMINATION.** The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

**ARTICLE 33. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**ARTICLE 34. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees and costs at all judicial levels.

**ARTICLE 35. ACCEPTANCE.** Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

**ARTICLE 36. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**Attest:**

**MEADOW POINTE II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_  
Chairperson,  
Board of Supervisors

**[ENGINEER]**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:** Schedule of Rates



**Exhibit A**  
Schedule of Rates

## **Ninth Order of Business**

**9A**

**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, January 4, 2023 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
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary

Also present were:

Sheila Diaz	Operations Manager
Steve Jargo	ARC/DRC
Paul Wood	OLM (via phone)
Brandon, Andres & Junior	Mainscape
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.

**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**

The following items were added to the agenda:

- *Engineering Matters under District Engineer's Report.*
- *Discussion with OLM and Mainscape Representatives Regarding District Landscaping under Approval/Disapproval/Discussion.*
- *Supervisor Areas of Specialization under Approval/Disapproval/Discussion.*
- There will be no Workshop.

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

- Mr. Lawrence Jimenez of Wrencrest discussed Mr. Molder's comments at a past meeting regarding Meadow Pointe III, traffic in Wrencrest, and wear and tear on roadways. Mr. Molder responded that he agrees with Mr. Jimenez regarding roads in Wrencrest, but he wants this issue to be handled carefully to avoid spending extra money. Mr. Picarelli responded that decisions should not be made based on a poll from residents. Building a wall is not necessarily financially sound for Wrencrest.
- Mr. George Neuendorf of Longleaf requested a status of the sidewalks, and Ms. Childers responded that the RFQ is being prepared.
- Mr. Neuendorf discussed encroachments around the ponds and near the sidewalks. Ms. Childers has not heard back from the HOA.
- Mr. Neuendorf discussed spraying of the pond behind his home for algae. Ms. Diaz will follow up on the condition of his pond.
- Ms. Kelly Wright of Iverson discussed a person who is squatting in the conservation area, at the corner of Iverson and Baythorne.
- Ms. Wright discussed the way in which agenda items are presented.
- Ms. Wright discussed the Wrencrest situation.

**NINTH ORDER OF BUSINESS****Approval/Disapproval/Discussion****A. Discussion with OLM and Mainscape Representatives Regarding District Landscaping**

- Mr. Wood discussed the purpose of OLM for the District. They sustain landscape access.
- Mr. Wood addressed the fact that Mainscape adjusted their contract.

- The landscape vendor must provide weekly reports to MPII staff.
- The pruning process should commence in February.
- OLM uses the following guidelines to score the landscape company:
  - Frequency to which issues are resolved.
  - Accessibility to ease the problem.
  - Any score at 89% or lower is deemed a failure.
- Mr. Wood discussed how carryover items are handled.
  - For example, the mulch which was installed last month was not trenched.
- Mr. Signoretti inquired about possible communication issues regarding residents' expectations and the CDD's responsibilities.
- Mr. Wood commented they have to determine whether the mower has to deviate from an area of overgrowth to complete the mow task.
- Mr. Wood indicated that a CDD Board or staff member may accompany them during an inspection.
- He is more than happy to assist the contractor by physically showing them the deficiencies.
- Mr. Wood was asked to discuss the difference between landscaping that is visually appealing versus landscaping that is horticulturally correct.
  - This environment is not considered tropical.
  - There are hard freezes during the winter which affect the plants, and may cause them to fail.
  - They use rejuvenational pruning during the winter.
- Mr. Molder expressed concern that hedges which failed in Morningside due to a freeze took one year to be replaced.
  - Mr. Wood commented that the District previously purchased frost cloth which was stored in the maintenance shop. This material can be applied to protect plants during a freeze.
  - If plants fail due to a freeze, they would not be replaced on a warranty, only if the plant was defective to begin with.
  - Ms. Diaz expressed there is not enough District staff to cover every plant in the District.

Brandon, Andres & Junior of Mainscape were present to respond to questions and concerns.

- Ms. Childers met with Brandon and Junior prior to this meeting and discussed different issues, including the one which Mr. Neuendorf pointed out.
- Breakdown in communication over the past six months was addressed.
- A Board member will be chosen to participate in the monthly walk-throughs.
- Their previous inspection failures were addressed. They are going to make every effort to pass future inspections.
- Trenching will be done, as addressed by Mr. Wood.
- Mr. Picarelli advised them to check with the clubhouse if any residents request landscaping on their property, as it may be the HOA's responsibility.

#### **SIXTH ORDER OF BUSINESS**

#### **Non-Staff Reports**

##### **A. Residents Council**

There being no report, the next item followed.

##### **B. Government/Community Updates**

Mr. Signoretti discussed the Wrencrest issue.

- There continues to be safety issues, and he discussed a recent traffic accident. The poll was presented, and there was an overwhelming response from residents wanting to close the road, and have a wall built. Mr. Signoretti spoke to a county official, and they requested a traffic study. Reasons for a traffic study were outlined.
  - A traffic study is necessary because the road required a legal joint use agreement which was meant to end, but has now expired.
  - Meadow Pointe II is paying maintenance for 60% of the traffic which is not Meadow Pointe II.
  - Speed is out of control.
- Mr. Signoretti suggested the County should pay for the traffic study because they are essentially diverting traffic through the community off roads for which it is better suited for.
- Mr. Signoretti contacted the County to determine which items should be part of the study.

- Mr. Signoretti would also like to pursue options with the State as to the reason the CDD is unable to govern its own property.
- Mr. Picarelli commented the study will likely cost approximately \$5,000, and the County will likely look for the amount of traffic which enters through the front gate, and exits through the community.
- Mr. Molder suggested this item be discussed at a future workshop.
- Ms. Childers commented the road should be closed due to safety hazards and financial impact.
- Opening the road will be costly to Wrencrest residents due to wear and tear on the roads and other impacts.
- Many homes on Wrencrest Drive are rentals, as no one wants to purchase a home there due to impacts when pulling out of the driveways.

**SEVENTH ORDER OF BUSINESS****Consent Agenda****A. DRC/DRVC**

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

Mr. Picarelli MOVED to approve the Consent Agenda, consisting of the DRC/DRVC Report, and Mr. Signoretti seconded the motion.

- Ms. Childers reviewed the items on the report, all of which were from Iverson or Wrencrest.
- Some of the items do not apply, which may allow some of these residents to take the CDD to court.
- They may require verification by District Counsel.
- Mr. Molder would like to review the deed restrictions in a workshop, as they appear to be open to interpretation. Everything must be clearly published.
- Ms. Darner believes this report should be tabled until all violations are clearly determined.
- Mr. Molder and Mr. Signoretti believes these violations should be considered.



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

- Ms. Childers pointed out there are some violations on this report which are not valid.

## **EIGHTH ORDER OF BUSINESS**

### **Reports**

#### **A. Architectural Review Discussion Items**

#### **B. District Counsel**

There being no reports, the next item followed.

#### **C. District Engineer**

Ms. Childers presented the District Engineer's report in Mr. Dvorak's absence.

- The sidewalk project is ongoing. Mr. Neidert is continuing with walk-throughs to determine which sidewalks require work.
- Mr. Cohen's office is working on the Agreement with Martin Aquatic.
- The pond assessment report is being finalized based on the Board's comments.
- The wall repair is complete, and Mr. Dvorak will inspect the work. The staff is in the process of getting the wall painted.
- i. Engineering Matters**
  - Mr. Dvorak's office sent an email to Mr. Nanni that Mr. Dvorak and Mr. Brletic are forming their own engineering company, solely dealing with CDDs. Both gentlemen have been invited to attend the next meeting to give a presentation. Ms. Childers addressed questions she asked.
  - If the Board does not choose to remain with Mr. Dvorak, the CDD will have to solicit bids for a new engineer.
  - The new company has part-time field reps who will work for them, which will be billed at the appropriate rate.
  - There is a termination clause in the current contract. The Board may solicit bids for a new engineer now.
  - Mr. Picarelli suggested remaining with Mr. Dvorak temporarily, and seeking bids for a new engineering company.
  - JMT has not issued a termination of their services yet.

- Mr. Nanni should notify Mr. Cohen to discuss preparation of an RFQ.
- Ms. Childers reminded the Board that the RFQ is not based on price.
- Mr. Neidert is not aware of a timeline for repair of the sidewalks.
- Ms. Diaz pointed out that the District has already spent \$50,000 on the pond assessment report.
- Ms. Childers will discuss options with Mr. Nanni.

District Manager responsibilities were discussed.

- Ms. Childers will be scheduling a meeting with Mr. Mendenhall and Mr. Nanni regarding an increase in Mr. Nanni's responsibilities.

**D. Operations Manager**

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

- Holiday decorations will be removed on or about January 6, 2023, catalogued and protected for next year.
- Staff is hoping pond repairs will start during the last week of January. There is a lot of rock and a short window of time. Ms. Diaz has not heard anything regarding the day laborers. Mr. Nanni will research this item. The Pond Assessment report is needed as well.
- Mainscape was discussed. Mr. Wood sent an email to Ms. Diaz stating their performance payment should be held due to their poor performance. Cutbacks and other work would not be done without the assistance of Meadow Pointe II staff. Mainscape always has a new crew.
  - Ms. Childers commented there has been a decline in their service since a Board member has not been able to participate on the walk-throughs.
  - Ms. Darner believes they are struggling with the CDD's standards for landscaping aesthetics.
  - Mr. Signoretti does not believe a Board member should have to participate on a walk-through, as it should be the job of the foreman.
  - Ms. Diaz pointed out that only one report was received from them this month, as opposed to the Board's request for weekly reports.
  - Ms. Childers noted they are receptive to criticism, and learn from it.

**i. Operations Manager Position Update**

- Mr. John Holcomb will start on January 16, 2023.
- Ms. Darner is concerned he has not attended meetings. Mr. Signoretti noted he is currently working on a project from his previous position.
- Ms. Childers suggested that Ms. Diaz train him for one month.
- Ms. Diaz noted that he will need assistance performing day-to-day activities.
- Ms. Diaz requested a bonus for her assistance over the past year since she resigned.
  - The Board concurred with this request.
  - She has done an outstanding job since she has held this position, and under the circumstances over the past year.

Ms. Diaz MOVED to approve a bonus for Ms. Sheila Diaz in the amount of \$3,000, and Mr. Picarelli seconded the motion.

There being no further discussion,

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

- Ms. Diaz will attend some CDD meetings with him.
- His hours were discussed. Mr. Signoretti told him his hours would be 8:00 a.m. to 6:00 p.m. He is aware that he will also be on call.
- One of the staff members currently handles emergency calls. The Board concurred Mr. Holcomb will be fielding these types of calls.
- Ms. Diaz will discuss the fact that he needs to be flexible.
- Ms. Childers will speak to Mr. Mendenhall and Mr. Nanni that the District Manager will handle more responsibilities.
- Ms. Diaz will be in the office three days per week to assist with training.

**NINTH ORDER OF BUSINESS****Approval/Disapproval/Discussion  
(Continued)****B. Discussion of Supervisor Areas of Specialization**

Board members will assume the following duties:

- 269 • Jamie Childers:
  - 270 ➤ Budget/Financial.
  - 271 ➤ Public Relations – Residents Council.
- 272 • John Picarelli:
  - 273 ➤ Budget/Financial.
  - 274 ➤ Policies, Procedures and Rules.
  - 275 ➤ Utility Liaison.
  - 276 ➤ HOA Liaison.
  - 277 ➤ Maintenance of District-Owned Property and Facilities.
- 278 • Nicole Darner:
  - 279 ➤ Architectural Review.
  - 280 ➤ Division of duties with Mr. Molder regarding Deed Restrictions. Ms.
  - 281 Childers reminded Ms. Darner that two Board members cannot attend the
  - 282 DRVC Meeting.
  - 283 ➤ Landscaping Back-Up to Mr. Molder.
  - 284 ➤ District Liaison.
  - 285 ➤ Public/Media Relations.
- 286 • Kyle Molder:
  - 287 ➤ Deed Restrictions.
  - 288 ➤ Landscaping.
  - 289 ➤ Sheriff Liaison.
- 290 • Robert Signoretti:
  - 291 ➤ Networks and Systems.
  - 292 ➤ Government Liaison Matters.
  - 293 ➤ School Liaison.

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

- 297 • Mr. George Neuendorf of Longleaf commented on safety issues associated with the
- 298 sidewalks. Ms. Childers will get a date for completion of the sidewalk project.
- 299 • Mr. Rich Bennett of Tullamore commented on parking on driveways and size of
- 300 trucks.

- 301           •       Mr. Ken Esock of Iverson commented on size of vehicles on driveways.
- 302           •       Mr. Esock appreciated that Ms. Diaz received a bonus.

303   **ELEVENTH ORDER OF BUSINESS**                      **Supervisor Comments**

- 304           •       Mr. Molder commented on the length of the meetings, and the fact that Board
- 305                   members state and re-state the same comments at times. There needs to be more
- 306                   structure. The District Manager should run the meeting.
- 307           •       Ms. Childers agreed that the District Manager should assist in running the meeting
- 308                   or at least keep the Chairperson on task.
- 309           •       Mr. Signoretti commented on the Wrencrest situation. He will continue to speak to
- 310                   officials and get answers. There may be legal ramifications.

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312   **TWELFTH ORDER OF BUSINESS**                      **Adjournment**

313           There being no further business,

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

316           in favor, the meeting was adjourned at 9:27 p.m.

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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, January 18, 2023 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
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Robert Dvorak	District Engineer
John Holcomb	Operations Manager
Sheila Diaz	Operations Manager
Steve Jargo	ARC/DRC
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.

**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**

The following item should be added to the agenda:

- *Discussion of Placement of Stones at Wrencrest Entrance under Action Items for Board Approval/Disapproval/Discussion.*

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

- Mr. George Neuendorf of Longleaf requested a status of the sidewalk work. Mr. Dvorak will provide a report at this meeting. The report indicated the project is almost complete.
- Mr. Neuendorf commented approximately half of the algae has dissipated from his pond.
- Mr. Neuendorf commented the grass is high, and the dead grass by the drain was not removed. Ms. Childers will investigate.

**SIXTH ORDER OF BUSINESS****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**

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 December 7, 2022 Meeting and Workshop, December 21, 2022 Meeting, Financial Report as of December 31, 2022 and Deed Restrictions, and Mr. Signoretti seconded the motion.

- Minor corrections were made to the December 7, and December 21, 2022 meeting minutes.
- Under the Deed Restrictions, the homes in Colehaven written up for parking on the lawn were incorrect, according to the deed restriction. Mr. Molder noted at the last meeting, the Consent Agenda, which included a write up for vehicles parked on the grass, was accepted as presented. Ms. Darner indicated the item from the last meeting referred to commercial vehicles. Ms. Childers noted that if a deed

restriction is improperly written up, the resident can sue the District. Mr. Picarelli concurred with Ms. Childers.

Mr. Picarelli MOVED to amend the prior motion, and accept the Consent Agenda, with the revisions to the December 7, and December 21, 2022 Meeting Minutes, and removal of Item 23-185 on the Deed Restriction Violations list for further review, and Mr. Signoretti seconded the motion.

There being no further discussion,

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

## **SEVENTH ORDER OF BUSINESS**

### **Non-Staff Reports**

#### **A. Residents Council**

- There will be an Easter event on April 1, 2023.
- The Spring Fling will take place on May 6, 2023 from 10:00 a.m. to 1:00 p.m. The Council would like to have a water slide to be placed on a hard surface.
- The Fall Festival will take place on October 28, 2023.
- Breakfast with Santa will take place on December 2, 2023.
- Other events are being planned:
  - Food trucks.
  - Holiday decorating contest.
  - Block party event.
  - Pool parties.
- Mr. Picarelli suggested a Halloween decorating contest. Photos may be taken and included in a future newsletter.

#### **B. Government/Community Updates**

Mr. Signoretti discussed Wrencrest.

- The existing Joint Use Agreement between the two CDDs was sent to the Traffic Department, which indicated they did not have jurisdiction, as it was a private road.



- It appears from all County departments Mr. Signoretti spoke with, the CDD is authorized to close the road, and a gate would not be necessary. Mr. Signoretti would like to contact Mr. Cohen in this regard, once he is sent an email from the County recapping the discussion.
- Mr. Picarelli believes all emergency access departments and schools should be contacted, as buses are always using this road.
- Ms. Childers believes there should be an emergency gate. Mr. Signoretti commented this may cause animosity, with the concern that a gate may be broken.
- Mr. Molder suggested hiring a private security firm until a structure is built.
- Ms. Childers does not believe the injunction has cleared.
- Mr. Picarelli commented that putting up the gate arms may have caused more problems for the District.
- Costs for any option chosen is going to be incurred by Wrencrest, and Mr. Picarelli would like to get opinions from those residents. Closing it off with a wall would be cheaper. Mr. Molder suggested a temporary traffic barrier until everything to be done is agreed to by all of those affected.
- Mr. Signoretti will contact Mr. Cohen and present his opinion to the Board to determine what should be done.
- Ms. Childers advised possibly updating the system at the clubhouse to include the ability to capture email addresses for any notifications. Mr. Signoretti will investigate. Ms. Diaz suggested Mr. Nanni can poll his other Districts to determine what they use.
- Mr. Dvorak expressed concern that trash trucks would not be able to turn around on the road, but he was told there are ingress and egress areas on either side of the roads affected.

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

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2023-01	Colehaven	1443 Obear Court	New Windows	Approved
2023-02	Deer Run	1702 Stetson Drive	Paint Home	Approved
2023-03	Deer Run	29431 Allegro Drive	Paint Home	Denied

- 2023-03 requested included painting home without a scheme. Only pre-approved color schemes will be considered. The trim color may be used if it matches the garage.

On MOTION by Ms. Darnier, seconded by Mr. Picarelli, with all in favor, the Architectural Review Report was accepted as presented.

**B. District Manager**

- Mr. Nanni commented surveys cannot be taken for all matters. Decisions must be made by the Board. Mr. Nanni recommended staff obtain all resident email addresses. He will see how other communities are handling these items.
- Use of day laborers was discussed. Mr. Nanni explained the pay rate for each day laborer would be added to the Workmen's Compensation portion of the District's insurance policy. Ms. Childers suggested checking with the day laborer company, as they may provide coverage to their employees.

**C. District Engineer**

- Mr. Dvorak's staff received three references for day labor companies.
- Mr. Neidert is in the process of identifying sidewalks which need to be repaired. Mr. Molder will participate in walk-throughs with Mr. Neidert.
- The lap pool project was discussed. Mr. Cohen's office completed their review of the proposal with Martin Aquatic, who has also issued an Addendum to their Agreement. The Addendum has additional conditions. One of the optional services was regarding insurance. They are providing a \$1 Million aggregate per occurrence. There is an option for a \$2 Million or \$4 Million aggregate which costs \$7,500 to select. The contract should be ready for execution soon.
- The pond report was discussed. The first pond which requires repair is in Iverson, as there is a breach on the berm.
- Mr. Dvorak and Mr. Brletic resigned from JMT, effective February 10, 2023. JMT has no interest in continuing to provide services in the CDD service line, and they have asked Mr. Dvorak and Mr. Brletic to stay on to ensure that all their CDD clients maintain service and facilitate a transition. JMT provided Inframark a resignation letter. Other Districts have prepared an assumption to the contract in

which the three parties, JMT, the District and Mr. Dvorak, agree the contract can be assigned to Mr. Dvorak, after which a new contract would be executed with Mr. Dvorak and the new company. If the District decides to solicit bids for a new engineer, Mr. Dvorak will prepare a submittal.

- Ms. Childers commented the District would like to solicit RFQs for a new engineer, and Mr. Dvorak may submit a bid.
- Mr. Dvorak suggested an interim agreement with him while the District is going through the RFQ process. Mr. Cohen will prepare the appropriate documents.
- Mr. Dvorak will provide the Board with all District documentation and plans.
- Mr. Dvorak will ensure the RFP for the sidewalks is ready before February 10<sup>th</sup>. Mr. Nanni suggested the Board authorize Mr. Cohen to prepare the interim agreement for at least 90 days, to be extended at the Board's discretion.
- Mr. Dvorak discussed the background of the sidewalk RFP. He assured the Board that Mr. Neidert would be finished with his walk-throughs before February 10<sup>th</sup>. Ms. Darner expressed concern that Mr. Neidert was only committing one day per week to this project. Ms. Childers requested a status report from Mr. Neidert which includes measurements of the areas in need of repair.

**D. District Counsel**

- Mr. Nanni is going to contact Mr. Cohen regarding Wrencrest.

**E. Operations Manager**

The Operations Manager's Report was presented for discussion, a copy of which was included the full agenda package.

- Mr. Molder discussed landscaping issues he noticed during the walk-through with Mainscape.
  - Fire ants.
  - The wood line areas not being cut back, and there is no established set-back.
  - No trenching was done on the Spanish Moss.

- Ms. Darner commented that if the Board decides to solicit bids for a new landscaper, the rate will likely be higher than Mainscape.
- A lengthy discussion ensued.
- The next inspection is January 30, 2023.
- For Areas of Specialization, Ms. Darner will be in charge of ARC and Mr. Molder will be in charge of DRC.
- With regards to the traffic accident damaging the Deer Run wall, all expenses, including engineering will be charged to the person's insurance company, and Mainscape will make landscaping repairs.
- The pond study was discussed. JMT did not apply a number to each pond.
- The Board concurred with the JMT invoice.

**NINTH ORDER OF BUSINESS****Action Items for Board  
Approval/Disapproval/Discussion****A. Discussion of Sidewalk Pressure Washing**

- The last pressure washing was done five years ago.
- Mr. Molder is in the process of determining which entity is in charge of County Line Road, Mansfield and Beardsley.
- In the past, Ms. Diaz contacted a company Lettingwell used, and she was satisfied with their work. Ms. Diaz contacted them again, and they will present a proposal once the areas are determined.
- The other communities have to pay for their own pressure washing.
- If all the sidewalks are pressure washed, funds may come from the General Fund, and have to be paid back by each Village not covered by the CDD.
- Ms. Childers recommended that each HOA be contacted to determine whether their sidewalks have been pressure washed. If not, the CDD will have the work done.

**EIGHTH ORDER OF BUSINESS****Reports (Continued)****C. District Engineer (Continued)**

- Mr. Picarelli did some research and determined that the survey only recognized 78 ponds. However, there are at least 110 ponds. Ms. Childers noted the Board cannot dispute the invoice for the ponds that were surveyed, as the fee was hourly and not based on the number of ponds. However, if JMT bids on District Engineering

Services, they will be told the pond report was incomplete. Ms. Childers requested working through Mr. Cohen to get JMT to complete the job.

➤ Mr. Picarelli suggested the Board examine the survey and determine the 30 ponds missing from Mr. Dvorak's report, and authorize the new engineering firm to survey those ponds.

➤ Ms. Darner suggested Mr. Dvorak be made aware of the number of ponds to be surveyed. Mr. Picarelli will send the email to Mr. Dvorak.

## NINTH ORDER OF BUSINESS

### Action Items for Board Approval/Disapproval/Discussion (Continued)

#### B. CDD Parking Enforcement

- Mr. Molder noted there are currently no employees enforcing parking. He suggested that Mr. Jargo take this over. Ms. Darner would like the process not to be targeted for minor issues. Towing cannot be done if all four tires are on the driveway.
- Mr. Picarelli suggested a determining factor may be if the vehicle is blocking the sidewalk and forcing pedestrians to walk on the street.
- Reasonable guidelines should be put in place. Ms. Diaz noted the last employee documented procedures which may be used.
- Mr. Molder offered to oversee the process.
- Ms. Diaz will send the Board the current guidelines for review and discussion at the next meeting. She will also determine whether Mr. Jargo will have the time to handle this item.

#### C. Discussion on Newly Approved Mailbox Posts

- Mr. Molder contacted the vendor. He discussed the specifications, and believes the residents should be given information.
- He suggested targeted enforcement regarding the mailboxes. If the resident is not in compliance, a letter should be sent, along with the guidelines for the mailboxes. Ms. Childers indicated residents with the incorrect lettering were sent letters already.
- A notification will be posted in the next newsletter. Ms. Childers suggested having Earl create a flyer to be kept at the clubhouse with all the pertinent information.

- Wood posts are not to be used. If a resident already has a wooden post, it does not have to be replaced.

ARC/DRC was briefly discussed.

- The Board needs to decide how properties will be addressed.
- Mr. Molder will discuss at the next workshop.

**D. Discussion of Placement of Stones at Wrencrest Entrance**

- Mr. Picarelli discussed methods to try to stop vehicles from parking at the gate.
- Signs are not working, and Mr. Picarelli suggested installation of large decorative stones, as discussed at past meetings.
- Mr. Signoretti commented many rocks would be needed, as traffic backs up to Tremont. He suggested moving the fence.
- Ms. Childers suggested hiring FHP to enforce the traffic at school drop-off and pick-up locations.
- Mr. Molder suggested contacting the Pasco County Sheriff's Office, as opposed to FHP, which may possibly make the relationship more positive. He also suggested working things out with Meadow Pointe III. Ms. Childers does not want the District to become involved in a long-term contract with Pasco County, as there were problems in the past. However, she recommended a short-term contract.
- Mr. Picarelli noted the District can work something out with the Pasco County Sheriff's Office until such time as there is a settlement regarding the road. Once a resolution is reached, the arms will have to be put up again, allowing for one vehicle at a time. Ms. Childers advised the Board should find out from Mr. Cohen whether the injunction is still in place, which would prohibit the arms.
- Ms. Childers recommended FHP, if used, should also consider the Wrencrest entrance on Mansfield, as vehicles are blocking the roadway.

**TENTH ORDER OF BUSINESS**

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

- Ms. Kelly Wright of Iverson suggested a large sign posted at the gate and at Meadow Pointe III indicating it is a private road, and the dates and times the road will be closed among other details. Mr. Picarelli suggested the Board may advertise closing of the road. Mr. Molder suggested a certified notice may be sent to

residents. Mr. Signoretti suggested he could notify the schools of what is going to be done.

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

- Ms. Darner discussed how the Board meeting agenda is laid out. Any guest speakers should be at the beginning of the agenda.
- Ms. Darner believes the meetings should be shorter, and workshops more cohesive.
- Mr. Picarelli noted rules and regulations will be streamlined to make the Board more productive.
- Mr. Signoretti would like the Board to keep getting work done.
- Mr. Molder thanked Ms. Diaz for her service to the District.
- Ms. Childers commented on accomplishments for Deed Restrictions.
- Ms. Childers suggested that outside reports be included before the Consent Agenda, and Architectural Review Discussion Items, Non-Staff Reports and Operations Manager Report after the Consent Agenda.
- Ms. Childers advised that if Board members want to add discussion items, they should be sent to Mr. Nanni for inclusion on the agenda.
- Mr. Holcomb's schedule was discussed.
  - He would like to work 7:00 a.m. to 4:00 p.m., Monday through Friday. He will also be available via phone. Ms. Childers noted that residents have been requesting facilities to open earlier than 8:00 a.m., which may be a consideration with Mr. Holcomb arriving early. Ms. Childers is concerned with the evening staff once the time change takes place in the spring. Mr. Nanni advised the Board should give this shift change consideration. Ms. Diaz offered to work some weekends and evenings. Mr. Signoretti indicated the Board can review this change after 60 days.
  - Ms. Diaz will continue to come to the office three days per week to assist with training.

336 **TWELFTH ORDER OF BUSINESS** **Adjournment**

337 There being no further business,

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339 On MOTION by Mr. Signoretti, seconded by Mr. Picarelli, with all  
340 in favor, the meeting was adjourned at 9:43 p.m.

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Jamie Childers  
Chairperson



**9B**

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

*Financial Report*

*January 31, 2023*

**Prepared by**



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

**Financial Statements**

**(Unaudited)**

**January 31, 2023**

**Balance Sheet**  
January 31, 2023

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)
<b><u>ASSETS</u></b>									
Cash - Checking Account	\$ 982,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	128,637	308,178	81,915	358,609	51,515	291,029	34,182	443,546
Investments:									
Money Market Account	6,282,184	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	337	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 7,294,566</b>	<b>\$ 128,637</b>	<b>\$ 308,178</b>	<b>\$ 81,915</b>	<b>\$ 358,609</b>	<b>\$ 51,515</b>	<b>\$ 291,029</b>	<b>\$ 34,182</b>	<b>\$ 443,546</b>
<b><u>LIABILITIES</u></b>									
Accounts Payable	\$ 10,008	\$ 268	\$ 169	\$ 134	\$ 134	\$ 134	\$ 134	\$ 134	\$ 169
Accrued Expenses	42,918	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,411,755	-	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>3,487,156</b>	<b>268</b>	<b>169</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>134</b>	<b>169</b>
<b><u>FUND BALANCES</u></b>									
<b>Nonspendable:</b>									
Prepaid Items	337	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-

Balance Sheet  
January 31, 2023

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)
<b>Restricted for:</b>									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
<b>Assigned to:</b>									
Operating Reserves	441,128	11,855	5,560	2,007	3,704	2,267	5,669	-	8,428
Reserves - Ponds	279,053	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	599,792	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	187,923	56,970	184,645	36,391	189,930	-	180,788
Reserves - Sidewalks	-	-	25,660	4,054	3,293	2,010	7,544	2,500	44,479
<b>Unassigned:</b>	2,457,150	116,514	88,866	18,750	166,833	10,713	87,752	31,548	209,682
<b>TOTAL FUND BALANCES</b>	<b>\$ 3,807,410</b>	<b>\$ 128,369</b>	<b>\$ 308,009</b>	<b>\$ 81,781</b>	<b>\$ 358,475</b>	<b>\$ 51,381</b>	<b>\$ 290,895</b>	<b>\$ 34,048</b>	<b>\$ 443,377</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 7,294,566</b>	<b>\$ 128,637</b>	<b>\$ 308,178</b>	<b>\$ 81,915</b>	<b>\$ 358,609</b>	<b>\$ 51,515</b>	<b>\$ 291,029</b>	<b>\$ 34,182</b>	<b>\$ 443,546</b>

**Balance Sheet**  
January 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<b>ASSETS</b>										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 982,095
Assessments Receivable	-	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	227,736	297,458	275,550	300,194	576,876	8,670	14,386	13,274	-	3,411,755
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	6,282,184
Construction Fund	-	-	-	-	-	-	-	-	2,476,641	2,476,641
Prepayment Account	-	-	-	-	-	-	-	8,624	-	8,624
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	545,565	-	545,565
Prepaid Items	-	-	-	-	-	-	-	-	-	337
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
<b>TOTAL ASSETS</b>	<b>\$ 227,736</b>	<b>\$ 297,458</b>	<b>\$ 275,550</b>	<b>\$ 300,194</b>	<b>\$ 576,876</b>	<b>\$ 8,670</b>	<b>\$ 14,386</b>	<b>\$ 719,068</b>	<b>\$ 2,476,641</b>	<b>\$ 13,888,756</b>
<b>LIABILITIES</b>										
Accounts Payable	\$ 134	\$ 320	\$ 134	\$ 561	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ 12,567
Accrued Expenses	-	-	-	-	-	-	-	-	-	42,918
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	-	3,411,755
<b>TOTAL LIABILITIES</b>	<b>134</b>	<b>320</b>	<b>134</b>	<b>561</b>	<b>134</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,489,715</b>
<b>FUND BALANCES</b>										
<b>Nonspendable:</b>										
Prepaid Items	-	-	-	-	-	-	-	-	-	337
Deposits	-	-	-	-	-	-	-	-	-	29,950

**Balance Sheet**  
January 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<b>Restricted for:</b>										
Debt Service	-	-	-	-	-	-	-	719,068	-	719,068
Capital Projects	-	-	-	-	-	-	-	-	2,476,641	2,476,641
<b>Assigned to:</b>										
Operating Reserves	4,731	5,058	4,412	4,219	8,556	-	-	-	-	507,594
Reserves - Ponds	-	-	-	-	-	-	-	-	-	279,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	599,792
Reserves - Roadways	102,267	142,947	102,160	172,026	256,814	-	-	-	-	1,612,861
Reserves - Sidewalks	8,744	19,820	26,544	1,936	26,330	3,170	5,068	-	-	181,152
<b>Unassigned:</b>	111,860	129,313	142,300	121,452	285,042	5,500	9,318	-	-	3,992,593
<b>TOTAL FUND BALANCES</b>	<b>\$ 227,602</b>	<b>\$ 297,138</b>	<b>\$ 275,416</b>	<b>\$ 299,633</b>	<b>\$ 576,742</b>	<b>\$ 8,670</b>	<b>\$ 14,386</b>	<b>\$ 719,068</b>	<b>\$ 2,476,641</b>	<b>\$ 10,399,041</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 227,736</b>	<b>\$ 297,458</b>	<b>\$ 275,550</b>	<b>\$ 300,194</b>	<b>\$ 576,876</b>	<b>\$ 8,670</b>	<b>\$ 14,386</b>	<b>\$ 719,068</b>	<b>\$ 2,476,641</b>	<b>\$ 13,888,756</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>								
Interest - Investments	\$ 100	\$ 33	\$ 4	\$ (29)	4.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	151,330	127,548	139,318	11,770	92.06%	4,786	3,277	(1,509)
Interest - Tax Collector	-	-	448	448	0.00%	-	405	405
Special Assmnts- Tax Collector	1,559,864	1,284,968	1,436,050	151,082	92.06%	39,285	33,782	(5,503)
Special Assmnts- Discounts	(68,448)	(56,658)	(62,390)	(5,732)	91.15%	(1,685)	(1,123)	562
Other Miscellaneous Revenues	25,000	8,333	20,876	12,543	83.50%	2,083	6,949	4,866
Gate Bar Code/Remotes	5,000	1,667	854	(813)	17.08%	417	182	(235)
Access Cards	1,300	433	69	(364)	5.31%	108	36	(72)
<b>TOTAL REVENUES</b>	<b>1,674,146</b>	<b>1,366,324</b>	<b>1,535,229</b>	<b>168,905</b>	<b>91.70%</b>	<b>45,002</b>	<b>43,508</b>	<b>(1,494)</b>
<b><u>EXPENDITURES</u></b>								
<b><u>Administration</u></b>								
P/R-Board of Supervisors	24,000	8,000	7,000	1,000	29.17%	2,000	2,000	-
FICA Taxes	1,836	612	536	76	29.19%	153	153	-
ProfServ-Engineering	64,500	21,500	15,678	5,822	24.31%	5,375	-	5,375
ProfServ-Legal Services	42,000	14,000	5,040	8,960	12.00%	3,500	1,470	2,030
ProfServ-Mgmt Consulting	76,528	25,509	25,509	-	33.33%	6,377	6,377	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	-	-	-
ProfServ-Special Assessment	8,610	-	8,610	(8,610)	100.00%	-	-	-
ProfServ-Trustee Fees	4,050	-	3,704	(3,704)	91.46%	-	-	-
ProfServ-Web Site Maintenance	1,553	518	1,553	(1,035)	100.00%	129	-	129
Auditing Services	4,400	-	-	-	0.00%	-	-	-
Postage and Freight	1,000	333	113	220	11.30%	83	28	55
Insurance - General Liability	34,536	34,536	32,412	2,124	93.85%	-	-	-
Printing and Binding	500	167	19	148	3.80%	42	-	42
Legal Advertising	1,000	333	300	33	30.00%	83	-	83
Miscellaneous Services	1,000	333	62	271	6.20%	83	16	67
Misc-Assessment Collection Cost	31,197	25,697	27,584	(1,887)	88.42%	786	655	131
Misc-Supervisor Expenses	500	167	-	167	0.00%	42	-	42
Office Supplies	150	50	-	50	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
<b>Total Administration</b>	<b>297,685</b>	<b>132,080</b>	<b>128,295</b>	<b>3,785</b>	<b>43.10%</b>	<b>18,666</b>	<b>10,699</b>	<b>7,967</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>								
Contracts-Security Services	20,000	6,667	-	6,667	0.00%	1,667	-	1,667
Contracts-Security Alarms	600	200	172	28	28.67%	50	43	7
R&M-General	10,000	3,333	546	2,787	5.46%	833	84	749
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	15,765	5,255	-	5,255	0.00%	1,314	-	1,314
<b>Total Field</b>	<b>46,615</b>	<b>15,705</b>	<b>718</b>	<b>14,987</b>	<b>1.54%</b>	<b>3,864</b>	<b>127</b>	<b>3,737</b>
<b><u>Landscape Services</u></b>								
ProfServ-Landscape Architect	12,000	4,000	3,360	640	28.00%	1,000	840	160
Contracts-Landscape	173,343	57,781	43,747	14,034	25.24%	14,445	9,374	5,071
R&M-Irrigation	6,000	2,000	3,280	(1,280)	54.67%	500	500	-
R&M-Landscape Renovations	20,000	6,667	1,318	5,349	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	1,333	500	833	12.50%	333	-	333
<b>Total Landscape Services</b>	<b>240,343</b>	<b>96,781</b>	<b>76,513</b>	<b>20,268</b>	<b>31.83%</b>	<b>17,945</b>	<b>10,714</b>	<b>7,231</b>
<b><u>Utilities</u></b>								
Contracts-Solid Waste Services	230,580	76,860	78,660	(1,800)	34.11%	19,215	19,215	-
Utility - General	7,500	2,500	3,037	(537)	40.49%	625	70	555
Electricity - Streetlights	210,000	70,000	84,799	(14,799)	40.38%	17,500	42,153	(24,653)
Utility - Reclaimed Water	10,000	3,333	1,907	1,426	19.07%	833	500	333
Misc-Property Taxes	11,000	11,000	4,795	6,205	43.59%	-	-	-
Misc-Assessment Collection Cost	3,027	2,631	2,676	(45)	88.40%	57	64	(7)
<b>Total Utilities</b>	<b>472,107</b>	<b>166,324</b>	<b>175,874</b>	<b>(9,550)</b>	<b>37.25%</b>	<b>38,230</b>	<b>62,002</b>	<b>(23,772)</b>
<b><u>Lakes and Ponds</u></b>								
Contracts-Lakes	64,890	21,630	22,150	(520)	34.13%	5,408	5,537	(129)
R&M-Mitigation	1,000	-	-	-	0.00%	-	-	-
R&M-Ponds	25,000	8,333	1,415	6,918	5.66%	2,083	-	2,083
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
<b>Total Lakes and Ponds</b>	<b>95,890</b>	<b>29,963</b>	<b>23,565</b>	<b>6,398</b>	<b>24.58%</b>	<b>7,491</b>	<b>5,537</b>	<b>1,954</b>
<b><u>Parks and Recreation</u></b>								
ProfServ-Info Technology	14,000	4,667	4,367	300	31.19%	1,167	792	375
Contracts-Pools	27,600	9,200	8,640	560	31.30%	2,300	2,210	90
Communication - Telephone & WiFi	10,000	3,333	2,871	462	28.71%	833	1,044	(211)
Utility - General	1,500	500	414	86	27.60%	125	103	22
Utility - Water & Sewer	5,000	1,667	1,066	601	21.32%	417	198	219
Electricity - Rec Center	15,500	5,167	5,517	(350)	35.59%	1,292	1,398	(106)

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Lease - Copier	4,400	1,467	1,310	157	29.77%	367	365	2
R&M-Clubhouse	13,000	4,333	3,955	378	30.42%	1,083	582	501
R&M-Court Maintenance	1,000	333	124	209	12.40%	83	124	(41)
R&M-Pools	3,500	1,167	2,118	(951)	60.51%	292	410	(118)
R&M-Fitness Equipment	4,500	1,500	967	533	21.49%	375	362	13
R&M-Playground	3,000	1,000	368	632	12.27%	250	-	250
Misc-Clubhouse Activities	2,000	667	-	667	0.00%	167	-	167
Office Supplies	2,500	833	535	298	21.40%	208	150	58
Op Supplies - General	40,000	13,333	13,335	(2)	33.34%	3,333	5,978	(2,645)
Op Supplies - Fuel, Oil	6,000	2,000	941	1,059	15.68%	500	250	250
Cleaning Supplies	5,000	1,667	2,121	(454)	42.42%	417	684	(267)
Reserve - Renewal&Replacement	21,340	-	236,562	(236,562)	1108.54%	-	16,118	(16,118)
<b>Total Parks and Recreation</b>	<b>179,840</b>	<b>52,834</b>	<b>285,211</b>	<b>(232,377)</b>	<b>158.59%</b>	<b>13,209</b>	<b>30,768</b>	<b>(17,559)</b>
<b><u>Personnel</u></b>								
Payroll-Maintenance	375,000	125,000	117,423	7,577	31.31%	31,250	35,710	(4,460)
Payroll-Benefits	3,600	1,200	-	1,200	0.00%	300	-	300
FICA Taxes	28,688	9,563	8,819	744	30.74%	2,391	2,732	(341)
Workers' Compensation	41,934	13,978	-	13,978	0.00%	3,495	-	3,495
Unemployment Compensation	2,150	717	-	717	0.00%	179	-	179
ProfServ-Human Resources	900	300	-	300	0.00%	75	-	75
Op Supplies - Uniforms	5,000	1,667	1,728	(61)	34.56%	417	430	(13)
Subscriptions and Memberships	1,100	1,100	1,380	(280)	125.45%	-	1,150	(1,150)
<b>Total Personnel</b>	<b>458,372</b>	<b>153,525</b>	<b>129,350</b>	<b>24,175</b>	<b>28.22%</b>	<b>38,107</b>	<b>40,022</b>	<b>(1,915)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,790,852</b>	<b>647,212</b>	<b>819,526</b>	<b>(172,314)</b>	<b>45.76%</b>	<b>137,512</b>	<b>159,869</b>	<b>(22,357)</b>
Excess (deficiency) of revenues								
Over (under) expenditures	(116,706)	719,112	715,703	(3,409)	-613.25%	(92,510)	(116,361)	(23,851)
<b><u>OTHER FINANCING SOURCES (USES)</u></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)	\$ 719,112	\$ 715,703	\$ (3,409)	-613.25%	\$ (92,510)	\$ (116,361)	\$ (23,851)
<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>\$ 3,810,900</b>	<b>\$ 3,807,491</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 200	\$ 67	\$ 1,338	\$ 1,271	669.00%	\$ 17	\$ 438	\$ 421
Special Assmnts- Tax Collector	49,798	44,552	45,846	1,294	92.06%	3,111	1,079	(2,032)
Special Assmnts- Discounts	(1,992)	(1,787)	(1,816)	(29)	91.16%	(119)	(33)	86
Settlements	4,000	1,333	-	(1,333)	0.00%	333	-	(333)
<b>TOTAL REVENUES</b>	<b>52,006</b>	<b>44,165</b>	<b>45,368</b>	<b>1,203</b>	<b>87.24%</b>	<b>3,342</b>	<b>1,484</b>	<b>(1,858)</b>
<b>EXPENDITURES</b>								
<b>Administration</b>								
Payroll-Salaries	31,280	10,427	9,993	434	31.95%	2,607	1,400	1,207
FICA Taxes	2,393	798	764	34	31.93%	199	107	92
ProfServ-Legal Services	6,000	2,000	448	1,552	7.47%	500	84	416
ProfServ-Mgmt Consulting	2,228	743	743	-	33.35%	186	186	-
Postage and Freight	1,500	500	60	440	4.00%	125	-	125
Misc-Assessment Collection Cost	996	932	881	51	88.45%	65	21	44
Office Supplies	1,200	400	265	135	22.08%	100	82	18
<b>Total Administration</b>	<b>45,597</b>	<b>15,800</b>	<b>13,154</b>	<b>2,646</b>	<b>28.85%</b>	<b>3,782</b>	<b>1,880</b>	<b>1,902</b>
<b>TOTAL EXPENDITURES</b>	<b>45,597</b>	<b>15,800</b>	<b>13,154</b>	<b>2,646</b>	<b>28.85%</b>	<b>3,782</b>	<b>1,880</b>	<b>1,902</b>
Excess (deficiency) of revenues Over (under) expenditures	6,409	28,365	32,214	3,849	0.00%	(440)	(396)	44
<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	\$ 28,365	\$ 32,214	\$ 3,849	0.00%	\$ (440)	\$ (396)	\$ 44
<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>\$ 124,520</b>	<b>\$ 128,369</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 700	\$ 233	\$ 4,212	\$ 3,979	601.71%	\$ 58	\$ 1,353	\$ 1,295
Special Assmnts- Tax Collector	25,205	20,808	23,204	2,396	92.06%	1,501	546	(955)
Special Assmnts- Discounts	(1,008)	(892)	(919)	(27)	91.17%	(41)	(17)	24
<b>TOTAL REVENUES</b>	<b>24,897</b>	<b>20,149</b>	<b>26,497</b>	<b>6,348</b>	<b>106.43%</b>	<b>1,518</b>	<b>1,882</b>	<b>364</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,300	433	193	240	14.85%	108	45	63
R&M-Gate	4,500	1,500	407	1,093	9.04%	375	123	252
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	362	446	(84)	88.49%	66	11	55
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>22,306</b>	<b>2,964</b>	<b>1,046</b>	<b>1,918</b>	<b>4.69%</b>	<b>716</b>	<b>179</b>	<b>537</b>
<b>Parks and Recreation</b>								
Reserve - Renewal&Replacement	-	-	5,416	(5,416)	0.00%	-	2,708	(2,708)
<b>Total Parks and Recreation</b>	<b>-</b>	<b>-</b>	<b>5,416</b>	<b>(5,416)</b>	<b>0.00%</b>	<b>-</b>	<b>2,708</b>	<b>(2,708)</b>
<b>TOTAL EXPENDITURES</b>	<b>22,306</b>	<b>2,964</b>	<b>6,462</b>	<b>(3,498)</b>	<b>28.97%</b>	<b>716</b>	<b>2,887</b>	<b>(2,171)</b>
Excess (deficiency) of revenues								
Over (under) expenditures	2,591	17,185	20,035	2,850	0.00%	802	(1,005)	(1,807)
<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	\$ 17,185	\$ 20,035	\$ 2,850	0.00%	\$ 802	\$ (1,005)	\$ (1,807)
<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>\$ 305,205</b>	<b>\$ 308,055</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 250	\$ 83	\$ 1,129	\$ 1,046	451.60%	\$ 21	\$ 345	\$ 324
Special Assmnts- Tax Collector	9,080	3,027	8,360	5,333	92.07%	757	197	(560)
Special Assmnts- Discounts	(363)	(250)	(331)	(81)	91.18%	(22)	(6)	16
<b>TOTAL REVENUES</b>	<b>8,967</b>	<b>2,860</b>	<b>9,158</b>	<b>6,298</b>	<b>102.13%</b>	<b>756</b>	<b>536</b>	<b>(220)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	193	324	12.45%	129	45	84
R&M-Gate	3,000	1,000	282	718	9.40%	250	88	162
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	182	123	161	(38)	88.46%	21	4	17
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>8,054</b>	<b>2,307</b>	<b>636</b>	<b>1,671</b>	<b>7.90%</b>	<b>567</b>	<b>137</b>	<b>430</b>
<b>TOTAL EXPENDITURES</b>	<b>8,054</b>	<b>2,307</b>	<b>636</b>	<b>1,671</b>	<b>7.90%</b>	<b>567</b>	<b>137</b>	<b>430</b>
Excess (deficiency) of revenues								
Over (under) expenditures	913	553	8,522	7,969	0.00%	189	399	210
<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	\$ 553	\$ 8,522	\$ 7,969	0.00%	\$ 189	\$ 399	\$ 210
<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>\$ 73,858</b>	<b>\$ 81,827</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 800	\$ 267	\$ 5,020	\$ 4,753	627.50%	\$ 67	\$ 1,604	\$ 1,537
Special Assmnts- Tax Collector	15,234	12,094	14,025	1,931	92.06%	1,145	330	(815)
Special Assmnts- Discounts	(609)	(391)	(555)	(164)	91.13%	(66)	(10)	56
<b>TOTAL REVENUES</b>	<b>15,425</b>	<b>11,970</b>	<b>18,490</b>	<b>6,520</b>	<b>119.87%</b>	<b>1,146</b>	<b>1,924</b>	<b>778</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	193	324	12.45%	129	45	84
R&M-Gate	3,000	1,000	782	218	26.07%	250	88	162
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	194	269	(75)	88.20%	49	6	43
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
<b>Total Field</b>	<b>14,857</b>	<b>2,380</b>	<b>1,244</b>	<b>1,136</b>	<b>8.37%</b>	<b>595</b>	<b>139</b>	<b>456</b>
<b>TOTAL EXPENDITURES</b>	<b>14,857</b>	<b>2,380</b>	<b>1,244</b>	<b>1,136</b>	<b>8.37%</b>	<b>595</b>	<b>139</b>	<b>456</b>
Excess (deficiency) of revenues								
Over (under) expenditures	568	9,590	17,246	7,656	0.00%	551	1,785	1,234
<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	\$ 9,590	\$ 17,246	\$ 7,656	0.00%	\$ 551	\$ 1,785	\$ 1,234
<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>\$ 350,865</b>	<b>\$ 358,521</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 75	\$ 25	\$ 712	\$ 687	949.33%	\$ 6	\$ 202	\$ 196
Special Assmnts- Tax Collector	10,624	7,938	9,780	1,842	92.06%	813	230	(583)
Special Assmnts- Discounts	(425)	(340)	(387)	(47)	91.06%	(37)	(7)	30
<b>TOTAL REVENUES</b>	<b>10,274</b>	<b>7,623</b>	<b>10,105</b>	<b>2,482</b>	<b>98.36%</b>	<b>782</b>	<b>425</b>	<b>(357)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	208	309	13.42%	129	50	79
R&M-Gate	3,000	1,000	1,182	(182)	39.40%	250	718	(468)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	143	188	(45)	88.68%	76	4	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>4,661</b>	<b>1,578</b>	<b>3,083</b>	<b>17.35%</b>	<b>622</b>	<b>772</b>	<b>(150)</b>
<b>TOTAL EXPENDITURES</b>	<b>9,096</b>	<b>4,661</b>	<b>1,578</b>	<b>3,083</b>	<b>17.35%</b>	<b>622</b>	<b>772</b>	<b>(150)</b>
Excess (deficiency) of revenues								
Over (under) expenditures	1,178	2,962	8,527	5,565	0.00%	160	(347)	(507)
<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	\$ 2,962	\$ 8,527	\$ 5,565	0.00%	\$ 160	\$ (347)	\$ (507)
<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>\$ 45,862</b>	<b>\$ 51,427</b>					



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 500	\$ 167	\$ 3,919	\$ 3,752	783.80%	\$ 42	\$ 1,249	\$ 1,207
Special Assmnts- Tax Collector	25,724	18,644	23,682	5,038	92.06%	2,760	557	(2,203)
Special Assmnts- Discounts	(1,029)	(744)	(938)	(194)	91.16%	(52)	(17)	35
<b>TOTAL REVENUES</b>	<b>25,195</b>	<b>18,067</b>	<b>26,663</b>	<b>8,596</b>	<b>105.83%</b>	<b>2,750</b>	<b>1,789</b>	<b>(961)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	193	324	12.45%	129	45	84
R&M-Gate	3,000	1,000	977	23	32.57%	250	88	162
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	452	455	(3)	88.52%	6	11	(5)
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>18,313</b>	<b>1,625</b>	<b>16,688</b>	<b>7.15%</b>	<b>552</b>	<b>144</b>	<b>408</b>
<b>TOTAL EXPENDITURES</b>	<b>22,741</b>	<b>18,313</b>	<b>1,625</b>	<b>16,688</b>	<b>7.15%</b>	<b>552</b>	<b>144</b>	<b>408</b>
Excess (deficiency) of revenues Over (under) expenditures	2,454	(246)	25,038	25,284	0.00%	2,198	1,645	(553)
<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	\$ (246)	\$ 25,038	\$ 25,284	0.00%	\$ 2,198	\$ 1,645	\$ (553)
<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>\$ 265,657</b>	<b>\$ 290,941</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	14,770	27,095	12,325	150.29%	803	637	(166)
Special Assmnts- Other	11,402	6,841	-	(6,841)	0.00%	2,280	-	(2,280)
Special Assmnts- Discounts	(1,177)	(1,019)	(1,073)	(54)	91.16%	(59)	(19)	40
<b>TOTAL REVENUES</b>	<b>28,254</b>	<b>20,592</b>	<b>26,022</b>	<b>5,430</b>	<b>92.10%</b>	<b>3,024</b>	<b>618</b>	<b>(2,406)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	208	309	13.42%	129	50	79
R&M-Gate	3,000	1,000	1,002	(2)	33.40%	250	88	162
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	446	520	(74)	88.29%	73	12	61
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>10,132</b>	<b>1,730</b>	<b>8,402</b>	<b>11.82%</b>	<b>619</b>	<b>150</b>	<b>469</b>
<b>TOTAL EXPENDITURES</b>	<b>14,641</b>	<b>10,132</b>	<b>1,730</b>	<b>8,402</b>	<b>11.82%</b>	<b>619</b>	<b>150</b>	<b>469</b>
Excess (deficiency) of revenues Over (under) expenditures	13,613	10,460	24,292	13,832	0.00%	2,405	468	(1,937)
<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	\$ 10,460	\$ 24,292	\$ 13,832	0.00%	\$ 2,405	\$ 468	\$ (1,937)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>9,802</b>	<b>9,803</b>	<b>9,802</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 23,415</b>	<b>\$ 20,263</b>	<b>\$ 34,094</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,000	\$ 333	\$ 5,920	\$ 5,587	592.00%	\$ 83	\$ 1,905	\$ 1,822
Special Assmnts- Tax Collector	37,989	29,693	34,974	5,281	92.06%	3,348	823	(2,525)
Special Assmnts- Discounts	(1,520)	(1,243)	(1,385)	(142)	91.12%	(344)	(25)	319
<b>TOTAL REVENUES</b>	<b>37,469</b>	<b>28,783</b>	<b>39,509</b>	<b>10,726</b>	<b>105.44%</b>	<b>3,087</b>	<b>2,703</b>	<b>(384)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	296	221	19.10%	129	80	49
R&M-Gate	4,500	1,500	587	913	13.04%	375	123	252
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	760	672	88	88.42%	-	16	(16)
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>28,446</b>	<b>1,555</b>	<b>26,891</b>	<b>4.60%</b>	<b>671</b>	<b>219</b>	<b>452</b>
<b>TOTAL EXPENDITURES</b>	<b>33,812</b>	<b>28,446</b>	<b>1,555</b>	<b>26,891</b>	<b>4.60%</b>	<b>671</b>	<b>219</b>	<b>452</b>
Excess (deficiency) of revenues								
Over (under) expenditures	3,657	337	37,954	37,617	0.00%	2,416	2,484	68
<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	\$ 337	\$ 37,954	\$ 37,617	0.00%	\$ 2,416	\$ 2,484	\$ 68
<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>\$ 405,806</b>	<b>\$ 443,423</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 550	\$ 183	\$ 3,030	\$ 2,847	550.91%	\$ 46	\$ 976	\$ 930
Special Assmnts- Tax Collector	21,473	18,189	19,768	1,579	92.06%	2,435	465	(1,970)
Special Assmnts- Discounts	(859)	(657)	(783)	(126)	91.15%	(57)	(14)	43
<b>TOTAL REVENUES</b>	<b>21,164</b>	<b>17,715</b>	<b>22,015</b>	<b>4,300</b>	<b>104.02%</b>	<b>2,424</b>	<b>1,427</b>	<b>(997)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	193	324	12.45%	129	45	84
R&M-Gate	3,000	1,000	1,467	(467)	48.90%	250	88	162
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	370	380	(10)	88.58%	21	9	12
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>14,556</b>	<b>2,040</b>	<b>12,516</b>	<b>10.75%</b>	<b>567</b>	<b>142</b>	<b>425</b>
<b>TOTAL EXPENDITURES</b>	<b>18,981</b>	<b>14,556</b>	<b>2,040</b>	<b>12,516</b>	<b>10.75%</b>	<b>567</b>	<b>142</b>	<b>425</b>
Excess (deficiency) of revenues Over (under) expenditures	2,183	3,159	19,975	16,816	0.00%	1,857	1,285	(572)
<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	\$ 3,159	\$ 19,975	\$ 16,816	0.00%	\$ 1,857	\$ 1,285	\$ (572)
<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>\$ 210,832</b>	<b>\$ 227,648</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 700	\$ 233	\$ 4,015	\$ 3,782	573.57%	\$ 58	\$ 1,289	\$ 1,231
Special Assmnts- Tax Collector	23,039	18,883	21,210	2,327	92.06%	1,608	499	(1,109)
Special Assmnts- Discounts	(922)	(742)	(840)	(98)	91.11%	(134)	(15)	119
<b>TOTAL REVENUES</b>	<b>22,817</b>	<b>18,374</b>	<b>24,385</b>	<b>6,011</b>	<b>106.87%</b>	<b>1,532</b>	<b>1,773</b>	<b>241</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	420	97	27.10%	129	131	(2)
R&M-Gate	3,000	1,000	812	188	27.07%	250	348	(98)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	370	407	(37)	88.29%	67	10	57
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>15,836</b>	<b>1,639</b>	<b>14,197</b>	<b>8.08%</b>	<b>613</b>	<b>489</b>	<b>124</b>
<b>TOTAL EXPENDITURES</b>	<b>20,293</b>	<b>15,836</b>	<b>1,639</b>	<b>14,197</b>	<b>8.08%</b>	<b>613</b>	<b>489</b>	<b>124</b>
Excess (deficiency) of revenues Over (under) expenditures	2,524	2,538	22,746	20,208	0.00%	919	1,284	365
<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	\$ 2,538	\$ 22,746	\$ 20,208	0.00%	\$ 919	\$ 1,284	\$ 365
<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>\$ 276,930</b>	<b>\$ 297,138</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 650	\$ 217	\$ 3,743	\$ 3,526	575.85%	\$ 54	\$ 1,200	\$ 1,146
Special Assmnts- Tax Collector	19,944	17,286	18,361	1,075	92.06%	1,982	432	(1,550)
Special Assmnts- Discounts	(798)	(500)	(727)	(227)	91.10%	(125)	(13)	112
<b>TOTAL REVENUES</b>	<b>19,796</b>	<b>17,003</b>	<b>21,377</b>	<b>4,374</b>	<b>107.99%</b>	<b>1,911</b>	<b>1,619</b>	<b>(292)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,300	433	208	225	16.00%	108	50	58
R&M-Gate	3,000	1,000	757	243	25.23%	250	88	162
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	243	353	(110)	88.47%	20	8	12
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>13,345</b>	<b>1,318</b>	<b>12,027</b>	<b>7.45%</b>	<b>545</b>	<b>146</b>	<b>399</b>
<b>TOTAL EXPENDITURES</b>	<b>17,701</b>	<b>13,345</b>	<b>1,318</b>	<b>12,027</b>	<b>7.45%</b>	<b>545</b>	<b>146</b>	<b>399</b>
Excess (deficiency) of revenues								
Over (under) expenditures	2,095	3,658	20,059	16,401	0.00%	1,366	1,473	107
<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	\$ 3,658	\$ 20,059	\$ 16,401	0.00%	\$ 1,366	\$ 1,473	\$ 107
<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>\$ 259,061</b>	<b>\$ 275,462</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 700	\$ 233	\$ 4,241	\$ 4,008	605.86%	\$ 58	\$ 1,358	\$ 1,300
Special Assmnts- Tax Collector	18,660	11,925	17,179	5,254	92.06%	2,238	404	(1,834)
Special Assmnts- Discounts	(746)	(509)	(680)	(171)	91.15%	(92)	(12)	80
<b>TOTAL REVENUES</b>	<b>18,614</b>	<b>11,649</b>	<b>20,740</b>	<b>9,091</b>	<b>111.42%</b>	<b>2,204</b>	<b>1,750</b>	<b>(454)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	208	309	13.42%	129	50	79
R&M-Gate	3,000	1,000	632	368	21.07%	250	88	162
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	241	330	(89)	88.47%	69	8	61
Reserve - Renewal&Replacement	-	-	428	(428)	0.00%	-	428	(428)
Reserve - Roadways	10,000	10,000	3,060	6,940	30.60%	-	-	-
<b>Total Field</b>	<b>16,925</b>	<b>12,427</b>	<b>4,658</b>	<b>7,769</b>	<b>27.52%</b>	<b>615</b>	<b>574</b>	<b>41</b>
<b>Parks and Recreation</b>								
Reserve - Renewal&Replacement	-	-	5,416	(5,416)	0.00%	-	2,708	(2,708)
<b>Total Parks and Recreation</b>	<b>-</b>	<b>-</b>	<b>5,416</b>	<b>(5,416)</b>	<b>0.00%</b>	<b>-</b>	<b>2,708</b>	<b>(2,708)</b>
<b>TOTAL EXPENDITURES</b>	<b>16,925</b>	<b>12,427</b>	<b>10,074</b>	<b>2,353</b>	<b>59.52%</b>	<b>615</b>	<b>3,282</b>	<b>(2,667)</b>
Excess (deficiency) of revenues								
Over (under) expenditures	1,689	(778)	10,666	11,444	0.00%	1,589	(1,532)	(3,121)
<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	\$ (778)	\$ 10,666	\$ 11,444	0.00%	\$ 1,589	\$ (1,532)	\$ (3,121)
<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>\$ 288,235</b>	<b>\$ 299,679</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 1,300	\$ 433	\$ 7,925	\$ 7,492	609.62%	\$ 108	\$ 2,524	\$ 2,416
Special Assmnts- Tax Collector	38,601	29,887	35,537	5,650	92.06%	1,738	836	(902)
Special Assmnts- Discounts	(1,544)	(1,140)	(1,407)	(267)	91.13%	(259)	(25)	234
<b>TOTAL REVENUES</b>	<b>38,357</b>	<b>29,180</b>	<b>42,055</b>	<b>12,875</b>	<b>109.64%</b>	<b>1,587</b>	<b>3,335</b>	<b>1,748</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	1,550	517	208	309	13.42%	129	50	79
R&M-Gate	3,000	1,000	1,687	(687)	56.23%	250	438	(188)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	529	683	(154)	88.47%	364	16	348
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>29,715</b>	<b>2,578</b>	<b>27,137</b>	<b>7.51%</b>	<b>910</b>	<b>504</b>	<b>406</b>
<b>TOTAL EXPENDITURES</b>	<b>34,324</b>	<b>29,715</b>	<b>2,578</b>	<b>27,137</b>	<b>7.51%</b>	<b>910</b>	<b>504</b>	<b>406</b>
Excess (deficiency) of revenues								
Over (under) expenditures	4,033	(535)	39,477	40,012	0.00%	677	2,831	2,154
<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	\$ (535)	\$ 39,477	\$ 40,012	0.00%	\$ 677	\$ 2,831	\$ 2,154
<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>\$ 536,776</b>	<b>\$ 576,788</b>					



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	4,378	5,322	944	92.06%	1,557	125	(1,432)
Special Assmnts- Discounts	(231)	(201)	(211)	(10)	91.34%	(25)	(4)	21
<b>TOTAL REVENUES</b>	<b>5,550</b>	<b>4,177</b>	<b>5,111</b>	<b>934</b>	<b>92.09%</b>	<b>1,532</b>	<b>121</b>	<b>(1,411)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	850	283	220	63	25.88%	71	38	33
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
Misc-Assessment Collection Cost	116	116	102	14	87.93%	-	2	(2)
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
<b>Total Field</b>	<b>4,841</b>	<b>2,941</b>	<b>322</b>	<b>2,619</b>	<b>6.65%</b>	<b>238</b>	<b>40</b>	<b>198</b>
<b>TOTAL EXPENDITURES</b>	<b>4,841</b>	<b>2,941</b>	<b>322</b>	<b>2,619</b>	<b>6.65%</b>	<b>238</b>	<b>40</b>	<b>198</b>
Excess (deficiency) of revenues								
Over (under) expenditures	709	1,236	4,789	3,553	0.00%	1,294	81	(1,213)
<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	\$ 1,236	\$ 4,789	\$ 3,553	0.00%	\$ 1,294	\$ 81	\$ (1,213)
<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>\$ 5,116</b>	<b>\$ 8,670</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	6,250	5,754	(496)	92.06%	2,083	135	(1,948)
Special Assmnts- Discounts	(250)	(250)	(228)	22	91.20%	(83)	(4)	79
<b>TOTAL REVENUES</b>	<b>6,000</b>	<b>6,000</b>	<b>5,526</b>	<b>(474)</b>	<b>92.10%</b>	<b>2,000</b>	<b>131</b>	<b>(1,869)</b>
<b>EXPENDITURES</b>								
Communication - Telephone & WiFi	850	283	206	77	24.24%	71	33	38
R&M-Security Cameras	2,000	667	-	667	0.00%	167	-	167
Misc-Assessment Collection Cost	109	109	111	(2)	101.83%	-	3	(3)
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
<b>Total Field</b>	<b>5,218</b>	<b>3,318</b>	<b>317</b>	<b>3,001</b>	<b>6.08%</b>	<b>238</b>	<b>36</b>	<b>202</b>
<b>TOTAL EXPENDITURES</b>	<b>5,218</b>	<b>3,318</b>	<b>317</b>	<b>3,001</b>	<b>6.08%</b>	<b>238</b>	<b>36</b>	<b>202</b>
Excess (deficiency) of revenues								
Over (under) expenditures	782	2,682	5,209	2,527	0.00%	1,762	95	(1,667)
<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	\$ 2,682	\$ 5,209	\$ 2,527	0.00%	\$ 1,762	\$ 95	\$ (1,667)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>9,177</b>	<b>9,176</b>	<b>9,177</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 9,959</b>	<b>\$ 11,858</b>	<b>\$ 14,386</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ 25	\$ 8	\$ 4	\$ (4)	16.00%	\$ 2	\$ 1	\$ (1)
Special Assmnts- Tax Collector	644,951	576,614	593,758	17,144	92.06%	53,462	13,968	(39,494)
Special Assmnts- Discounts	(25,798)	(18,070)	(23,515)	(5,445)	91.15%	(4,640)	(423)	4,217
<b>TOTAL REVENUES</b>	<b>619,178</b>	<b>558,552</b>	<b>570,247</b>	<b>11,695</b>	<b>92.10%</b>	<b>48,824</b>	<b>13,546</b>	<b>(35,278)</b>
<b>EXPENDITURES</b>								
Misc-Assessment Collection Cost	12,899	12,899	11,405	1,494	88.42%	-	271	(271)
<b>Total Field</b>	<b>12,899</b>	<b>12,899</b>	<b>11,405</b>	<b>1,494</b>	<b>88.42%</b>	<b>-</b>	<b>271</b>	<b>(271)</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>150,984</b>	<b>1,598</b>	<b>24.26%</b>	<b>-</b>	<b>271</b>	<b>(271)</b>
Excess (deficiency) of revenues								
Over (under) expenditures	(3,086)	405,970	419,263	13,293	0.00%	48,824	13,274	(35,549)
<b>OTHER FINANCING SOURCES (USES)</b>								
Operating Transfers-Out	-	-	(3)	(3)	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>(3)</b>	<b>(3)</b>	<b>0.00%</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>
Net change in fund balance	\$ (3,086)	\$ 405,970	\$ 419,260	\$ 13,290	0.00%	\$ 48,824	\$ 13,274	\$ (35,550)
<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>\$ 705,778</b>	<b>\$ 719,068</b>					

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ 41	\$ 41	0.00%	\$ -	\$ 11	\$ 11
<b>TOTAL REVENUES</b>	-	-	41	41	0.00%	-	11	11
<b>EXPENDITURES</b>								
Construction in Progress	-	-	1,600	(1,600)	0.00%	-	400	(400)
<b>Total Construction In Progress</b>	-	-	1,600	(1,600)	0.00%	-	400	(400)
<b>TOTAL EXPENDITURES</b>	-	-	1,600	(1,600)	0.00%	-	400	(400)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	(1,559)	(1,559)	0.00%	-	(389)	(389)
<b>OTHER FINANCING SOURCES (USES)</b>								
Interfund Transfer - In	-	-	3	3	0.00%	-	1	1
<b>TOTAL FINANCING SOURCES (USES)</b>	-	-	3	3	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (1,556)	\$ (1,556)	0.00%	\$ -	\$ (388)	\$ (388)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	-	2,478,197					
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,476,641</u>					

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

**Supporting Schedules**

**January 31, 2023**

**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
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
01/12/23	\$ 55,424	\$ 1,767	\$ 1,131	\$ 58,323	\$ 33,782	\$ 3,277	\$ 1,078
<b>TOTAL</b>	<b>\$ 2,333,418</b>	<b>\$ 98,186</b>	<b>\$ 47,621</b>	<b>\$ 2,479,224</b>	<b>\$ 1,436,050</b>	<b>\$ 139,318</b>	<b>\$ 45,846</b>
% COLLECTED					92.06%	92.06%	92.06%
<b>TOTAL OUTSTANDING</b>					<b>\$ 213,754</b>	<b>\$ 123,814</b>	<b>\$ 12,012</b>
						<b>\$ 3,953</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
01/12/23	\$ 546	\$ 197	\$ 330	\$ 230	\$ 557	\$ 637	\$ 823
<b>TOTAL</b>	<b>\$ 23,204</b>	<b>\$ 8,360</b>	<b>\$ 14,025</b>	<b>\$ 9,780</b>	<b>\$ 23,682</b>	<b>\$ 27,095</b>	<b>\$ 34,974</b>
% COLLECTED	92.06%	92.06%	92.06%	92.06%	92.06%	92.06%	92.06%
<b>TOTAL OUTSTANDING</b>	<b>\$ 2,001</b>	<b>\$ 721</b>	<b>\$ 1,209</b>	<b>\$ 843</b>	<b>\$ 2,042</b>	<b>\$ 2,336</b>	<b>\$ 3,015</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
01/12/23	\$ 465	\$ 499	\$ 432	\$ 404	\$ 836	\$ 125	\$ 135	\$ 13,968
<b>TOTAL</b>	<b>\$ 19,768</b>	<b>\$ 21,210</b>	<b>\$ 18,361</b>	<b>\$ 17,179</b>	<b>\$ 35,537</b>	<b>\$ 5,322</b>	<b>\$ 5,754</b>	<b>\$ 593,758</b>
% COLLECTED	92.06%	92.06%	92.06%	92.06%	92.06%	92.06%	92.06%	92.06%
<b>TOTAL OUTSTANDING</b>	<b>\$ 1,704</b>	<b>\$ 1,829</b>	<b>\$ 1,583</b>	<b>\$ 1,481</b>	<b>\$ 3,064</b>	<b>\$ 459</b>	<b>\$ 496</b>	<b>\$ 51,193</b>



**Cash and Investment Balances  
January 31, 2023**

<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	\$21,984
Operating Checking Account	Bank United	Checking Account	n/a	3.50%	\$960,111
				Subtotal	\$982,095
Money Market	BankUnited	Money Market	n/a	3.50%	\$6,282,184
				Subtotal	\$6,282,184
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.005%	\$2,476,641
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
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	0.005%	\$545,565
				Subtotal	\$3,182,436
				<b>Total</b>	<b>\$10,446,715</b>

**Aqua Pool & Spa Renovators**  
**January 31, 2023**

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 January 31, 2023**

<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		\$ 63,621
Debt Service Reserve Fund Transfer		\$ 4,053
<b>Total Source of Funds:</b>		<b>\$ 67,673</b>
<b>Use of Funds:</b>		
Disbursements:	To Vendors	\$ 4,888,840
<b>Net Available Amount to Spend in Project Fund Account at January 31, 2023</b>		<b>\$ 2,476,641</b>

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

Approval of Invoices

January 31, 2023

## 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
12/2/2022	2863	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 1,190.00
01/04/23	3020	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 84.00
01/04/23	3021	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 1,470.00
<b>Total</b>				<b><u>\$ 5,488.00</u></b>



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

## INVOICE

Invoice # 2863  
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	+ \$1,190.00	) - ( \$0.00	) = \$1,190.00

### MEADOWPTE

### CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	11/02/2022	Review and reply to e-mail re: selection process for field manager.	0.25	\$280.00	\$70.00
Service	AHC	11/09/2022	Tele-conv. with District Manager re: election issues. E-mail Chair regarding follow-up items. Review agenda package for 11/16 CDD meeting.	0.75	\$280.00	\$210.00
Service	AHC	11/14/2022	Review and reply to e-mails from Vice Chair re: filling of Sheila Diaz position. Exchange e-mails with Chair re: follow-up items.	0.50	\$280.00	\$140.00
Service	AHC	11/16/2022	E-mail exchange with law partner re: Burleigh property. Tele-conv. with Chair re: pending items in preparation for CDD meeting.	0.50	\$280.00	\$140.00
Service	RDJ	11/30/2022	Review proposal for professional engineering services from Martin Aquatic for swimming pool design; follow-up regarding same.	1.00	\$280.00	\$280.00
Service	AHC	11/30/2022	Exchange e-mails re: RFQ submittal related to lap pool. Review agenda package for 12/7 CDD meeting. Exchange e-mails re: landscape contract amendment. E-mail draft License Agreements to Board re: fences on CDD easement.	1.25	\$280.00	\$350.00

Invoice # 2863 - 12/02/2022

Subtotal \$1,190.00

Total \$1,190.00

**Detailed Statement of Account****Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2863	01/02/2023	\$1,190.00	\$0.00	\$1,190.00
Outstanding Balance				\$1,190.00
Total Amount Outstanding				\$1,190.00

*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 51401



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

# INVOICE

Invoice # 3020  
Date: 01/04/2023  
Due On: 02/04/2023

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	+ \$84.00	) - ( \$0.00	) = <b>\$84.00</b>

MEADOWPT, ~~HOA~~ DRC

## Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	12/12/2022	Telephone call w/Childers re: tree lawns	0.30	\$280.00	\$84.00
Subtotal						\$84.00
Total						\$84.00

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3020	02/04/2023	\$84.00	\$0.00	\$84.00
Outstanding Balance				\$84.00
Total Amount Outstanding				\$84.00

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.





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

## INVOICE

Invoice # 3021  
Date: 01/04/2023  
Due On: 02/04/2023

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	+ \$1,470.00	) - ( \$0.00	) = \$1,470.00

### MEADOWPTE

### CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	12/01/2022	Review and reply to e-mail re: Tullamore sidewalks. Exchange e-mails re: Mainscape contract Amendment. Review Mainscape contract. Prepare First Addendum and e-mail to client for review/comment.	1.50	\$280.00	\$420.00
Service	AHC	12/07/2022	Conference call with Elizabeth Moore and review issues related to Anand Vihar.	0.50	\$280.00	\$140.00
Service	AHC	12/08/2022	Review summary from 12/7 meeting. Follow-up on pending action items.	0.25	\$280.00	\$70.00
Service	AHC	12/09/2022	Review personal injury lawsuit served as registered agent. Forward litigation to District Manager for sending to insurance. Tele-conv with Liz Moore and review e-mail re: Anand Vihar assessments. Exchange e-mails to coordinate Anand Vihar conference call.	1.00	\$280.00	\$280.00
Service	AHC	12/12/2022	Exchange e-mails re: Martin's Aquatics contract.	0.25	\$280.00	\$70.00
Service	AHC	12/15/2022	Review agenda package for 12/21 CDD meeting. Prepare for and attend conference call to discuss Anand Vihar assessments.	0.75	\$280.00	\$210.00
Service	AHC	12/16/2022	Tele-conv. with Supervisor Signoretti re: Wrencrest roadway issues.	0.25	\$280.00	\$70.00

Invoice # 3021 - 01/04/2023

Service	AHC	12/28/2022	Exchange multiple e-mails re: insurance coverage for recent trip/fall lawsuit filed against CDD. Review agenda for 1/4 CDD meeting.	0.50	\$280.00	\$140.00
Service	AHC	12/29/2022	Review Answer and defenses to trip/fall litigation and e-mail Board.	0.25	\$280.00	\$70.00
						<b>Subtotal</b>
						<b>\$1,470.00</b>
						<b>Total</b>
						<b>\$1,470.00</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3021	02/04/2023	\$1,470.00	\$0.00	\$1,470.00
				<b>Outstanding Balance</b>
				<b>\$1,470.00</b>
				<b>Total Amount Outstanding</b>
				<b>\$1,470.00</b>

**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.**

531023-51401

# **Thirteenth Order of Business**

**13B.**

Dear Fellow Residents:

As you know, every home in Meadow Pointe 2 has deed restrictions attached to it. These were written when the community was built and are meant to make ensure that Meadow Pointe 2 properties look beautiful and remain competitive in value with surrounding communities.

Over time, and as properties have changed hands or been rented, there has been some confusion about the restrictions and enforcement of them. Additionally, residents have expressed concern that some areas appear to be deteriorating. As such, the Meadow Pointe 2 CDD Board of Supervisors would like to inform you of some upcoming changes to the Deed Restrictions and Enforcement.

**Definition:**

- Deed restrictions will be defined with greater detail as to what the restriction means.

This process will take place over the next several weeks. The board will provide greater clarity on the legal meaning of the restriction.

**Communicate:**

- As each deed restriction is defined in greater detail, it will be shared with the residents.
- Deed Restriction definitions will be announced in the MP2 newsletter and published on the website.

**Enforcement:**

- In the past, CDD violations were enforced only when a another resident filed a report. Moving forward, there will be a MP2CDD team member that will proactively look for violations and present them to the board at the next meeting.
- Residents will be provided not just with the violation notice, but with possible solutions they can execute to bring the residence into compliance.

Please note that there will be 30 days given as each restriction is defined, announced, and published before enforcement will begin on that restriction. We realize this will take some time to get through them all, but this allows us to give residents fair warning and enough time to make any corrections before any notice is necessary. We thank you in advance for your understanding as we navigate through this process.

If you have any questions or concerns, please attend our next CDD meeting, Feb 15<sup>th</sup> @ 6:30pm.

Sincerely,  
*MP2 Board of Supervisors*