

**Meadow Pointe II
Community Development District**

March 15, 2023

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/81954582949?pwd=SXFLckJTeGVrSGVTdWxJVGkvWGVuZz09>

Meeting ID: 819 5458 2949

Passcode: 02366

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

Wednesday, March 15, 2023 – 6:30 p.m.

Meeting Agenda

Communications Media Technology Via Zoom:

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Meeting ID: 819 5458 2949

Passcode: 026366

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**
 - A. Discussion of RFQ for Engineering Services
- 7. District Engineer Report**
 - A. Discussion of RFP for Sidewalk Repairs
- 8. District Counsel Report**
- 9. Consent Agenda**
 - A. Minutes of the February 1, 2023 Meeting and Workshop and February 15, 2023 Meeting
 - B. Financial Report as of February 28, 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. Board Reorganization
 - B. Fog Hollow Dead End Light
 - C. Parking Enforcement Position
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

The next meeting is scheduled for Wednesday, April 5, 2023 at 6:30 p.m.

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, February 1, 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
Ashley Thompson	Residents Council
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves. A quorum was established.

THIRD ORDER OF BUSINESS

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

The Pledge of Allegiance was recited, and a moment of silence was observed.

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

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

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

- Mr. Lawrence Jimenez of Wrencrest discussed the certified letter which was to be sent to Ridge residents by their management company. Their next meeting is February 23, 2023. The area on the hill needs to be maintained by those residents.
- Mr. Jimenez discussed commercial vehicles. Signs on vehicles were not allowed, and he recalls these vehicles being covered.
- Mr. George Neuendorf of Longleaf asked for a status regarding the sidewalks. Mr. Molder commented the necessary work to present a quote is almost complete. Ms. Childers commented the RFP needs to be ready to be issued before February 10, 2023, as that is the date JMT is terminating engineering services with the District. It will be approximately two months before the work may commence.
- Mr. Neuendorf commented the grass is dead and weeds are piling up by the pond drain.
- Ms. Ellen Hladky of Longleaf commented on the pool closure. She recommends delaying the work until winter. Ms. Childers commented all contracts have been executed. The pool is currently at the point in which the work needs to be done as soon as possible. Ms. Childers will discuss the possibility of residents using another CDD pool in the meantime.
- Mr. Joseph Long of Lettingwell discussed the pool contract. He wants to know if there is a non-performance clause in the contract. Mr. Picarelli pointed out that the pool's structure is damaged. The spring is their only available time to do the work.
- Maria of Wrencrest requested a status of the potential gate arm in Wrencrest. Mr. Signoretti indicated there is no pending litigation. The County is to determine whether the injunction is still in place. Speed bumps will likely never be installed due to access issues by emergency vehicles.
- Seva of Longleaf discussed access to the Meadow Pointe I playground and tennis courts. There is currently no Joint Use Agreement between the two CDDs.

SIXTH ORDER OF BUSINESS**District Manager Report**

- Ms. Childers spoke to Mr. Nanni regarding the possibility of obtaining emails from residents. The current system may allow for emails to become a public record. She

is going to contact Mr. Cohen to clarify whether there are any privacy infringements in this regard.

➤ Surveying residents may be considered. However, most other communities are surveyed through their HOA.

➤ Mr. Picarelli suggested a computer program to allow residents to vote on different items. There is a program called, Survey Monkey, which allows the survey link to be sent to the person, and only allows one vote per person.

- Ms. Childers is in the process of setting up a meeting with Mr. Mendenhall and Mr. Nanni to discuss District expectations.

SEVENTH ORDER OF BUSINESS

District Engineer Report

Ms. Childers discussed the Engineer's Report.

- The agreement and addendum for the lap pool project has been accepted by both parties. Ms. Childers will sign the agreement this evening. There is currently an outstanding inspection by SWFWMD, and they are in the process of certifying all documents.
- With regards to the pond survey, Mr. Picarelli reported the discrepancy with the numbers exists because certain areas are classified as ponds, and some are considered sumps. The pond company maintains the sumps and ponds. Both are essential to the drainage system in the community. Most sumps consist of run-off from the ponds which expands to the Wetlands.

A. Consideration of Termination Letter from JMT

- While the transition takes place with BDI, a contract was prepared with them, which has a 30-day termination. They will represent the District until a new engineer is chosen.
- The new contract with BDI will not be executed until the effective date is changed to February 11, 2023, and a Fee Schedule is attached. February 10th is next Friday, and the contract would not be able to be executed by the CDD until the following meeting on February 15, 2023. The roll-over contract fills the remainder of the current JMT contract, with a similar pricing structure.

Mr. Molder MOVED to accept the Agreement for Professional Engineering Services with Brletic Dvorak, Inc. (BDI), and the Chairperson was authorized to execute said Agreement, subject to the effective date being amended to February 11, 2023, and the same financial terms as the current contract, and Mr. Picarelli seconded the motion.

- Ms. Childers assured Mr. Signoretti there is a line on the agreement with a 30-day termination policy.

There being no further discussion,

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

EIGHTH ORDER OF BUSINESS

District Counsel Report

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

NINTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

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

- Mr. Picarelli requested to view the photos from the DRV Report.
- Regarding 2023-008, Mr. Picarelli did not notice any violations at 1819 Golden Dawn Place, as listed. The address on the report was incorrect. No violation letter will be sent until the correct photo is submitted.
- The Stetson item should be listed as Deer Run, not Morningside.
- On the 1810 Golden Dawn Place item in which the boat is visible from the street, there is a covered item in the yard, and Ms. Childers requested the Board's opinion whether this is a violation. This item will be discussed during the workshop, and approval was postponed to the next meeting.

Mr. Signoretti MOVED to accept the Consent Agenda, as amended, postponing 1819 Golden Dawn Place until the correct photo is submitted, and 1810 Golden Dawn Place until the Board makes a decision at the workshop regarding the covered item in the yard.

- Item 2023-15 was discussed. Ms. Childers indicated this may be an architectural violation and should be removed.
- Mr. Picarelli discussed Item 2023-13, 1516 Baythorn Drive. It was documented the vehicle has not moved in months. The driveway is dirty, and the vehicle has a flat tire.
- Ms. Childers commented Item 2020-23, which is 30017 Morningmist Drive, is showing an incorrect address. There is no violation if the garage door is closed. This item will also be addressed at the workshop, and tabled to the next meeting.

Mr. Signoretti WITHDREW the prior motion.

- Items 2023-008 and 010 will be tabled to the next meeting.
- 2023-015 is awaiting Architectural Review.
- 2023-20 will be tabled to the next meeting.

Mr. Signoretti MOVED to accept the Consent Agenda with the omission of DRVC items 2023-008, 2023-010, 2023-020 and 2023-015, to be subject to Architectural Review, and Mr. Picarelli 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.

TENTH ORDER OF BUSINESS

Architectural Review Discussion Items

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2023-008	Iverson	1424 Wylie	New Roof	Approved

- This item was not approved in Iverson, but was approved in the other Villages.
- Ms. Childers noted on Item 2023-006, the color bronze for the screen enclosure is approved, but it must be a smoke-color screen.

On MOTION by Mr. Picarelli, seconded by Ms. Darner, with all in favor, the items from the Architectural Review Report were approved as presented.

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

- Food trucks will be on property every Thursday, from 4:00 p.m. to 7:00 p.m. Tomorrow's event will only have one food truck, but every other week there will be both a food and sweets truck. The schedule is posted on Facebook. The trucks will be in front of the court.
- There was discussion as to whether alcoholic beverage trucks would be allowed. Mr. Cohen's office will review the insurance liability waiver, and the Board will discuss further at the next meeting.

B. Government/Community Updates

- The area on Wrencrest Drive between Meadow Pointe I and II was discussed. Mr. Signoretti submitted two documents for public records, one from the Planning & Development Department and one from the Traffic Planning Department, which state this is CDD property, and that they would not be involved with traffic enforcement. The Pasco County Attorney agreed with it, and the documentation was submitted to Mr. Cohen. A portion of the road will be closed.
- The Traffic Safety Meeting was discussed. The Board of County Commissioners voted unanimously to open Kinnon and Mansfield to traffic from Hillsborough County. There was a gate agreement which states, the desire was for Hillsborough County to open it, but they decided to keep it closed for safety reasons, and for feedback from the survey. A request was made to have a right-of-way for potential connections.
 - There are no imminent plans to open the road.
 - It is designated as a collector road.
 - The road needs to have a public purpose.
 - Residents should be encouraged to contact their Commissioner and tell him they are vehemently opposed to opening the road.

- 209 ➤ Residents should be advised to attend the next Board of County
210 Commissioners meeting.
- 211 • Mr. Molder discussed the recent community meeting.
- 212 ➤ The Pasco Traffic Department has agreed to install two RRFBs on County
213 Line Road, one at Morningside and Deer Run, and the other in Meadow
214 Pointe I, at the expense of the County. They also offered to install two
215 additional RRFBs at locations specified by the District, at the CDD's
216 expense, but the County will maintain them.
- 217 ➤ They are going to reduce some double crosswalks in Meadow Pointe I, but
218 the remaining locations will have pylons installed at the medians in Meadow
219 Pointe II.
- 220 ➤ Mr. Molder requested re-striping of Beardsley bike lanes and crosswalks.
- 221 ➤ Mr. Molder does not believe they will approve repair of sidewalks on
222 Beardsley, which are in poor condition.
- 223 ➤ Mansfield is slated for repaving this fiscal year. Re-striping will be
224 postponed until the work is complete. Mr. Molder has not received an
225 answer as to ownership of the sidewalks in this area.
- 226 ➤ The school traffic issue is ongoing.
- 227 ➤ The County Commission sets the Sheriff's Department budget.
- 228 ➤ The County has not responded to the District's request for a crosswalk at
229 Mansfield by Wrencrest.
- 230 ➤ Service requests may be made through Pasco County, and an account would
231 have to be created, which would include all the service requests which were
232 made, the disposition and tracking. This information may be included in the
233 newsletter.

TWELFTH ORDER OF BUSINESS**Operations Manager Report**

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

- 238 • Landscaping items were discussed by Mr. Molder.
- 239 ➤ Mainscape passed their monthly inspection with a score of 90. Mr. Molder
240 noted there have been improvements, but he is not optimistic with them

- 241 passing future inspections. Andre from Mainscape did not participate in the
242 inspection.
- 243 ➤ The fire ant issue has been remedied, but requires maintenance by
244 landscaping staff.
- 245 ➤ The Spanish Moss needs to be removed.
- 246 ➤ Mr. Molder recommends re-bidding for a new landscaper. Ms. Childers
247 recommended creation of a landscaping RFQ by the time Mainscape's
248 contract expires in September.
- 249 • Pond erosion was discussed.
- 250 • JMT was discussed.
- 251 ➤ Ms. Childers indicated one of the invoices covered work for the pool.
252 Therefore, the bill will be paid through the CDD's bonds for the pool.
- 253 ➤ Mr. Picarelli indicated one of the bills from JMT was for \$1,995 to measure
254 the fronts of the townhomes in Anand Vihar. Ms. Darner requested JMT
255 provide clarification of the work.
- 256 • Anand Vihar was discussed.
- 257 ➤ Ms. Childers noted that documentation submitted at the time the developer
258 was building the units is how they were recorded on the tax roll. They have
259 made the change, and the Board needs to determine whether the tax roll
260 needs to be changed and submitted. Mr. Molder will follow up with the
261 County regarding this matter. Discussion ensued. Ms. Childers noted the tax
262 roll currently indicates they are single units, and must remain that way,
263 unless the tax roll gets changed.
- 264 ➤ Mr. Picarelli indicated there may be a lawsuit. They chose to build larger
265 homes which take up more space.
- 266 • Ms. Childers will approve the JMT invoices subject to them presenting the
267 appropriate documentation for the Anand Vihar work.
- 268 • The Board concurred to have the garage sale on April 15, 2023.
- 269 • Gate access codes for the District were discussed.
- 270 ➤ Wrencrest currently has its own gate access code, and Ms. Diaz asked the
271 Board if the District should have one gate access code only for all gates.

- 272 ➤ The Board concurred that one code will work.
- 273 • Upgrading of ID cards was discussed.
- 274 ➤ Staff did research, and key fobs are not necessarily used anymore.
- 275 ➤ Mr. Picarelli pointed out this clubhouse is on a high-traffic road, and there
- 276 are more security concerns.
- 277 • The proposals from Grime Fighters of Tampa Bay, Inc. were discussed.
- 278 ➤ It appears the proposal cost for Deer Run tripled from last year. Ms. Diaz
- 279 will clarify.
- 280 • Inframark would have to set up a line of credit for use of day laborers.
- 281 • The mailbox flyer was discussed.
- 282 ➤ The original flyer was re-done to include a photo of the appropriate mailbox.
- 283 ➤ Wooden posts are being phased out.
- 284 ➤ Ms. Darner believes this item should be discussed during the workshop.
- 285 ➤ The Board concurred the flyer should not be distributed until after the
- 286 workshop.
- 287 • Pressure washing of sidewalks was discussed.
- 288 ➤ The Board needs to decide whether to charge the individual communities or
- 289 General Fund for all pressure washing.
- 290 ➤ Mr. Picarelli pointed out that some residents have paved or painted their
- 291 driveways, which may become damaged from the pressure washing.
- 292 ➤ Most residents have been pleased with the pressure washing.

THIRTEENTH ORDER OF BUSINESS**Approval/Disapproval/Discussion****A. Approval of Addendum to Agreement with Martin Aquatic Design & Engineering for Lap Pool**

- Mr. Jackson worked with Martin Aquatic to prepare this agreement.
- Mr. Martin has already reviewed the agreement and signed it.

Mr. Molder MOVED to approve the Addendum to Agreement with Martin Aquatic Design & Engineering for Lap Pool, and Mr. Picarelli seconded the motion.

There being no further discussion,

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

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

- Ms. Diana Cline of Deer Run mentioned that food trucks will be on property from 4:00 p.m. to 7:00 p.m.
- Ms. Cline asked about speed bumps on County Line Road. Mr. Molder noted that no speed bumps may be placed on County Line Road. However, other local cities are testing raised crosswalks.
- Maria of Wrencrest asked about the Meadow Pointe I meeting regarding streetlights and stop signs. She was told construction of a traffic light will start next month.
- Maria asked about the area across from CVS. A CDD structure will be built at this location.

FIFTEENTH ORDER OF BUSINESS**Supervisor Comments**

- Ms. Childers discussed the crosswalks. The Board agreed the County should proceed with the work.
- The Board members are looking forward to the workshop to clarify different items.

SIXTEENTH ORDER OF BUSINESS**Adjourn the Regular Meeting and Proceed to a Workshop**

There being no further meeting business,

On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all in favor, the meeting was adjourned at 8:32 p.m., and the Board proceeded to a workshop.

Jamie Childers
Chairperson

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, February 1, 2023, following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary
Sheila Diaz	Operations Manager

The following items were discussed during the February 1, 2023 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the workshop to order.

SECOND ORDER OF BUSINESS

Items for Discussion

B. Pond Breach

- The Board looked at a map from 2010.
- Ms. Diaz showed the Board a video.
- Mr. Molder went to the area, and he indicated it appears to be natural. The water flows between Pond 1 into wetlands where the barrier is located. The issue has not worsened over the past 10 years.
- Ms. Darner suggested the Board remain aware of the situation.

- Ms. Childers suggested asking for an opinion from the pond company, and whether they recommend doing anything at this time.

C. Streetlight at Fog Hollow

- There was a light and pole in the past.
- The area is on County property, and they have stated via email they have no issue with the streetlight being installed, but it is in the boundary of Meadow Pointe I.
- Mr. Nanni suggested an Interlocal Agreement.
- Mr. Molder spoke to a Meadow Pointe I official, and was told they do not have a problem with installation of the streetlight.
- The lighting will be solar.
- Ms. Darner commented the District may ask them whether they mind that a streetlight is installed there, and prepare an agreement stating the CDD would be responsible for maintenance of the light.
- The Board needs to determine whether a formal agreement with Meadow Pointe I is necessary.
- The Board concurred to authorize Mr. Molder to speak to Meadow Pointe I to obtain information for presentation and approval at the next CDD meeting.

D. Operations Manager Training Progress

- The newly hired manager resigned.
- Ms. Darner asked Ms. Diaz if she would consider continuing as Operations Manager.
- The person taking the job needs to be flexible with hours.
- Ms. Diaz commented the Operations Manager needs to be available via phone all the time.
- Ms. Diaz suggested she can work in the office two days per week, three part-time days, and be available 24/7.
- Ms. Darner is proposing to have a hybrid role between Ms. Diaz and Mike. Mike would take more of a leadership role.
- The pay should be increased.
- Ms. Childers will work with Mr. Cohen to prepare a contract.

A. Deed Restrictions/Definitions

- Mailboxes were addressed.
 - Mr. Molder proposed leaving the vinyl numbers on the mailboxes. Mailboxes should not have logos.
 - Mr. Jargo should look at all mailboxes and determine whether there are any violations.
 - A photo of the new mailbox with associated information should be sent with the violation letter.
 - Mr. Signoretti indicated *mailbox needs sprucing up*, needs to be defined.
 - Mr. Molder suggested some residents can keep their old mailboxes, as long as it is well-kept.
 - Ms. Childers suggested residents be given options to resolve any issues for which they are facing a violation.
 - The violation letters need to be updated.
 - Ms. Darner suggested all residents receive a letter indicating the new requirements for mailboxes and a date for enforcement to commence. The Board concurred to do this. Mr. Molder believes this letter may give residents more time to be out of compliance. The deadline should be sooner than June.
 - Mr. Picarelli mentioned that there is a person in Meadow Pointe I who refurbishes mailboxes for \$40. Ms. Diaz indicated the person will have to give his contact information for the flyer.
 - The new flyer should be posted on a weekly basis.
 - The letter to residents will be approved at the next meeting.
 - Something should be posted in the next newsletter.
 - Ms. Childers would like the deadline for compliance to be on or about April 17, 2023.
 - Mr. Molder will work on the Deed Restriction violation letter.
 - Ms. Childers requested at the next workshop the Board create a schedule as to when each deed restriction item will be finalized.
- Driveways were briefly discussed.

- The Deed Restriction should indicate that if a driveway is professionally cleaned, the resident has a receipt, and the driveway is still stained, they cannot be issued another violation. This was previously a Board decision.
- Discussion ensued regarding miscellaneous items associated with the deed restriction process.
 - The DRVC needs to be reinstated.
 - Mr. Molder commented that the Committee should coordinate with Mr. Jargo, and he would report back to the Board.
 - Ms. Childers would like the Committee to communicate and work with residents before imposing a fine.
 - Litigation was discussed.
 - Ms. Childers discussed a fence easement issue.
 - *Grandfathering in* items was discussed. Mr. Jargo needs to be trained properly to ensure he checks files before sending letters to residents.
- An item should be posted regarding the need for DRVC volunteers. Mr. Molder would like to have one volunteer from each non-HOA Village, if possible.
- Mr. Molder suggested that newspapers get delivered to a specific newspaper stand instead of the front of homes.

THIRD ORDER OF BUSINESS**Adjournment**

There being no further discussion, the workshop was adjourned.

Jamie Childers
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, February 15, 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
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Robert Dvorak	District Engineer (via Zoom)
Sheila Diaz	Operations Manager
Steve Jargo	ARC/DRC
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves. A quorum was established.

THIRD ORDER OF BUSINESS

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

The Pledge of Allegiance was recited, and a moment of silence was observed.

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

The following item was added to the Agenda:

- Review of Parking Enforcement under Item 13.

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

- Mr. George Neuendorf of Longleaf requested a status of sidewalk work. The RFP is complete, and staff is in the process of setting up dates for publication.
- Mr. Neuendorf discussed an issue at one of the ponds with erosion. Rock was put down on both sides.
- Mr. Lawrence Jimenez of Wrencrest requested an update regarding the letter to the Ridge CDD. Mr. Molder sent a note to the Property Manager, but she has not responded. The overgrowth is blocking drainage into the wetlands. This is not CDD property, but the issue is bordering on private property. Mr. Molder will send the information to Ms. Diaz, and she will forward to Mr. Cohen to prepare a letter.
- Mr. Jimenez was told the new fitness equipment would arrive in March.
- Ms. Christine Hankerson of Longleaf discussed speeding vehicles. She was told by the Sheriff's Office they cannot handle this matter. Mr. Signoretti responded with what the CDD can do by installing crosswalks, etcetera. Mr. Signoretti noted the Sheriff's Office does not have the funding, as it would have to come from the County Commissioners. He advised residents to attend the County Commissioners' meetings. Ms. Childers noted two flashing beacons will be installed on County Line Road for the crosswalks. The District also requested installation of raised crosswalks on County Line Road.
- Mr. Kevin Ginsberg of Wrencrest would like to volunteer on the DRVC.
- Mr. Chris Kluender of Iverson would like to volunteer on the DRVC.
- Mr. Alvin and Ms. Khareen Raiz of Iverson discussed a denial letter they received with regards to painting their garage door the same color as the front door. Mr. Picarelli indicated the other homes were painted and approved by a previous Board. Therefore, they are *grandfathered in*. Wood stain is the only dark color which has been approved for garage doors.

- Ms. Cheryl Meador of Lettingwell noticed sidewalk markings on Beardsley. The County has accepted responsibility for sidewalk maintenance, starting with Beardsley.

SIXTH ORDER OF BUSINESS**District Manager Report**

- Mr. Nanni is working with Labor Finders to hire day laborers. A credit application is being filled out. He has some questions, and is waiting to hear back from Labor Finders.
- The BDI Agreement has the Rate Schedule attached. Mr. Nanni indicated Article 6 of the agreement states it becomes effective when signed by both parties. As previously discussed by the Board, that date will be February 11, 2023.

SEVENTH ORDER OF BUSINESS**District Engineer Report****A. Discussion of RFQ for District Engineering Services**

- Mr. Nanni noted it was advertised on February 5, 2023, and open for requests on February 6, 2023. Mr. Nanni continued with details of all the dates associated with the RFQ.
 - Ms. Childers commented she would like for all participating engineering companies to make a presentation to the Board.
 - There have been no requests to date.
 - The interim contract with BDI will be signed.
- Other miscellaneous engineering matters were discussed by Mr. Dvorak.
- The field work for the sidewalk RFP is complete. He recommended that Mr. Cohen review all the documentation. Discussion ensued regarding due dates. The Board would like for the RFP to be marketed on March 3, 2023, a pre-bid meeting on March 15, 2023 at 2:00 p.m., and April 3, 2023 will be the deadline.
 - The lap pool project was discussed. Martin Aquatic received their Notice to Proceed. Mr. Dvorak indicated they are going to have a virtual meeting to discuss ideas, after which there will be an on-site meeting, as part of the first phase. A Board member should attend these meetings. Ms. Childers will represent the Board. A Project Manager will oversee the work.
 - Mr. Dvorak is in possession of all documents associated with JMT.

- Mr. Nanni discussed a resident's irrigation repair. He asked Mr. Dvorak to contact Mr. Neidert to facilitate a reimbursement to the resident, Mr. McDermott, for the irrigation repair.

The record shall reflect Mr. Dvorak exited the meeting.

EIGHTH ORDER OF BUSINESS

District Counsel Report

Ms. Childers reported she has been communicating with Mr. Cohen regarding a few different issues.

- There remains an injunction against the gate arms at Wrencrest, and unless the injunction is dropped, the CDD may not put up the gate arms.
- The Board is trying to get the Anand Vihar assessment classified based on the size of the homes.
- The engineering contract was briefly discussed.
- There remain three properties which have fences on the easements, which were approved by prior Boards. Mr. Cohen is working on the License Agreement, but is awaiting Exhibits from Mr. Dvorak. Ms. Childers will follow up with him.
- The abandoned home on Burleigh Drive was discussed. Work has started to maintain the property. Mr. Molder investigated and determined from looking at the Property Appraiser's website that there is a next of kin involved with this property. The foreclosure has been released.
- Mr. Picarelli asked Ms. Childers to speak to Mr. Cohen to determine the status of the Iverson property for which the District mows the grass. Mr. Picarelli investigated, and the CDD is listed as the property owner. He would like to know the process to sell the property.
- Mr. Molder requested that Ms. Childers follow up with Mr. Cohen regarding next steps for the injunction. Mr. Cohen is in communication with the County Attorney, and there may be more information available. Ms. Childers noted the litigation was closed out in the court system, but the litigation and the injunction are two separate items. Once there is determination that it is private property, the injunction may be dropped. Mr. Picarelli discussed the background.

NINTH ORDER OF BUSINESS**Consent Agenda****A. Minutes of the January 4, and January 18, 2023 Meetings****B. Financial Report as of January 31, 2023****C. Deed Restrictions**

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

Consent Agenda.

- Ms. Childers discussed corrections to both sets of minutes.

Mr. Picarelli MOVED to approve the Consent Agenda, consisting of the Minutes of the January 4, and January 18, 2023 Meetings as amended, the Financial Report as of January 31, 2023 and Deed Restrictions, and Mr. Signoretti seconded the motion.

- Ms. Childers discussed the Deed Restrictions.
 - There is a question regarding the items for pressure washing of sidewalks. It needs to be determined whether they are private or CDD sidewalks. The resident is not responsible for pressure washing the apron and front of the home. There is a proposal to pressure wash all community sidewalks to include the apron. Ms. Childers would like the statement to read, *Please pressure wash your driveway and concrete on your property*, to avoid confusion.
- Mr. Picarelli noted on the Financial Report that the gate repairs in Wrencrest were over budget.
- The Board discussed further corrections to the Deed Restriction items.
 - On Item 2023-008, the post needs to be re-painted.
 - Mr. Picarelli noted there are kits which may be ordered for housing of the water conditioners. He suggested options in this regard be included in that Deed Restriction.
 - Mr. Molder noted that the palm tree in Item 2023-008 needs to be pruned.
 - He also noted that in Item 2023-011, there is a flat screen television sitting out on the street with the trash.

Mr. Picarelli MOVED to amend the prior motion to include the DRVC Report as amended, and Mr. Signoretti seconded the motion.

There being no further discussion,

On VOICE vote, with all in favor, the Consent Agenda was approved as amended with modifications to the January 4, and January 18, 2023 Meetings, the Financial Report as of January 31, 2023, as presented, and the DRVC Report as amended.

TENTH ORDER OF BUSINESS

Architectural Review Discussion Items

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2023-009	Iverson	30521 Iverson	Screen Enclosure	Approved
2023-010	Morningside	3001 Morningmist	Paint Home	Approved

There being no discussion,

On MOTION by Mr. Picarelli, seconded by Mr. Molder, with all in favor, the Architectural Review Discussion items were accepted as presented.

ELEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Residents Council

- A resident requested a tent to sell Girl Scout cookies on the same evening as the food trucks. The area to sell the cookies is outside of the Council, and cookies are usually not allowed to be sold outside of the Council area. However, Ms. Childers contacted the Council, and they are in favor of having the cookies sold there. The Board concurred to allow this.

B. Government/Community Updates

- Mr. Signoretti will follow up with the County Administrator regarding the Wrencrest Gate. This item passed Traffic Planning, and is now with the County Administrator for next steps to close the gate.

TWELFTH ORDER OF BUSINESS

Operations Manager Report

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

- The start date for pool resurfacing is February 27, 2023.
- The mailbox flyer was revised.
- The proposals to pressure wash the sidewalks were discussed. The price has doubled since the last time they were done in 2018. The gutter areas by the streets were included.

Mr. Molder MOVED to approve pressure washing proposals from Grime Fighters of Tampa Bay, Inc., for the different Villages as presented, 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 discussed a new *Read Program* which uses certified service dogs to help children who struggle with reading. Ms. Childers advised Ms. Diaz to tell them the Board is not opposed to the program, but will need to verify insurance and fees.
- An invoice was received from Lettingwell for pressure washing of their sidewalks this past December for reimbursement. The cost was reasonable.

THIRTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion

A. Approval of Operations Manager Contract

- Mr. Cohen will prepare the contract.

Mr. Picarelli MOVED to approve the new Operations Manager's Contract for Ms. Sheila Diaz, to be paid \$40 per hour, up to 40 hours per week, two days on-site, and the remaining days working remotely, with a 30-day termination policy, or termination upon another individual hired and training completed, and Mr. Signoretti seconded the motion.

- The hiring process will need to be addressed.
- Ms. Diaz will be present at the office on days in which walk-throughs take place, CDD Meeting days, or if any major issues are occurring.

- Mr. Picarelli commented he is appreciative of the fact that Ms. Diaz will be flexible with her schedule.

There being no further discussion,

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

- The Board discussed the hiring process.
 - The last Indeed Application included a job description which Ms. Diaz assisted in creating. Ms. Childers believes the application needs additional wording regarding expectations.
 - Ms. Diaz commented the expectation in the job description needs to state, 40 hours on site, 24/7 on call.
 - The agreed-upon salary was \$68,250 per year, accruing PTO after 90 days, and an annual review in January.
 - Mr. Picarelli suggested \$70,000, with a 5% increase after the 90-day evaluation.
 - A comparison with other Districts was done. Some Districts have benefits, but Meadow Pointe II does not.
 - Mr. Molder suggested “24 hours on call for emergencies.”
 - Mr. Molder suggested that Mr. Lavery may become an Assistant Operations Manager, to divide the time being on call. Ms. Childers suggested a discussion at the next workshop regarding the hierarchy of operations staff. Mr. Molder suggested the staff members be compensated extra for being available on call.
 - The Operations Manager would always be notified of emergencies, such as a water main break or major gate issues. Mr. Picarelli suggested the voice mail message be changed in this regard.
 - This item will be discussed further at the next workshop.

The record shall reflect Ms. Childers exited the meeting for a short period.

B. Discussion of Letter to Residents Regarding Deed Restrictions

- Mr. Picarelli suggested the first paragraph should indicate residents are fully aware they live in a deed-restricted community.

- Mr. Molder explained the Board is reviewing and editing the Deed Restrictions, with better clarity.

The record shall reflect Ms. Childers re-joined the meeting.

- All items will be defined.
- Mr. Signoretti suggested a statement to contact the Committee if there are any issues with correcting the violation, including financial restrictions. Anyone with issues should contact the DRVC Coordinator.
- This item was opened to discussion by residents.
 - Mr. Kevin Ginsberg of Wrencrest suggested a caveat stating, *If you need assistance, we will look at it on a case-by-case basis.*
 - Ms. Joanna Rainey of Lettingwell has experience from being on an HOA Board. She believes the caveat should not be included, as many residents will plead their case, and cause misinterpretation. Ms. Childers suggested adding that residents should be encouraged to contact the DRVC or Board with any concerns regarding their violation.

Mr. Molder MOVED to accept the letter to residents regarding Deed Restrictions as written, with an amendment to the first sentence as follows: *As you know, Meadow Pointe II is a Deed-Restricted community.*, and Mr. Picarelli seconded the motion.

- Ms. Childers requested the last sentence be amended to, *If you have any questions or concerns, please attend the next CDD Meeting or reach out to our DRVC Coordinator.*

Mr. Molder MOVED to amend the prior motion to include the change to the last sentence, as discussed, and Mr. Picarelli seconded the motion.

Upon further discussion,

On VOICE vote, with all in favor, the letter to residents was accepted as amended, with the first sentence to state, *As you know, Meadow Pointe II is a Deed-Restricted community.*, and the last sentence to state, *If you have any questions or concerns, please attend the next CDD Meeting or reach out to our DRVC Coordinator.*

- A generic letter will be mailed to residents via First Class Mail.
- Ms. Diaz requested from Mr. Nanni a copy of the tax roll database.
- Letters will be sent to owners only in non-HOA communities.
- This letter will be included in the next newsletter, posted on the website for the foreseeable future and posted on the Facebook Page.
- C. Review of Parking Enforcement**
- Parking Enforcement Guidelines were sent by Ms. Jen Picarelli in January.
- The Guidelines do not address towing of vehicles.
- Ms. Childers noted that if the vehicle is on private property, no one may walk on the property to issue a notice. The notice of enforcement may be mailed to the resident. If the vehicle is on the apron, the notice may be placed.
- Ms. Diaz believes someone else should be hired to oversee parking enforcement, as Mr. Jargo already has a tremendous workload. No staff members are available to do this.
- Mr. Jargo's workload was discussed.

On MOTION by Mr. Molder, seconded by Mr. Picarelli, with all in favor, the Deed Restrictions Violation Committee shall be reinstated with Mr. Chris Kluender, Mr. Kevin Ginsberg and Mr. Lawrence Jimenez to serve as volunteers.

- Mr. Molder will attend the first meeting and assist in training the new volunteers.
- Ms. Childers asked Mr. Molder to contact Ms. Arlene Formansky, as she was interested in becoming a DRVC volunteer.
- Ms. Childers noted the streets in Morningside and Deer Run are County-owned, and enforced by the police.

338 • On some streets, if the roads are deemed to be CDD-owned, the CDD may enforce
339 parking in those communities.

340 • There is no parking on the tree lawn, and no blocking of sidewalks.

341 • There is no ticketing by the CDD. The person receives a Notice, and after the fourth
342 Notice, the vehicle is towed.

343 Mr. Molder discussed specific guidelines for mailboxes, ARC and DRC items.

344 • There is a vendor who builds the mailboxes.

345 • Mr. Molder discussed the parts of the mailboxes and their availability.

346 • There will be vinyl numbers on both sides of the mailbox.

347 • Mr. Picarelli indicated the CDD will have to adjust guidelines for many items.

348 • The differences between DRC and ARC were discussed.

349 • Ms. Diaz explained the Deed Restrictions process.

350 • Mr. Molder will submit to Ms. Fernandez the documents which were discussed.

351 • Ms. Childers would like to get an opinion from Ms. Fernandez as to whether a
352 vehicle wrap is considered a sign.

353 Mr. Molder discussed issues with delivery of the Laker flyers.

354 • Mr. Molder would like to invite a representative of the Laker to a meeting to discuss
355 solutions to issues with delivery of the flyers, and the fact that they are putting red
356 stickers on the mailboxes of those who do not want it. He would like them to deliver
357 to the Clubhouse only, and interested residents may pick one up. Ms. Childers
358 advised Mr. Molder to speak to Ms. Wright of the Residents Council for
359 suggestions.

360

361 **FOURTEENTH ORDER OF BUSINESS**

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

362
363 • Mr. Rich Bennett of Tullamore indicated that an F-150 truck is considered a half-
364 ton with regards to weight limits.

365 • Ms. Christine Hankerson of Longleaf indicated the green tower was removed from
366 her yard by Frontier. Frontier would be responsible for any injuries, so they will
367 remove the towers from yards.

368

369

FIFTEENTH ORDER OF BUSINESS**Supervisor Comments**

- Mr. Molder was happy the Beardsley sidewalks are getting repaired.
- Mr. Molder indicated the tree with hurricane damage in Beardsley was removed and the area is safer.
- Mr. Picarelli is happy about the sidewalks being repaired.
- Mr. Picarelli thanked Mr. Molder for sending him the original Deed Restrictions. The developer allowed residents to place items on the easements, which is forbidden, according to the original Deed Restrictions.
- Ms. Childers is excited the current Board is active in getting things taken care of. The Board spends a lot of time outside of the meetings to make the community better. Progress is being made.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

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

Jamie Childers
Chairperson

9B

MEADOW POINTE II
Community Development District

Financial Report

February 28, 2023

Prepared by



Table of Contents

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

MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

February 28, 2023

MEADOW POINTE II

Community Development District

Governmental Funds**Balance Sheet**
February 28, 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)	GENERAL FUND - MANOR ISLE (010)
ASSETS										
Cash - Checking Account	\$ 691,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	127,123	309,970	82,315	360,424	51,828	292,766	34,787	446,208	229,089
Investments:										
Money Market Account	6,471,562	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Prepaid Items	337	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 7,193,410	\$ 127,123	\$ 309,970	\$ 82,315	\$ 360,424	\$ 51,828	\$ 292,766	\$ 34,787	\$ 446,208	\$ 229,089
LIABILITIES										
Accounts Payable	\$ 1,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176	\$ -	\$ -
Accrued Expenses	61,830	186	46	46	46	46	46	46	46	46
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,432,416	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,517,964	186	46	46	46	46	46	222	46	46
FUND BALANCES										
Nonspendable:										
Prepaid Items	337	-	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-
Assigned to:										
Operating Reserves	441,128	11,855	5,560	2,007	3,704	2,267	5,669	-	8,428	4,731
Reserves - Ponds	279,053	-	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	599,792	-	-	-	-	-	-	-	-	-

MEADOW POINTE II

Community Development District

Governmental Funds**Balance Sheet**
February 28, 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)	GENERAL FUND - MANOR ISLE (010)
Reserves - Roadways	-	-	187,923	56,970	184,645	36,391	189,930	-	180,788	102,267
Reserves - Sidewalks	-	-	25,660	4,054	3,293	2,010	7,544	2,500	44,479	8,744
Unassigned:	2,325,186	115,082	90,781	19,238	168,736	11,114	89,577	32,065	212,467	113,301
TOTAL FUND BALANCES	\$ 3,675,446	\$ 126,937	\$ 309,924	\$ 82,269	\$ 360,378	\$ 51,782	\$ 292,720	\$ 34,565	\$ 446,162	\$ 229,043
TOTAL LIABILITIES & FUND BALANCES	\$ 7,193,410	\$ 127,123	\$ 309,970	\$ 82,315	\$ 360,424	\$ 51,828	\$ 292,766	\$ 34,787	\$ 446,208	\$ 229,089

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<u>ASSETS</u>									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691,561
Assessments Receivable	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	298,991	277,101	301,441	580,233	8,774	14,489	30,151	-	3,445,690
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	6,471,562
Construction Fund	-	-	-	-	-	-	-	2,474,953	2,474,953
Prepayment Account	-	-	-	-	-	-	3,624	-	3,624
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	545,517	-	545,517
Prepaid Items	-	-	-	-	-	-	-	-	337
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 298,991	\$ 277,101	\$ 301,441	\$ 580,233	\$ 8,774	\$ 14,489	\$ 730,897	\$ 2,474,953	\$ 13,814,799
<u>LIABILITIES</u>									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,419
Accrued Expenses	-	46	46	46	46	46	-	-	62,614
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	3,432,416
TOTAL LIABILITIES	-	46	46	46	46	46	-	-	3,518,924
<u>FUND BALANCES</u>									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	337
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	730,897	-	730,897
Capital Projects	-	-	-	-	-	-	-	2,474,953	2,474,953
Assigned to:									
Operating Reserves	5,058	4,412	4,219	8,556	-	-	-	-	507,594
Reserves - Ponds	-	-	-	-	-	-	-	-	279,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	599,792

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Reserves - Roadways	142,947	102,160	172,026	256,814	-	-	-	-	1,612,861
Reserves - Sidewalks	19,820	26,544	1,936	26,330	3,170	5,068	-	-	181,152
Unassigned:	131,166	143,939	123,214	288,487	5,558	9,375	-	-	3,879,286
TOTAL FUND BALANCES	\$ 298,991	\$ 277,055	\$ 301,395	\$ 580,187	\$ 8,728	\$ 14,443	\$ 730,897	\$ 2,474,953	\$ 10,295,875
TOTAL LIABILITIES & FUND BALANCES	\$ 298,991	\$ 277,101	\$ 301,441	\$ 580,233	\$ 8,774	\$ 14,489	\$ 730,897	\$ 2,474,953	\$ 13,814,799

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 42	\$ 5	\$ (37)	5.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	151,330	142,238	143,489	1,251	94.82%	14,690	4,171	(10,519)
Interest - Tax Collector	-	-	448	448	0.00%	-	-	-
Special Assmnts- Tax Collector	1,559,864	1,461,451	1,479,040	17,589	94.82%	176,483	42,990	(133,493)
Special Assmnts- Discounts	(68,448)	(64,239)	(63,860)	379	93.30%	(7,581)	(1,470)	6,111
Other Miscellaneous Revenues	25,000	10,417	21,196	10,779	84.78%	2,083	320	(1,763)
Gate Bar Code/Remotes	5,000	2,083	898	(1,185)	17.96%	417	44	(373)
Access Cards	1,300	542	69	(473)	5.31%	108	-	(108)
TOTAL REVENUES	1,674,146	1,552,534	1,581,285	28,751	94.45%	186,208	46,055	(140,153)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	10,000	8,800	1,200	36.67%	2,000	1,800	200
FICA Taxes	1,836	765	673	92	36.66%	153	138	15
ProfServ-Engineering	64,500	26,875	51,150	(24,275)	79.30%	5,375	35,473	(30,098)
ProfServ-Legal Services	42,000	17,500	7,700	9,800	18.33%	3,500	2,660	840
ProfServ-Mgmt Consulting	76,528	31,887	31,887	-	41.67%	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	4,050	3,704	346	91.46%	4,050	-	4,050
ProfServ-Web Site Maintenance	1,553	647	1,553	(906)	100.00%	129	-	129
Auditing Services	4,400	-	4,400	(4,400)	100.00%	-	4,400	(4,400)
Postage and Freight	1,000	417	172	245	17.20%	83	59	24
Insurance - General Liability	34,536	34,536	32,412	2,124	93.85%	-	-	-
Printing and Binding	500	208	19	189	3.80%	42	-	42
Legal Advertising	1,000	417	631	(214)	63.10%	83	331	(248)
Miscellaneous Services	1,000	417	78	339	7.80%	83	16	67
Misc-Assessment Collection Cost	31,197	29,233	28,417	816	91.09%	3,536	833	2,703
Misc-Supervisor Expenses	500	208	-	208	0.00%	42	-	42
Office Supplies	150	63	-	63	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	297,685	157,548	180,381	(22,833)	60.59%	25,466	52,087	(26,621)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	20,000	8,333	8,333	-	41.67%	1,667	8,333	(6,666)
Contracts-Security Alarms	600	250	215	35	35.83%	50	43	7
R&M-General	10,000	4,167	546	3,621	5.46%	833	-	833
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	15,765	6,569	-	6,569	0.00%	1,314	-	1,314
Total Field	46,615	19,569	9,094	10,475	19.51%	3,864	8,376	(4,512)
<u>Landscape Services</u>								
ProfServ-Landscape Architect	12,000	5,000	4,200	800	35.00%	1,000	840	160
Contracts-Landscape	173,343	72,226	57,292	14,934	33.05%	14,445	13,545	900
R&M-Irrigation	6,000	2,500	5,569	(3,069)	92.82%	500	2,289	(1,789)
R&M-Landscape Renovations	20,000	8,333	2,956	5,377	14.78%	1,667	1,639	28
R&M-Mulch	25,000	25,000	24,308	692	97.23%	-	-	-
R&M-Trees and Trimming	4,000	1,667	500	1,167	12.50%	333	-	333
Total Landscape Services	240,343	114,726	94,825	19,901	39.45%	17,945	18,313	(368)
<u>Utilities</u>								
Contracts-Solid Waste Services	230,580	96,075	97,875	(1,800)	42.45%	19,215	38,430	(19,215)
Utility - General	7,500	3,125	5,567	(2,442)	74.23%	625	2,531	(1,906)
Electricity - Streetlights	210,000	87,500	110,248	(22,748)	52.50%	17,500	25,449	(7,949)
Utility - Reclaimed Water	10,000	4,167	2,192	1,975	21.92%	833	284	549
Misc-Property Taxes	11,000	11,000	4,795	6,205	43.59%	-	-	-
Misc-Assessment Collection Cost	3,027	2,886	2,757	129	91.08%	255	81	174
Total Utilities	472,107	204,753	223,434	(18,681)	47.33%	38,428	66,775	(28,347)
<u>Lakes and Ponds</u>								
Contracts-Lakes	64,890	27,038	27,688	(650)	42.67%	5,408	5,538	(130)
R&M-Mitigation	1,000	-	-	-	0.00%	-	-	-
R&M-Ponds	25,000	10,417	7,492	2,925	29.97%	2,083	6,077	(3,994)
Reserve - Ponds	5,000	-	-	-	0.00%	-	-	-
Total Lakes and Ponds	95,890	37,455	35,180	2,275	36.69%	7,491	11,615	(4,124)
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	5,833	4,367	1,466	31.19%	1,167	-	1,167
Contracts-Pools	27,600	11,500	10,850	650	39.31%	2,300	2,210	90
Communication - Telephone & WiFi	10,000	4,167	3,360	807	33.60%	833	489	344
Utility - General	1,500	625	517	108	34.47%	125	103	22
Utility - Water & Sewer	5,000	2,083	1,840	243	36.80%	417	774	(357)
Electricity - Rec Center	15,500	6,458	6,882	(424)	44.40%	1,292	1,366	(74)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Lease - Copier	4,400	1,833	2,040	(207)	46.36%	367	365	2
R&M-Clubhouse	13,000	5,417	5,266	151	40.51%	1,083	1,311	(228)
R&M-Court Maintenance	1,000	417	124	293	12.40%	83	-	83
R&M-Pools	3,500	1,458	2,118	(660)	60.51%	292	-	292
R&M-Fitness Equipment	4,500	1,875	967	908	21.49%	375	-	375
R&M-Playground	3,000	1,250	368	882	12.27%	250	-	250
Misc-Clubhouse Activities	2,000	833	-	833	0.00%	167	-	167
Office Supplies	2,500	1,042	699	343	27.96%	208	164	44
Op Supplies - General	40,000	16,667	13,757	2,910	34.39%	3,333	422	2,911
Op Supplies - Fuel, Oil	6,000	2,500	941	1,559	15.68%	500	-	500
Cleaning Supplies	5,000	2,083	2,731	(648)	54.62%	417	609	(192)
Reserve - Renewal&Replacement	21,340	-	236,562	(236,562)	1108.54%	-	-	-
Total Parks and Recreation	179,840	66,041	293,389	(227,348)	163.14%	13,209	7,813	5,396
<u>Personnel</u>								
Payroll-Maintenance	375,000	156,250	146,594	9,656	39.09%	31,250	29,171	2,079
Payroll-Benefits	3,600	1,500	-	1,500	0.00%	300	-	300
FICA Taxes	28,688	11,953	11,046	907	38.50%	2,391	2,228	163
Workers' Compensation	41,934	17,473	-	17,473	0.00%	3,495	-	3,495
Unemployment Compensation	2,150	896	-	896	0.00%	179	-	179
ProfServ-Human Resources	900	375	-	375	0.00%	75	-	75
Op Supplies - Uniforms	5,000	2,083	2,168	(85)	43.36%	417	440	(23)
Subscriptions and Memberships	1,100	1,100	1,435	(335)	130.45%	-	55	(55)
Total Personnel	458,372	191,630	161,243	30,387	35.18%	38,107	31,894	6,213
TOTAL EXPENDITURES	1,790,852	791,722	997,546	(205,824)	55.70%	144,510	196,873	(52,363)
Excess (deficiency) of revenues								
Over (under) expenditures	(116,706)	760,812	583,739	(177,073)	0.00%	41,698	(150,818)	(192,516)
<u>OTHER FINANCING SOURCES (USES)</u>								
Contribution to (Use of) Fund Balance	(116,706)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(116,706)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (116,706)	\$ 760,812	\$ 583,739	\$ (177,073)	0.00%	\$ 41,698	\$ (150,818)	\$ (192,516)
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,091,788	3,091,788	3,091,788					
FUND BALANCE, ENDING	\$ 2,975,082	\$ 3,852,600	\$ 3,675,527					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 83	\$ 1,772	\$ 1,689	886.00%	\$ 17	\$ 436	\$ 419
Special Assmnts- Tax Collector	49,798	49,798	47,218	(2,580)	94.82%	5,246	1,372	(3,874)
Special Assmnts- Discounts	(1,992)	(1,992)	(1,858)	134	93.27%	(205)	(43)	162
Settlements	4,000	1,667	-	(1,667)	0.00%	333	-	(333)
TOTAL REVENUES	52,006	49,556	47,132	(2,424)	90.63%	5,391	1,765	(3,626)
EXPENDITURES								
Administration								
Payroll-Salaries	31,280	13,033	12,740	293	40.73%	2,607	2,748	(141)
FICA Taxes	2,393	997	979	18	40.91%	199	214	(15)
ProfServ-Legal Services	6,000	2,500	448	2,052	7.47%	500	-	500
ProfServ-Mgmt Consulting	2,228	928	928	-	41.65%	186	186	-
Postage and Freight	1,500	625	60	565	4.00%	125	-	125
Misc-Assessment Collection Cost	996	996	907	89	91.06%	64	27	37
Office Supplies	1,200	500	288	212	24.00%	100	23	77
Total Administration	45,597	19,579	16,350	3,229	35.86%	3,781	3,198	583
TOTAL EXPENDITURES	45,597	19,579	16,350	3,229	35.86%	3,781	3,198	583
Excess (deficiency) of revenues								
Over (under) expenditures	6,409	29,977	30,782	805	0.00%	1,610	(1,433)	(3,043)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	6,409	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	6,409	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 6,409	\$ 29,977	\$ 30,782	\$ 805	0.00%	\$ 1,610	\$ (1,433)	\$ (3,043)
FUND BALANCE, BEGINNING (OCT 1, 2022)	96,155	96,155	96,155					
FUND BALANCE, ENDING	\$ 102,564	\$ 126,132	\$ 126,937					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 292	\$ 5,560	\$ 5,268	794.29%	\$ 58	\$ 1,347	\$ 1,289
Special Assmnts- Tax Collector	25,205	23,563	23,899	336	94.82%	2,754	695	(2,059)
Special Assmnts- Discounts	(1,008)	(917)	(941)	(24)	93.35%	(25)	(22)	3
TOTAL REVENUES	24,897	22,938	28,518	5,580	114.54%	2,787	2,020	(767)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	542	300	242	23.08%	108	60	48
R&M-Gate	4,500	1,875	407	1,468	9.04%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	453	459	(6)	91.07%	91	13	78
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
Total Field	22,306	3,705	1,198	2,507	5.37%	741	105	636
Parks and Recreation								
Reserve - Renewal&Replacement	-	-	5,416	(5,416)	0.00%	-	-	-
Total Parks and Recreation	-	-	5,416	(5,416)	0.00%	-	-	-
TOTAL EXPENDITURES	22,306	3,705	6,614	(2,909)	29.65%	741	105	636
Excess (deficiency) of revenues								
Over (under) expenditures	2,591	19,233	21,904	2,671	0.00%	2,046	1,915	(131)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,591	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,591	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,591	\$ 19,233	\$ 21,904	\$ 2,671	0.00%	\$ 2,046	\$ 1,915	\$ (131)
FUND BALANCE, BEGINNING (OCT 1, 2022)	288,020	288,020	288,020					
FUND BALANCE, ENDING	\$ 290,611	\$ 307,253	\$ 309,924					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 104	\$ 1,472	\$ 1,368	588.80%	\$ 21	\$ 343	\$ 322
Special Assmnts- Tax Collector	9,080	3,783	8,610	4,827	94.82%	757	250	(507)
Special Assmnts- Discounts	(363)	(313)	(339)	(26)	93.39%	(63)	(8)	55
TOTAL REVENUES	8,967	3,574	9,743	6,169	108.65%	715	585	(130)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	300	346	19.35%	129	60	69
R&M-Gate	3,000	1,250	282	968	9.40%	250	-	250
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	182	159	165	(6)	90.66%	36	5	31
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
Total Field	8,054	2,888	779	2,109	9.67%	582	97	485
TOTAL EXPENDITURES	8,054	2,888	779	2,109	9.67%	582	97	485
Excess (deficiency) of revenues								
Over (under) expenditures	913	686	8,964	8,278	0.00%	133	488	355
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	913	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	913	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 913	\$ 686	\$ 8,964	\$ 8,278	0.00%	\$ 133	\$ 488	\$ 355
FUND BALANCE, BEGINNING (OCT 1, 2022)	73,305	73,305	73,305					
FUND BALANCE, ENDING	\$ 74,218	\$ 73,991	\$ 82,269					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 800	\$ 333	\$ 6,619	\$ 6,286	827.38%	\$ 67	\$ 1,596	\$ 1,529
Special Assmnts- Tax Collector	15,234	13,133	14,445	1,312	94.82%	1,039	420	(619)
Special Assmnts- Discounts	(609)	(515)	(569)	(54)	93.43%	(124)	(13)	111
TOTAL REVENUES	15,425	12,951	20,495	7,544	132.87%	982	2,003	1,021
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	300	346	19.35%	129	60	69
R&M-Gate	3,000	1,250	782	468	26.07%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	239	278	(39)	91.15%	45	8	37
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
Total Field	14,857	2,970	1,392	1,578	9.37%	591	100	491
TOTAL EXPENDITURES	14,857	2,970	1,392	1,578	9.37%	591	100	491
Excess (deficiency) of revenues								
Over (under) expenditures	568	9,981	19,103	9,122	0.00%	391	1,903	1,512
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	568	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	568	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 568	\$ 9,981	\$ 19,103	\$ 9,122	0.00%	\$ 391	\$ 1,903	\$ 1,512
FUND BALANCE, BEGINNING (OCT 1, 2022)	341,275	341,275	341,275					
FUND BALANCE, ENDING	\$ 341,843	\$ 351,256	\$ 360,378					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 75	\$ 31	\$ 913	\$ 882	1217.33%	\$ 6	\$ 201	\$ 195
Special Assmnts- Tax Collector	10,624	9,459	10,073	614	94.81%	1,521	293	(1,228)
Special Assmnts- Discounts	(425)	(381)	(396)	(15)	93.18%	(41)	(9)	32
TOTAL REVENUES	10,274	9,109	10,590	1,481	103.08%	1,486	485	(1,001)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	296	350	19.10%	129	43	86
R&M-Gate	3,000	1,250	1,182	68	39.40%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	166	194	(28)	91.51%	23	6	17
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	9,096	5,229	1,704	3,525	18.73%	569	81	488
TOTAL EXPENDITURES	9,096	5,229	1,704	3,525	18.73%	569	81	488
Excess (deficiency) of revenues								
Over (under) expenditures	1,178	3,880	8,886	5,006	0.00%	917	404	(513)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1,178	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,178	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1,178	\$ 3,880	\$ 8,886	\$ 5,006	0.00%	\$ 917	\$ 404	\$ (513)
FUND BALANCE, BEGINNING (OCT 1, 2022)	42,900	42,900	42,900					
FUND BALANCE, ENDING	\$ 44,078	\$ 46,780	\$ 51,786					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 208	\$ 5,164	\$ 4,956	1032.80%	\$ 42	\$ 1,244	\$ 1,202
Special Assmnts- Tax Collector	25,724	21,074	24,391	3,317	94.82%	2,430	709	(1,721)
Special Assmnts- Discounts	(1,029)	(920)	(960)	(40)	93.29%	(176)	(22)	154
TOTAL REVENUES	25,195	20,362	28,595	8,233	113.49%	2,296	1,931	(365)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	300	346	19.35%	129	60	69
R&M-Gate	3,000	1,250	977	273	32.57%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	514	469	45	91.25%	62	14	48
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,741	18,920	1,778	17,142	7.82%	608	106	502
TOTAL EXPENDITURES	22,741	18,920	1,778	17,142	7.82%	608	106	502
Excess (deficiency) of revenues Over (under) expenditures	2,454	1,442	26,817	25,375	0.00%	1,688	1,825	137
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,454	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,454	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,454	\$ 1,442	\$ 26,817	\$ 25,375	0.00%	\$ 1,688	\$ 1,825	\$ 137
FUND BALANCE, BEGINNING (OCT 1, 2022)	265,903	265,903	265,903					
FUND BALANCE, ENDING	\$ 268,357	\$ 267,345	\$ 292,720					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	16,120	27,906	11,786	154.78%	1,350	811	(539)
Special Assmnts- Other	11,402	9,122	-	(9,122)	0.00%	2,280	-	(2,280)
Special Assmnts- Discounts	(1,177)	(1,095)	(1,098)	(3)	93.29%	(76)	(25)	51
TOTAL REVENUES	28,254	24,147	26,808	2,661	94.88%	3,554	786	(2,768)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	296	350	19.10%	129	43	86
R&M-Gate	3,000	1,250	1,182	68	39.40%	250	180	70
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	513	536	(23)	91.00%	67	16	51
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
Total Field	14,641	10,744	2,046	8,698	13.97%	613	271	342
TOTAL EXPENDITURES	14,641	10,744	2,046	8,698	13.97%	613	271	342
Excess (deficiency) of revenues								
Over (under) expenditures	13,613	13,403	24,762	11,359	0.00%	2,941	515	(2,426)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	13,613	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	13,613	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 13,613	\$ 13,403	\$ 24,762	\$ 11,359	0.00%	\$ 2,941	\$ 515	\$ (2,426)
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,803	9,803	9,803					
FUND BALANCE, ENDING	\$ 23,416	\$ 23,206	\$ 34,565					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 417	\$ 7,818	\$ 7,401	781.80%	\$ 83	\$ 1,896	\$ 1,813
Special Assmnts- Tax Collector	37,989	33,184	36,021	2,837	94.82%	3,491	1,047	(2,444)
Special Assmnts- Discounts	(1,520)	(1,393)	(1,418)	(25)	93.29%	(150)	(33)	117
TOTAL REVENUES	37,469	32,208	42,421	10,213	113.22%	3,424	2,910	(514)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	417	229	26.90%	129	74	55
R&M-Gate	4,500	1,875	587	1,288	13.04%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	760	692	68	91.05%	-	20	(20)
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	33,812	29,116	1,728	27,388	5.11%	671	126	545
TOTAL EXPENDITURES	33,812	29,116	1,728	27,388	5.11%	671	126	545
Excess (deficiency) of revenues Over (under) expenditures	3,657	3,092	40,693	37,601	0.00%	2,753	2,784	31
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	3,657	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,657	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 3,657	\$ 3,092	\$ 40,693	\$ 37,601	0.00%	\$ 2,753	\$ 2,784	\$ 31
FUND BALANCE, BEGINNING (OCT 1, 2022)	405,469	405,469	405,469					
FUND BALANCE, ENDING	\$ 409,126	\$ 408,561	\$ 446,162					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 550	\$ 229	\$ 4,001	\$ 3,772	727.45%	\$ 46	\$ 971	\$ 925
Special Assmnts- Tax Collector	21,473	19,615	20,360	745	94.82%	1,426	592	(834)
Special Assmnts- Discounts	(859)	(733)	(801)	(68)	93.25%	(76)	(18)	58
TOTAL REVENUES	21,164	19,111	23,560	4,449	111.32%	1,396	1,545	149
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	300	346	19.35%	129	60	69
R&M-Gate	3,000	1,250	1,467	(217)	48.90%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	399	391	8	91.14%	29	11	18
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	18,981	15,130	2,190	12,940	11.54%	575	103	472
TOTAL EXPENDITURES	18,981	15,130	2,190	12,940	11.54%	575	103	472
Excess (deficiency) of revenues Over (under) expenditures	2,183	3,981	21,370	17,389	0.00%	821	1,442	621
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,183	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,183	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,183	\$ 3,981	\$ 21,370	\$ 17,389	0.00%	\$ 821	\$ 1,442	\$ 621
FUND BALANCE, BEGINNING (OCT 1, 2022)	207,673	207,673	207,673					
FUND BALANCE, ENDING	\$ 209,856	\$ 211,654	\$ 229,043					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 292	\$ 5,298	\$ 5,006	756.86%	\$ 58	\$ 1,283	\$ 1,225
Special Assmnts- Tax Collector	23,039	21,721	21,845	124	94.82%	2,838	635	(2,203)
Special Assmnts- Discounts	(922)	(836)	(860)	(24)	93.28%	(94)	(20)	74
TOTAL REVENUES	22,817	21,177	26,283	5,106	115.19%	2,802	1,898	(904)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	416	230	26.84%	129	(4)	133
R&M-Gate	3,000	1,250	812	438	27.07%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	430	420	10	91.11%	60	12	48
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	20,293	16,441	1,680	14,761	8.28%	606	40	566
TOTAL EXPENDITURES	20,293	16,441	1,680	14,761	8.28%	606	40	566
Excess (deficiency) of revenues								
Over (under) expenditures	2,524	4,736	24,603	19,867	0.00%	2,196	1,858	(338)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,524	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,524	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,524	\$ 4,736	\$ 24,603	\$ 19,867	0.00%	\$ 2,196	\$ 1,858	\$ (338)
FUND BALANCE, BEGINNING (OCT 1, 2022)	274,392	274,392	274,392					
FUND BALANCE, ENDING	\$ 276,916	\$ 279,128	\$ 298,995					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 271	\$ 4,937	\$ 4,666	759.54%	\$ 54	\$ 1,195	\$ 1,141
Special Assmnts- Tax Collector	19,944	18,726	18,911	185	94.82%	1,440	550	(890)
Special Assmnts- Discounts	(798)	(642)	(744)	(102)	93.23%	(142)	(17)	125
TOTAL REVENUES	19,796	18,355	23,104	4,749	116.71%	1,352	1,728	376
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	542	296	246	22.77%	108	43	65
R&M-Gate	3,000	1,250	757	493	25.23%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	304	363	(59)	90.98%	61	11	50
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
Total Field	17,701	13,931	1,448	12,483	8.18%	586	86	500
TOTAL EXPENDITURES	17,701	13,931	1,448	12,483	8.18%	586	86	500
Excess (deficiency) of revenues								
Over (under) expenditures	2,095	4,424	21,656	17,232	0.00%	766	1,642	876
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,095	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,095	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,095	\$ 4,424	\$ 21,656	\$ 17,232	0.00%	\$ 766	\$ 1,642	\$ 876
FUND BALANCE, BEGINNING (OCT 1, 2022)	255,403	255,403	255,403					
FUND BALANCE, ENDING	\$ 257,498	\$ 259,827	\$ 277,059					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 292	\$ 5,593	\$ 5,301	799.00%	\$ 58	\$ 1,352	\$ 1,294
Special Assmnts- Tax Collector	18,660	16,550	17,693	1,143	94.82%	4,625	514	(4,111)
Special Assmnts- Discounts	(746)	(595)	(696)	(101)	93.30%	(86)	(16)	70
TOTAL REVENUES	18,614	16,247	22,590	6,343	121.36%	4,597	1,850	(2,747)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	296	350	19.10%	129	43	86
R&M-Gate	3,000	1,250	632	618	21.07%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	321	340	(19)	91.15%	80	10	70
Reserve - Renewal&Replacement	-	-	428	(428)	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	3,060	6,940	30.60%	-	-	-
Total Field	16,925	13,052	4,788	8,264	28.29%	626	85	541
Parks and Recreation								
Reserve - Renewal&Replacement	-	-	5,416	(5,416)	0.00%	-	-	-
Total Parks and Recreation	-	-	5,416	(5,416)	0.00%	-	-	-
TOTAL EXPENDITURES	16,925	13,052	10,204	2,848	60.29%	626	85	541
Excess (deficiency) of revenues								
Over (under) expenditures	1,689	3,195	12,386	9,191	0.00%	3,971	1,765	(2,206)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1,689	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,689	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1,689	\$ 3,195	\$ 12,386	\$ 9,191	0.00%	\$ 3,971	\$ 1,765	\$ (2,206)
FUND BALANCE, BEGINNING (OCT 1, 2022)	289,013	289,013	289,013					
FUND BALANCE, ENDING	\$ 290,702	\$ 292,208	\$ 301,399					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 542	\$ 10,438	\$ 9,896	802.92%	\$ 108	\$ 2,513	\$ 2,405
Special Assmnts- Tax Collector	38,601	31,514	36,601	5,087	94.82%	1,627	1,064	(563)
Special Assmnts- Discounts	(1,544)	(1,393)	(1,441)	(48)	93.33%	(253)	(33)	220
TOTAL REVENUES	38,357	30,663	45,598	14,935	118.88%	1,482	3,544	2,062
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	296	350	19.10%	129	43	86
R&M-Gate	3,000	1,250	1,687	(437)	56.23%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	673	703	(30)	91.06%	144	21	123
Reserve - Roadways	20,000	20,000	-	20,000	0.00%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
Total Field	34,324	30,404	2,718	27,686	7.92%	690	96	594
TOTAL EXPENDITURES	34,324	30,404	2,718	27,686	7.92%	690	96	594
Excess (deficiency) of revenues								
Over (under) expenditures	4,033	259	42,880	42,621	0.00%	792	3,448	2,656
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	4,033	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	4,033	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 4,033	\$ 259	\$ 42,880	\$ 42,621	0.00%	\$ 792	\$ 3,448	\$ 2,656
FUND BALANCE, BEGINNING (OCT 1, 2022)	537,311	537,311	537,311					
FUND BALANCE, ENDING	\$ 541,344	\$ 537,570	\$ 580,191					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	5,781	5,482	(299)	94.83%	1,403	159	(1,244)
Special Assmnts- Discounts	(231)	(231)	(216)	15	93.51%	(30)	(5)	25
TOTAL REVENUES	5,550	5,550	5,266	(284)	94.88%	1,373	154	(1,219)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	354	277	77	32.59%	71	57	14
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
Misc-Assessment Collection Cost	116	116	105	11	90.52%	-	3	(3)
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,841	3,178	414	2,764	8.55%	238	92	146
TOTAL EXPENDITURES	4,841	3,178	414	2,764	8.55%	238	92	146
Excess (deficiency) of revenues								
Over (under) expenditures	709	2,372	4,852	2,480	0.00%	1,135	62	(1,073)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	709	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	709	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 709	\$ 2,372	\$ 4,852	\$ 2,480	0.00%	\$ 1,135	\$ 62	\$ (1,073)
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,880	3,880	3,880					
FUND BALANCE, ENDING	\$ 4,589	\$ 6,252	\$ 8,732					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	6,250	5,926	(324)	94.82%	-	172	172
Special Assmnts- Discounts	(250)	(250)	(233)	17	93.20%	-	(5)	(5)
TOTAL REVENUES	6,000	6,000	5,693	(307)	94.88%	-	167	167
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	354	280	74	32.94%	71	74	(3)
R&M-Security Cameras	2,000	833	32	801	1.60%	167	32	135
Misc-Assessment Collection Cost	109	109	114	(5)	104.59%	-	3	(3)
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,218	3,555	426	3,129	8.16%	238	109	129
TOTAL EXPENDITURES	5,218	3,555	426	3,129	8.16%	238	109	129
Excess (deficiency) of revenues Over (under) expenditures	782	2,445	5,267	2,822	0.00%	(238)	58	296
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	782	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	782	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 782	\$ 2,445	\$ 5,267	\$ 2,822	0.00%	\$ (238)	\$ 58	\$ 296
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,176	9,176	9,176					
FUND BALANCE, ENDING	\$ 9,958	\$ 11,621	\$ 14,443					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 10	\$ 5	\$ (5)	20.00%	\$ 2	\$ 1	\$ (1)
Special Assmnts- Tax Collector	644,951	620,595	611,533	(9,062)	94.82%	43,981	17,775	(26,206)
Special Assmnts- Discounts	(25,798)	(21,550)	(24,069)	(2,519)	93.30%	(3,480)	(554)	2,926
TOTAL REVENUES	619,178	599,055	587,469	(11,586)	94.88%	40,503	17,222	(23,281)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,899	12,899	11,749	1,150	91.08%	-	344	(344)
Total Field	12,899	12,899	11,749	1,150	91.08%	-	344	(344)
Debt Service								
Principal Debt Retirement	330,000	-	-	-	0.00%	-	-	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-	5,000	(5,000)
Interest Expense	279,365	139,683	139,628	55	49.98%	-	48	(48)
Total Debt Service	609,365	139,683	144,628	(4,945)	23.73%	-	5,048	(5,048)
TOTAL EXPENDITURES	622,264	152,582	156,377	(3,795)	25.13%	-	5,392	(5,392)
Excess (deficiency) of revenues Over (under) expenditures	(3,086)	446,473	431,092	(15,381)	0.00%	40,503	11,830	(28,673)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(3)	(3)	0.00%	-	(1)	(1)
Contribution to (Use of) Fund Balance	(3,086)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,086)	-	(3)	(3)	0.10%	-	(1)	(1)
Net change in fund balance	\$ (3,086)	\$ 446,473	\$ 431,089	\$ (15,384)	0.00%	\$ 40,503	\$ 1,829	\$ (28,674)
FUND BALANCE, BEGINNING (OCT 1, 2022)	299,808	299,808	299,808					
FUND BALANCE, ENDING	\$ 296,722	\$ 746,281	\$ 730,897					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-23 BUDGET	FEB-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 53	\$ 53	0.00%	\$ -	\$ 11	\$ 11
TOTAL REVENUES	-	-	53	53	0.00%	-	11	11
EXPENDITURES								
Construction in Progress	-	-	3,300	(3,300)	0.00%	-	1,700	(1,700)
Total Construction In Progress	-	-	3,300	(3,300)	0.00%	-	1,700	(1,700)
TOTAL EXPENDITURES	-	-	3,300	(3,300)	0.00%	-	1,700	(1,700)
Excess (deficiency) of revenues Over (under) expenditures	-	-	(3,247)	(3,247)	0.00%	-	(1,689)	(1,689)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	3	3	0.00%	-	1	1
TOTAL FINANCING SOURCES (USES)	-	-	3	3	0.00%	-	1	1
Net change in fund balance	\$ -	\$ -	\$ (3,244)	\$ (3,244)	0.00%	\$ -	\$ (1,688)	\$ (1,688)
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	2,478,197					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,474,953					

MEADOW POINTE II
Community Development District

Supporting Schedules

February 28, 2023

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	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund		002 Deed Fund Assessments	
					O&M Assessments	Trash Assessments		
Assessments levied in FY 2023				\$ 2,692,978	\$ 1,559,864	\$ 151,330	\$ 49,798	
Allocation %				100.0%	57.9%	5.6%	1.8%	
11/07/22	\$ 27,809	\$ 1,490	\$ 568	\$ 29,866	\$ 17,300	\$ 1,678	\$ 552	
11/15/22	\$ 150,021	\$ 6,378	\$ 3,062	\$ 159,461	\$ 92,365	\$ 8,961	\$ 2,949	
11/21/22	\$ 157,805	\$ 6,709	\$ 3,221	\$ 167,735	\$ 97,158	\$ 9,426	\$ 3,102	
11/25/22	\$ 210,565	\$ 8,952	\$ 4,297	\$ 223,815	\$ 129,641	\$ 12,577	\$ 4,139	
12/02/22	\$ 1,341,977	\$ 57,019	\$ 27,387	\$ 1,426,384	\$ 826,209	\$ 80,155	\$ 26,377	
12/20/22	\$ 105,123	\$ 3,808	\$ 2,145	\$ 111,077	\$ 64,339	\$ 6,242	\$ 2,054	
12/09/22	\$ 284,693	\$ 12,061	\$ 5,810	\$ 302,564	\$ 175,255	\$ 17,002	\$ 5,595	
01/12/23	\$ 55,424	\$ 1,767	\$ 1,131	\$ 58,323	\$ 33,782	\$ 3,277	\$ 1,078	
02/17/23	\$ 70,467	\$ 2,314	\$ 1,438	\$ 74,219	\$ 42,990	\$ 4,171	\$ 1,372	
TOTAL	\$ 2,403,885	\$ 100,499	\$ 49,059	\$ 2,553,443	\$ 1,479,040	\$ 143,489	\$ 47,218	
% COLLECTED					95%	95%	95%	
TOTAL OUTSTANDING					\$ 139,535	\$ 80,823	\$ 2,580	

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
02/17/23	\$ 695	\$ 250	\$ 420	\$ 293	\$ 709	\$ 811	\$ 1,047
TOTAL	\$ 23,899	\$ 8,610	\$ 14,445	\$ 10,073	\$ 24,391	\$ 27,906	\$ 36,021
% COLLECTED	95%	95%	95%	95%	95%	95%	95%
TOTAL OUTSTANDING	\$ 1,306	\$ 470	\$ 789	\$ 550	\$ 1,333	\$ 1,525	\$ 1,968

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
02/17/23	\$ 592	\$ 635	\$ 550	\$ 514	\$ 1,064	\$ 159	\$ 172	\$ 17,775
TOTAL	\$ 20,360	\$ 21,845	\$ 18,911	\$ 17,693	\$ 36,601	\$ 5,482	\$ 5,926	\$ 611,533
% COLLECTED	95%	95%	95%	95%	95%	95%	95%	95%
TOTAL OUTSTANDING	\$ 1,113	\$ 1,194	\$ 1,033	\$ 967	\$ 2,000	\$ 300	\$ 324	\$ 33,418

**Cash and Investment Balances
February 28, 2023**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	SunTrust	Checking Account	n/a	n/a	\$21,969
Operating Checking Account	Bank United	Checking Account	n/a	3.50%	\$669,592
				Subtotal	\$691,561
Money Market	BankUnited	Money Market	n/a	3.50%	\$6,471,562
				Subtotal	\$6,471,562
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	0.005%	\$2,474,953
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	0.005%	\$3,624
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%	\$545,517
				Subtotal	\$3,175,700
				Total	\$10,338,822

**Aqua Pool & Spa Renovators
February 28, 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)
Total	<u><u>36,871.34</u></u>

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

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity through February 28, 2023

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 63,631
Debt Service Reserve Fund Transfer		\$ 4,053
Total Source of Funds:		\$ 67,685
Use of Funds:		
Disbursements:	To Vendors	\$ 4,890,540
Net Available Amount to Spend in Project Fund Account at February 28, 2023		\$ 2,474,953

MEADOW POINTE II
Community Development District

Approval of Invoices

February 28, 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
02/01/23	3109	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 2,660.00
Total				<u>\$ 8,148.00</u>



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

INVOICE

Invoice # 3109
Date: 02/01/2023
Due On: 03/01/2023

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	+ \$2,660.00) - (\$0.00) = \$2,660.00

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	01/04/2023	Exchange multiple e-mails re: response to discovery requests in trip/fall litigation.	0.25	\$280.00	\$70.00
Service	AHC	01/05/2023	Tele-conv. with Robert Dvorak and exchange e-mails with Chairman re: engineering services.	0.50	\$280.00	\$140.00
Service	AHC	01/06/2023	Continued e-mail exchange re: engineering services and potential need for RFQ.	0.25	\$280.00	\$70.00
Service	AHC	01/11/2023	Review 1/18 agenda package. Follow-up with Chair re: pending items.	0.50	\$280.00	\$140.00
Service	RDJ	01/11/2023	Review contract proposal from Martin Aquatic Design & Engineering regarding new pool project; review related documents.	1.25	\$280.00	\$350.00
Service	RDJ	01/17/2023	Complete review of scope of services/ proposal from Martin Aquatic Design & Engineering; prepare addendum to same and follow-up with District Engineer regarding same.	1.00	\$280.00	\$280.00
Service	AHC	01/20/2023	Review summary from 1/18 CDD meeting. Tele-conv. with Rob Signoretti and review e-mails re: Wrencrest Drive. Exchange e-mails with County Attorney to coordinate call re: Wrencrest.	0.50	\$280.00	\$140.00

Invoice # 3109 - 02/01/2023

Service	RDJ	01/23/2023	Review revised addendum to agreement with Aquatic Design & Engineering for pool project; follow-up regarding same.	0.25	\$280.00	\$70.00
Service	AHC	01/25/2023	Review and reply to e-mails re: pool contractor addendum. Review agenda package for 2/1 CDD meeting. Review letter from JMT. Prepare for 1/26 call with County Attorney to discuss Wrencrest.	0.50	\$280.00	\$140.00
Service	AHC	01/26/2023	Final preparation for call with County Attorney to discuss Wrencrest. Attend call and follow-up with Supervisor Signoretti. Tele-conv. with Chair re: pending items. Confer with associate counsel re: engineering transition.	1.00	\$280.00	\$280.00
Service	RDJ	01/26/2023	Prepare request for qualifications for District engineering services.	1.25	\$280.00	\$350.00
Service	AHC	01/27/2023	Exchange e-mails with Chair re: fence License Agreements.	0.25	\$280.00	\$70.00
Service	AHC	01/30/2023	Revise fence License Agreements and e-mail to Chair and staff for coordination of respective exhibits.	0.25	\$280.00	\$70.00
Service	RDJ	01/30/2023	Prepare contract with Brletic Dvorak for District engineering services and complete draft of request for qualifications for District engineering services; follow-up with District management regarding same.	1.75	\$280.00	\$490.00
					Subtotal	\$2,660.00
					Total	\$2,660.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3109	03/01/2023	\$2,660.00	\$0.00	\$2,660.00
Outstanding Balance				\$2,660.00
Total Amount Outstanding				\$2,660.00

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

531023-51401