

**Meadow Pointe II
Community Development District**

September 20, 2023

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/83614682596?pwd=RFJISlpoc2FpWG8vdU83YnljRVlkZz09>

Meeting ID: 836-1468-2596

Passcode: 668734

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

- John Picarelli, Chairman
- Jamie Childers, Vice Chairperson
- Nicole Darner, Assistant Secretary
- Kyle Molder, Assistant Secretary
- Robert Signoretti, Assistant Secretary
- Robert Nanni, District Manager
- Andrew Cohen, District Counsel
- Jerry Whited, District Counsel
- Justin Wright, Operations Manager

Wednesday, September 20, 2023 – 6:30 p.m.
Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/83614682596?pwd=RFJISlpoc2FpWG8ydU83YnljRVlkZz09>

Meeting ID: 836 1468 2596

Passcode: 668734

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. LMP Contract
 - B. ACPLM Contract
 - C. Coastal Waste Contract
- 7. District Engineer Report**
 - A. Waterways Repair Plan
 - B. Beginning Stages for Construction a New Building
- 8. District Counsel Report**
 - A. Discussion on Morningside and Deer Run Sidewalks, Aprons and Tree Lawns
 - B. Residents Council Bank Account
- 9. Consent Agenda**
 - A. Minutes of the August 2, 2023 Meeting and Workshop, and August 16, 2023 Meeting
 - B. Financial Report as of August 31, 2023
 - C. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Additional RRF Lighted Crosswalk
 - B. MPIO Event Planning Committee

- 12. Operations Manager Report**
- 13. Approval/Disapproval/Discussion**
 - A. Update on Lap Pool Progress
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

The next meeting is scheduled for Wednesday, October 4, 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, August 2, 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:

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

Also present were:

Justin Wright	Operations Manager
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli 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:

- *Discussion of Addition to Lap Pool under Approval/Disapproval/Discussion.*

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

- 44
- 45 - Mr. George Neuendorf of Iverson commented on repair of the sidewalks. Mr. Picarelli
- 46 informed him that ACPLM will start the contract shortly, and the Board will decide which
- 47 company will do the irrigation repairs.
- 48 - Ms. Lorraine Greene of Longleaf discussed landscaping in the conservation area. She
- 49 raised her concerns to the HOA, and was told they cannot service the area. Ms. Green
- 50 contacted SWFWMD, and was told both the CDD and HOA are responsible for keeping
- 51 the area clean. She serviced the area at her expense, and requested the CDD take over. Mr.
- 52 Picarelli responded her concern was discussed with Mainscape, and concluded the CDD
- 53 must collaborate with the HOA to determine responsibility. The CDD did not maintain the
- 54 area due to the HOA contracting a vendor to do so. Mr. Picarelli assured Ms. Greene the
- 55 CDD’s areas of concern will be maintained appropriately.
- 56 - Ms. Joanna Rainey of Lettingwell that the new waste bins the community will be receiving
- 57 from the new sanitation company should be smaller. Mr. Picarelli noted he can inquire, but
- 58 the reason for the new bins is due to a special bar on the front used to aid in pickups.
- 59 - Ms. Rainey commented that residents are being told to park on the street. Mr. Picarelli
- 60 advised residents not to do so as it blocks emergency vehicles, and it is a County violation.

61

62 **SIXTH ORDER OF BUSINESS** **District Manager Report**
63 There being no report, the next order of business followed.

64

65 **SEVENTH ORDER OF BUSINESS** **District Engineer Report**

- 66 **A. ACPLM Contract/ Start Date**
- 67 - Mr. Picarelli noted the contract is ready for signature.
- 68 - Mr. Picarelli discussed with the Board approval of signage for the ACPLM,
- 69 landscape, and waste removal contract, as they are presented in upcoming
- 70 meetings. The Board concurred for Mr. Picarelli to execute the contracts
- 71 between meetings.
- 72 **B. SWFWMD Pond Reports**
- 73 - Mr. Whited prepared a spreadsheet of ponds requiring surveys and sent it to the
- 74 Board.
- 75 - Mr. Picarelli explained the ponds are on a plan to be recertified every five years.

76 **EIGHTH ORDER OF BUSINESS** **District Counsel Report**

77 **A. Landscaping and Waste Removal Contracts**

78 - Mr. Cohen sent the landscape contract to OLM for finalization, and he is still
79 working on the waste removal contract.

80 - It was determined the Board may terminate the contract with Mainscape. Mr.
81 Picarelli believes Mr. Cohen should review the contract and give a definite
82 answer as to what the Board is held accountable for in terminating the contract.

83 **B. Methods to Change Deed Restrictions**

84 - Ms. Fernandez determined residents may form a committee to discuss the
85 existing deed restrictions, how they should be changes, and procure a majority
86 resident vote.

87
88 **C. Iverson Property**

89 - The only update was regarding \$3,882.14 against the Iverson property in taxes.
90 The Board will have to wait three to five months for the next tax detail.

91
92 **D. Yard of the Month/ Holiday Decorations**

93 - Mr. determined distributing awards to residents is acceptable.
94 - Mr. Picarelli suggested a committee to review the photos, keep residents' homes
95 anonymous, vote on it, and give out a reward or gift certificate.

96
97 **NINTH ORDER OF BUSINESS** **Consent Agenda**

98 **A. Deed Restrictions/DRVC**

99 Mr. Picarelli presented the Consent Agenda with the item as listed above, and requested
100 any additions, corrections, or deletions.

101 There being none,

102
103

On MOTION by Mr. Signoretti, seconded by Ms. Childers with all 104 in favor, the Consent Agenda, consisting of Deed 105 Restrictions/DRVC, was approved as presented. (5-0)

106
107
108 **TENTH ORDER OF BUSINESS** **Architectural Review Discussion Items**

109 All items were previously approved.

110
111

112 **ELEVENTH ORDER OF BUSINESS** **Non-Staff Reports**

113 **A. Residents Council**

114 - Ms. Childers noted an estimated annual budget was submitted to the Board, the
115 total requested was over what was pre-approved. She suggested giving a
116 \$10,000 approval to be adjusted as needed.

117 **B. Government/Community Updates**

118 - Permission has not yet been granted to close the road, due to the Joint Use
119 Agreement which expired in 2020. A permit will be necessary. The County has
120 delayed this process to measure traffic flow until after school starts. The
121 pavement project will change things. If the project is delayed to October, the
122 Board may submit traffic flow reports to the County, and proceed to next steps
123 in permitting process.

124 - Mr. Picarelli asked Mr. Molder for a status on the crosswalks. Mr. Molder
125 responded he has not heard from the County, but he did inform them of another
126 accident on County Line Road. He noted the first flashing beacon crosswalk is
127 for Meadow Pointe I, so it is assumed Meadow Pointe II is next.

128 - Ms. Childers the District acquire an additional flashing beacon to be installed
129 by Wrencrest as it poses a danger to the elementary and middle school
130 crossings. Mr. Picarelli supported the idea, but the District would have to pay
131 for it.

132 - Mr. Picarelli request staff ensure school hours are updated accurately on the
133 Wrencrest sign.

134
135 **TWELFTH ORDER OF BUSINESS** **Operations Manager Report**

136 Mr. Wright presented his report for discussion, a copy of which was included in the full
137 agenda package.

138 **A. Pool Salt Chlorinator**

139 - Mr. Wright suggests the maintenance crew repair the irrigation system along
140 the sidewalk.

141 - Pool Works bid is \$10,000 cheaper, in which they install the system, but would
142 train another company to maintain it.

143 - Mr. Wright noted the fan which was torn down in the fitness center was
144 replaced.

145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177

On MOTION by Ms. Childers seconded by Mr. Molder with all in favor, the proposal from Triangle Pools to install the pool salt system in the amount \$29,577, was approved. (5-0)

B. Tennis/Pickleball Courts

- Mr. Wright noted there is not enough room, and it would be best to install one pickleball court in the middle for approximately less than \$800 with portable nets under \$600. He is attempting to procure more bids.
- Mr. Molder wanted to know whether the community was only receiving one pickleball court. Mr. Picarelli noted the tennis court is an alternative area.

C. Welcome Letter Draft

- Ms. Childers suggested posting the letter on Facebook and the CDD’s website, as well as provide a copy to realtors.
- Mr. Molder noted new residents should be informed to expect information regarding community deed restrictions within the welcome letter.
- Mr. Wright requested the Board create a letter to send to homeowners informing them they may trim overgrown trees and/or remove of dead trees, or the CDD will do so.

THIRTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion

A. Selection of Meadow Pointe II CDD District Manager

- Ms. Childers stated the Board made the decision to make Jayna Cooper the new District Manager at the last meeting by a vote of 5-0.
- Mr. Picarelli asked the Board if there was a motion to select a new District Manager.
- Ms. Childers asked Mr. Picarelli if the Board may receive input regarding the decision.

Mr. Molder MOVED to appoint Mr. Nanni as District Manager, and Mr. Signoretti seconded the motion.

On VOICE vote, with Mr. Picarelli, Mr. Molder and Mr. Signoretti voting aye, and Ms. Childers and Ms. Darner voting nay, the prior motion was approved. (3-2)

178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211

B. CDD Property Maintenance

- Mr. Molder noted the letter proposed by Mr. Wright covers CDD property maintenance.

C. Law Enforcement Cost Increase

- Mr. Picarelli stated the cost went from \$60 per hour to \$70.
- Mr. Picarelli recommended the District to keep the schedule, and increase the budget.

D. Discussion of Addition to Lap Pool

- Ms. Childers noted the new Director sent the Board the design for the pool.
- Ms. Childers noted a few items within the design which were not discussed, therefore she will have it reviewed.
- Mr. Molder questioned Ms. Childers on the open gutter beam options and the advantages/disadvantages.
- Ms. Childers stated the report did not specifically address the differences in configurations, but she noted the difference would be the shape.
- Mr. Picarelli advised Ms. Childers to gather the cost differences and recommendations.

FOURTEENTH ORDER OF BUSINESS

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

- A resident expressed support of Ms. Cooper being District Manager.
- A resident informed the Board there are three keys to the shed.
- A resident inquired about the increase in taxes on the lot due to the ongoing situation with the CDD, County, and developers.
- A resident inquired about having smaller waste containers. Mr. Picarelli will ask the company supplying the waste containers if that is possible.
- A resident wanted to know the cost of the lap pool. Ms. Childers noted she does not have a definite estimate, and based on the discussion today, she must review further with the designers.

212 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Comments**

- 213 - Ms. Childers asked whether residents having to pay for the waste containers.
- 214 Mr. Picarelli indicated the cost is covered within the budget.
- 215 - Ms. Childers expressed disappointment with the selection of Mr. Nanni as the
- 216 new District Manager.
- 217 - Mr. Picarelli stated the Board needs to work on the property across the street
- 218 once everything with the lap pool is configured.

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

221 There being no further business,

222

223 On MOTION by Mr. Signoretti seconded by Mr. Molder, with all in

224 favor, the meeting was adjourned at 8:18 p.m., and the Board

225 proceeded to a Workshop. (5-0)

226

227

228

229

230 John Picarelli

231 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, August 2, 2023, following the regular meeting at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present were:

John Picarelli	Chairperson
Jamie Childers	Vice Chairperson
Nicole Darner	Assistant Secretary
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary

The following item was discussed during the August 2, 2023 Meadow Pointe II Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the item listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

The workshop was called to order.

SECOND ORDER OF BUSINESS

Item for Discussion

A. Fiscal Year 2024 Budget

- The solid waste contract was decreased. There was an option to pay \$1 per month for one bulk pick-up, which amounts to \$12 per home for the year. Residents may schedule a bulk pick-up for the fee, which will be included in the contract. Removal of furniture will also be included.
- All Board members are to receive an updated version of the budget.
- Law enforcement was discussed. The fee for the year in the budget will be \$26,680.
- Morningside and Deer Run are at a 13.65% increase due to no funds being set aside for the sidewalks.

- 39 • Manor Isle should be increased to 9.87%.
- 40 • Longleaf is at an 11.4% increase. They will have \$474,000 in Reserves by the end
- 41 of the year. They put aside \$15,000 per year for roadways, and \$10,000 per year
- 42 for sidewalks. Mr. Picarelli suggested decreasing the Roadways line item to
- 43 \$10,000 and Sidewalks to \$8,000, which will leave them under a 10% increase in
- 44 their budget.
- 45 • Covina Key saves \$12,000 per year for sidewalks. The Board concurred to decrease
- 46 it to \$10,000. Roadways should remain at \$8,000.
- 47 • Vermillion will decrease from \$10,000 to \$8,000 for roadways.
- 48 • Tullamore will remain the same with regards to roadways and sidewalks.
- 49 • Wrencrest should remain the same, as they will be having major work done on their
- 50 gates.
- 51 • Anand Vihar was discussed. Ms. Childers believes the townhomes which are large,
- 52 should be charged as single-family homes. Mr. Picarelli will investigate.

53
54 **THIRD ORDER OF BUSINESS**

Adjournment

55 There being no further discussion, the workshop was adjourned.

56
57
58
59
60
61
62
63

John Picarelli
Chairperson

**MINUTES OF MEETING & BUDGET PUBLIC HEARING
MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and Budget Public Hearing for the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, August 16, 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:

John Picarelli	Chairperson
Jamie Childers	Vice Chairperson
Nicole Darner	Assistant Secretary
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Jerry Whited	District Engineer (<i>Via Zoom</i>)
Justin Wright	Operations Manager
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Picarelli called the roll, and a quorum was established.

THIRD ORDER OF BUSINESS

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

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

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

43 The following items were added to the agenda:

- 44 • *Signs on Wrencrest, Discussion of Donations and Date for Fall Yard Sale* under
- 45 *Operations Manager Report.*
- 46 • *Discussion of Residents Council* under *Approval/Disapproval/Discussion.*

47
48 **FIFTH ORDER OF BUSINESS** **Audience Comments (Comments will be**
49 **limited to three minutes.)**

- 50 • Ms. Kelly Wright of Iverson asked about the vacant lot. Mr. Picarelli noted Mr.
- 51 Cohen is waiting on tax bills before proceeding. The lot has not come up for
- 52 auction.
- 53 • Ms. Christine Hankerson of Longleaf inquired about law enforcement in the
- 54 community. Mr. Picarelli noted there are patrols throughout the community.
- 55 • Mr. Kanti Bhaler of Anand Vihar asked about streetlights. He would also like an
- 56 estimate for next year.
- 57 • Mr. Ramana Reddy of Anand Vihar asked about the streetlights in his community.
- 58 • Ms. Cindy McCrary of Wrencrest commented or asked about the following items:
- 59 ➤ Concern regarding someone who exposed himself at the pool. She would like
- 60 confirmation that the Board takes a proactive approach regarding this
- 61 incident. Mr. Picarelli commented sexual offenders do not have clubhouse
- 62 privileges. Mr. Signoretti noted the person was arrested. A person may still
- 63 be denied privileges even if he or she was not yet convicted.
- 64 ➤ The padlock at the emergency exit gate.
- 65 ➤ The benefit of having the District police officer present for meetings.
- 66 • A resident made a comment regarding Anand Vihar.

67
68 **SIXTH ORDER OF BUSINESS** **Public Hearing to Consider Adoption of the Fiscal**
69 **Year 2024 Budget**
70

71
72 On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all
73 in favor, the regular meeting was recessed, and the Public Hearing
74 to consider adoption of the Fiscal Year 2024 Budget was opened.
75 (5-0)
76

- 77 **A. Fiscal Year 2024 Budget Discussion**
- 78 • Morningside and Deer Run had the highest assessment at 13.71%, as sidewalks
- 79 were repaired.
- 80 • Anand Vihar is at 12%. The multi-family homes are the condominiums, and they
- 81 currently pay the lowest amount. Landscaping and O&M have increased.
- 82 Discussion ensued. Only the County may change the assessment. The current
- 83 residents are paying for the difference to make up for the 12 homes which were not
- 84 built. This item was previously discussed with the Anand Vihar attorney, who
- 85 agreed with the Board.
- 86 • Mansfield Road which is outside of Anand Vihar is County-owned property. Only
- 87 the County may install streetlights. However, the CDD would pay the associated
- 88 electric bill. This was cleared with the District’s attorney, and the Anand Vihar
- 89 attorney.
- 90 • Mr. Picarelli noted residents must pay the CDD fees for all the common property
- 91 in the District.

92 **B. Consideration of Resolution 2023-05, Adopting Fiscal Year 2024 Budget**
 93 There being no comments or questions,

94
 95 On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all
 96 in favor, Resolution 2024-05, The Annual Appropriation Resolution
 97 of the District Relating to the Annual Appropriations and Adopting
 98 the Budget for the Fiscal Year Beginning October 1, 2023; and
 99 Ending September 30, 2024, was adopted. (5-0)

- 100
- 101 • Mr. Nanni read the Resolution title into the record.
- 102 **C. Consideration of Resolution 2023-06, Levying Assessments for Fiscal Year**
 103 **2024**
- 104 • Mr. Picarelli read the Resolution title into the record.

105 There being no comments or questions,

106
 107 On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all
 108 in favor, Resolution 2023-05, Imposing Special Assessments and
 109 Certifying an Assessment Roll; Providing a Severability Clause; and
 110 Providing an Effective Date, was adopted. (5-0)

112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147

On MOTION by Mr. Molder, seconded by Mr. Signoretti, with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2024 Budget was closed, and the Board reconvened the regular meeting. (5-0)

SEVENTH ORDER OF BUSINESS **District Manager Report**

A. Consideration of Fiscal Year 2024 Meeting Schedule

- Mr. Picarelli noted there are no conflicts with any holidays.

On MOTION by Mr. Signoretti, seconded by Ms. Darner, with all in favor, the Fiscal Year 2024 Meeting Schedule was approved. (5-0)

B. Acceptance of the Fiscal Year 2022 Audit

- Mr. Nanni noted there were no negative findings either this year or last year.
- The Board concurred acceptance of the Fiscal Year 2022 Audit.

C. Discussion of Anand Vihar Multifamily Homes

This item was discussed earlier in the meeting. All questions were answered.

EIGHTH ORDER OF BUSINESS **District Engineer Report**

- Permit #3010, Revision 38, was recertified, and a report was submitted to SWFWMD.
 - Permit #3010, Revision 61, covers several waterways. Inspections will be conducted next week.
 - The washout on Dearbourne was discussed. Mr. Whited believes there may be an irrigation issue. The affected resident should check the sprinkler heads. The repair may have been done by the resident.
- A. Discussion of Sidewalk RFP**
- The signed contract was sent to ACPLM, and staff is waiting for insurance documents.
 - The project will start on October 2, 2023.
- Mr. Whited discussed miscellaneous items.
- SOI has been started on Revision #61.
 - A drainage concern at Moss Pointe Drive was addressed. Everything with the water level appeared to be normal. Mr. Whited requested to be told if there is a water

148 issue, and he will go to the property when it is wet, or the resident may send him
149 photos.

- 150 • Mr. Whited was asked to investigate gates and roads for the upcoming budget.

151 *The record shall reflect Mr. Whited exited the meeting.*

152

153 **NINTH ORDER OF BUSINESS** **District Counsel Report**

154 **B. Guidelines for Changing Deed Restrictions**

- 155 • Mr. Picarelli contacted Ms. Fernandez about changing guidelines.
- 156 • A majority vote from the overall number of homeowners within a community is
157 necessary to change any DRVC Guidelines.
- 158 • Any changes or renewals must be facilitated through the CDD.
- 159 • Mr. Picarelli was told that Meadow Pointe II may form a Committee to investigate
160 DRVC Guidelines. Most homeowners in each neighborhood without an
161 Association would have to approve any Deed Restriction amendments before they
162 may be recorded and in effect.
- 163 • Mr. Molder expressed concern with the tree lawn process.

164 **A. Termination of Landscaping Contract**

- 165 • Mr. Cohen and Mr. Wood of OLM were contacted, and Mr. Picarelli distributed a
166 copy of the termination contract.
- 167 • The Board concurred it is too late to terminate the contract at this point.
- 168 • Mr. Picarelli noted Mainscape may lose their performance bonus if they do not
169 continue to provide monthly reports.

170

171 **TENTH ORDER OF BUSINESS`** **Consent Agenda**

- 172 **A. Minutes of the July 5, 2023 Meeting and Workshop, and July 19, 2023 Meeting**
- 173 **B. Financial Report as of July 31, 2023**
- 174 **C. Deed Restrictions**

175 Mr. Picarelli requested any additions, corrections or deletions to the items under the

176 Consent Agenda.

177

178 Mr. Molder MOVED to approve the Consent Agenda, consisting of
179 the Minutes of the July 5, 2023 Meeting and Workshop, and July 19,
180 2023 Meeting, Financial Report as of July 31, 2023 and Deed
181 Restrictions, and Mr. Signoretti seconded the motion.

182

- 183 • DRVC Item 23-116 was discussed. Mr. Picarelli clarified the homeowner may be
- 184 forced to repair the area, as they destroyed CDD property. If they do not repair, the
- 185 CDD will do so at the homeowner’s expense.
- 186 • Mr. Picarelli noted the sidewalks in Morningside and Deer Run are not owned by
- 187 the CDD. The County owns them, but the CDD has a maintenance contract for
- 188 those sidewalks. Mr. Picarelli will speak to Mr. Cohen to determine the CDD’s
- 189 authority for property repairs on the tree lawn.

190 There being no further discussion,

191
192 On VOICE vote, with all in favor, the prior motion was approved.
193 (5-0)

194
195
196 **ELEVENTH ORDER OF BUSINESS**

Architectural Review Discussion Items

197 All items were pre-approved.

198
199 **TWELFTH ORDER OF BUSINESS**

Non-Staff Reports

200 **A. Residents Council**

201 There being no report, the next item followed.

202 **B. Government/Community Updates**

- 203 • Mansfield at Wrencrest roadway is closed for repairs. After the roads are paved, the
- 204 engineer will run the Traffic Studies.
- 205 • Mr. Signoretti is awaiting an update on the sidewalk crossings. The District is
- 206 interested in having one on Mansfield at Wrencrest.
- 207 • There are funds for sidewalk repairs on Beardsley and Mansfield. There is pending
- 208 litigation for a slip & fall within Meadow Pointe III. No repairs will be done until
- 209 the litigation is settled, and trial is set for October.

210
211 **THIRTEENTH ORDER OF BUSINESS**

Operations Manager Report

212 Mr. Wright presented his report for discussion, a copy of which was included in the full
213 agenda package.

214 **A. Signs on Wrencrest**

- 215 • Mr. Signoretti discussed an email from Ms. Crystal Lazar. She had some good
- 216 ideas. It was suggested to place small bushes or trees in this area instead of the

217 rocks. Mr. Picarelli noted that any landscaping would need to be maintained, as
218 opposed to the stones which only have to be placed.

219 • Ms. Lazar suggested benches in the area. Mr. Picarelli is concerned cars may run
220 up on the sidewalk and hit someone.

221 • People have been double-parking in the crosswalk. Mr. Signoretti suggested a
222 wrought iron fence.

223 • The Board will continue to look at nicer stones as a possibility.

224 **C. Date for Fall Yard Sale**

225 • The yard sale usually takes place in September or early October, prior to any
226 Halloween events.

227 • Mr. Signoretti suggested the same time as last year.

228 • A decision will be made at the next meeting.

229 **B. Discussion of Donations**

230 • Mr. Signoretti noted an employee’s relative had passed away, and suggested a
231 donation be sent from the Board.

232 • One of the originating Board members, Mr. James Bovis, also passed away. The
233 Board will also send a donation.

234
235 **FOURTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion**

236 **A. Discussion of Specifications for Lap Pool**

237 • Mr. Wright distributed a new schematic which shows five lanes, a chemical and
238 mechanical room, and restroom at the corner of the pool.

239 • The gutters were discussed. Option C is for a concrete pool deck. Options A and B
240 will look the same as the current pool at the edge. Ms. Childers recommends Option
241 B.

242 • The system should be similar to the current pool which has a salt system.

243 • A geothermal heating system requires wells to be dug, and kept long distances
244 apart. There was discussion of a heat pump instead, which is air sourced. Many
245 residents in other communities are converting from geothermal to the air-sourced
246 system. Price quoting was discussed.

247 • Martin Aquatics does not have an in-house architect and MEP, but they work with
248 a specific company on an ongoing basis, which the District will use.

- 249 • Ms. Childers will ask Mr. Martin to attend the next meeting via phone to discuss
250 heating options.
- 251 • The filtration system was discussed. Mr. Picarelli would like to discuss with Mr.
252 Martin whether a cartridge system may be used.
- 253 • The lap pool will have to be cooled for swimming laps.
- 254 • One geothermal system may not be used for both pools. Two systems would have
255 to be installed, and two separate wells may be necessary.
- 256 **B. Discussion of Residents Council**
- 257 • Mr. Picarelli discussed the history of the Residents Council. Mr. Picarelli, as a
258 former member, determined it is not being managed properly.
- 259 • Mr. Picarelli expressed concern with allocating \$10,000 in the budget to the current
260 Council.
- 261 • Events are not as good as they used to be, with decreased attendance.
- 262 • Mr. Signoretti noted that since there is no Charter and they are not subject to
263 Sunshine Laws, they may be disbanded since they take money from the CDD or
264 request changes.
- 265 • Mr. Signoretti noted the District may start a new Residents Council which will be
266 part of the Charter.
- 267 • Once the current Council is disbanded, they may not host events on CDD property.
- 268 • Mr. Picarelli will ask Mr. Cohen who must notify the prior Residents Council that
269 the CDD has decided not to endorse or fund their Committee. It may be stated that
270 the Board is no longer confident in allocating funds to them for events.
- 271 • Ms. Childers discussed the fact that the Committee Chairperson claimed she was
272 not given the right to express her opinion to be CDD-funded.
- 273 • Ms. Childers noted she was told Residents Council members have been making
274 derogatory comments about the CDD Board.
- 275 • Mr. Signoretti noted the Council may not represent the District if they are
276 disbanded.
- 277 • Mr. Molder expressed that new members would be needed to make things right
278 with the Council and the CDD Board.

- 279 • Ms. Childers suggested changing the budget item to *Community Outreach*
- 280 *Program*. She suggested a staff member may be appointed to arrange events and
- 281 handle any financial matters if the Residents Council is kept.
- 282 • Mr. Picarelli will ask Mr. Cohen whether the CDD should be involved with them
- 283 at all.
- 284 • Mr. Picarelli noted Residents Council agreed that if they use CDD funds, they may
- 285 not charge residents for anything associated with the events.
- 286 • Mr. Signoretti noted there are a few events upcoming. The Board may vote to refuse
- 287 funding unless certain members step down.
- 288 • Ms. Darner noted there does not appear to be any problems with the structure of the
- 289 Residents Council, but there is a problem with the current members.
- 290 • Ms. Childers noted the Council has \$800 in a current checking account. Mr.
- 291 Picarelli will mention this to Mr. Cohen.
- 292 • Mr. Picarelli noted funds would not be advanced to the Council, but the CDD would
- 293 purchase the necessary items. Reimbursement to members who purchase items
- 294 needs to be determined.
- 295 • Mr. Picarelli suggested the Council may request funds from the District, and if
- 296 approved, the funds would be transferred to them.

297
298 **THIRTEENTH ORDER OF BUSINESS Operations Manager Report (Continued)**

299 **C. Date for Fall Yard Sale (Continued)**

- 300 • The high school homecoming event will take place on October 14, 2023.

<p>302 On MOTION by Ms. Childers, seconded by Ms. Darner, with all in</p> <p>303 favor, the Fall Yard Sale will take place on Saturday, October 7,</p> <p>304 2023. (5-0)</p>

305
306
307 **FOURTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion**
308 **(Continued)**

309 **B. Discussion of Residents Council (Continued)**

- 310 • Mr. Picarelli requested a motion to authorize him to contact Mr. Cohen with regards
- 311 to disbanding the Residents Council.

- 312 • The District may only note that they do not support the group and that they will not
- 313 fund it.

314

315 On MOTION by Mr. Molder, seconded by Ms. Childers, with all in
 316 favor suspension of funding for the Residents Council was
 317 approved, subject to restructuring, and Mr. Picarelli was authorized
 318 to discuss with District Counsel. (5-0)

319

320

FIFTEENTH ORDER OF BUSINESS

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

321

322

323

- Ms. Christine Hankerson of Longleaf commented or asked about the following items:

324

325

- Mr. Picarelli clarified HOAs may be referred to during a CDD meeting.

326

- The lap pool will have the same hours as the swimming pool, and no outsiders will be permitted. There will also be noise abatement.

327

328

- The playground will remain the same, and the pool will be surrounded by a fence.

329

330

- The bench should not be built, as discussed earlier due to safety hazards.

331

- Police enforcement for speeding. It was recommended that she attend Council Meetings. Mr. Signoretti commented further.

332

333

- Mr. Kevin Rivers of Morningside commented on traffic counters in his community. He was told the County owns the tree lawns in Morningside.

334

335

- Ms. Cindy McCrary of Wrencrest commented or asked about the following items:

336

- With regards to the Dearbourne discussion item, she wanted to know if it was possible to hire a company to make the repair.

337

338

- Sexual offenders are not permitted to have clubhouse privileges.

339

- The padlock is removed to allow the emergency exit to be used by emergency vehicles only.

340

341

- Deed Restrictions.

342

- Wrencrest signs. The Board is investigating alternate options to the signs which would be aesthetically pleasing.

343

344

- Crooked No Parking signs.

345

- Sidewalk repairs.

9B

MEADOW POINTE II
Community Development District

Financial Report

August 31, 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 - 23
Debt Service Bond Series 2018	24
Construction Fund Bond Series 2018	25
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Collection Schedules	26 - 28
Cash and Investment Report	29
Note - Aqua Pool	30
Construction Report	31
Approval of invoices	32 - 34

**MEADOW POINTE II
Community Development District**

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
ASSETS										
Cash - Checking Account	\$ 571,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments Receivable	11,782	-	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(48,653)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	109,016	327,033	82,560	373,161	51,239	303,413	34,142	463,279	235,894
Investments:										
Money Market Account	5,702,475	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Prepaid Items	337	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,304,246	\$ 109,016	\$ 327,033	\$ 82,560	\$ 373,161	\$ 51,239	\$ 303,413	\$ 34,142	\$ 463,279	\$ 235,894
LIABILITIES										
Accounts Payable	\$ 3,556	\$ 114	\$ -	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	27,930	-	50	50	50	50	50	50	50	50
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,514,682	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,568,643	114	50	50	50	71	50	50	50	50
FUND BALANCES										
Nonspendable:										
Prepaid Items	337	-	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
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	-	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	187,923	56,970	184,645	36,391	189,930	-	180,788	102,267
Reserves - Sidewalks	-	-	25,660	4,054	3,293	2,010	7,544	2,500	44,479	8,744
Unassigned:	1,385,343	97,047	107,840	19,479	181,469	10,500	100,220	31,592	229,534	120,102
TOTAL FUND BALANCES	\$ 2,735,791	\$ 108,795	\$ 326,983	\$ 82,510	\$ 373,111	\$ 51,168	\$ 303,363	\$ 34,096	\$ 463,229	\$ 235,844
TOTAL LIABILITIES & FUND BALANCES	\$ 6,304,434	\$ 108,909	\$ 327,033	\$ 82,560	\$ 373,161	\$ 51,239	\$ 303,413	\$ 34,146	\$ 463,279	\$ 235,894

Balance Sheet
August 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND - SEDGWICK (011)</u>	<u>GENERAL FUND - TULLAMORE (012)</u>	<u>GENERAL FUND - VERMILLION (013)</u>	<u>GENERAL FUND - WRENCREST (014)</u>	<u>GENERAL FUND - DEER RUN (015)</u>	<u>GENERAL FUND - MORNING SIDE (016)</u>	<u>2018 DEBT SERVICE FUND</u>	<u>2018 CONSTRUCTION FUND</u>	<u>TOTAL</u>
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571,484
Assessments Receivable	-	-	-	-	-	-	-	-	11,782
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(48,653)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	308,230	286,970	318,754	601,388	7,704	11,899	-	-	3,514,682
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	5,702,475
Construction Fund	-	-	-	-	-	-	-	2,490,193	2,490,193
Prepayment Account	-	-	-	-	-	-	3,646	-	3,646
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	139,741	-	139,741
Prepaid Items	-	-	-	-	-	-	-	-	337
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 308,230	\$ 286,970	\$ 318,754	\$ 601,388	\$ 7,704	\$ 11,899	\$ 294,992	\$ 2,490,193	\$ 12,604,113
LIABILITIES									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,691
Accrued Expenses	50	50	50	50	50	50	-	-	28,630
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	3,514,682
TOTAL LIABILITIES	50	50	50	50	50	50	-	-	3,569,478
FUND BALANCES									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	337
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	294,992	-	294,992
Capital Projects	-	-	-	-	-	-	-	2,490,193	2,490,193

Balance Sheet
August 31, 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
Assigned to:									
Operating Reserves	5,058	4,412	4,219	8,556	-	-	-	-	507,594
Reserves - Ponds	-	-	-	-	-	-	-	-	279,053
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	599,792
Reserves - Roadways	142,947	102,160	172,026	256,814	-	-	-	-	1,612,861
Reserves - Sidewalks	19,820	26,544	1,936	26,330	3,170	5,068	-	-	181,152
Unassigned:	140,355	153,804	140,523	309,638	4,484	6,781	-	-	3,038,711
TOTAL FUND BALANCES	\$ 308,180	\$ 286,920	\$ 318,708	\$ 601,342	\$ 7,654	\$ 11,849	\$ 294,992	\$ 2,490,193	\$ 9,034,635
TOTAL LIABILITIES & FUND BALANCES	\$ 308,230	\$ 286,970	\$ 318,758	\$ 601,392	\$ 7,704	\$ 11,899	\$ 294,992	\$ 2,490,193	\$ 12,604,206

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 92	\$ 5	\$ (87)	5.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	151,330	151,330	151,330	-	100.00%	-	-	-
Interest - Tax Collector	-	-	830	830	0.00%	-	-	-
Special Assmnts- Tax Collector	1,559,864	1,559,864	1,559,865	1	100.00%	-	-	-
Special Assmnts- Discounts	(68,448)	(68,448)	(63,607)	4,841	92.93%	-	-	-
Other Miscellaneous Revenues	25,000	22,917	25,526	2,609	102.10%	2,083	693	(1,390)
Gate Bar Code/Remotes	5,000	4,583	4,944	361	98.88%	417	782	365
Access Cards	1,300	1,192	1,255	63	96.54%	108	290	182
TOTAL REVENUES	1,674,146	1,671,530	1,680,148	8,618	100.36%	2,616	1,765	(851)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	22,000	20,200	1,800	84.17%	2,000	2,000	-
FICA Taxes	1,836	1,683	1,545	138	84.15%	153	153	-
ProfServ-Engineering	64,500	59,125	88,608	(29,483)	137.38%	5,375	4,305	1,070
ProfServ-Legal Services	42,000	38,500	20,807	17,693	49.54%	3,500	2,450	1,050
ProfServ-Mgmt Consulting	76,528	70,151	70,151	-	91.67%	6,377	6,377	-
ProfServ-Property Appraiser	150	150	150	-	100.00%	-	-	-
ProfServ-Special Assessment	8,610	8,610	8,610	-	100.00%	-	-	-
ProfServ-Trustee Fees	4,050	4,050	3,704	346	91.46%	-	-	-
ProfServ-Web Site Maintenance	1,553	1,424	1,553	(129)	100.00%	129	-	129
Auditing Services	4,400	4,400	4,400	-	100.00%	-	-	-
Postage and Freight	1,000	917	3,360	(2,443)	336.00%	83	2,526	(2,443)
Insurance - General Liability	34,536	34,536	32,412	2,124	93.85%	-	-	-
Printing and Binding	500	458	56	402	11.20%	42	5	37
Legal Advertising	1,000	917	5,194	(4,277)	519.40%	83	3,778	(3,695)
Miscellaneous Services	1,000	917	207	710	20.70%	83	38	45
Misc-Assessment Collection Cost	31,197	31,197	30,038	1,159	96.28%	-	-	-
Misc-Supervisor Expenses	500	458	198	260	39.60%	42	52	(10)
Office Supplies	150	138	-	138	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	297,685	279,806	291,368	(11,562)	97.88%	17,880	21,684	(3,804)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field								
Contracts-Security Services	20,000	18,333	6,000	12,333	30.00%	1,667	1,200	467
Contracts-Security Alarms	600	550	473	77	78.83%	50	43	7
R&M-General	10,000	9,167	9,134	33	91.34%	833	97	736
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	15,765	14,451	-	14,451	0.00%	1,314	-	1,314
Total Field	46,615	42,751	15,607	27,144	33.48%	3,864	1,340	2,524
Landscape Services								
ProfServ-Landscape Architect	12,000	11,000	11,740	(740)	97.83%	1,000	840	160
Contracts-Landscape	173,343	158,898	128,117	30,781	73.91%	14,445	9,374	5,071
R&M-Irrigation	6,000	5,500	9,209	(3,709)	153.48%	500	500	-
R&M-Landscape Renovations	20,000	18,333	5,048	13,285	25.24%	1,667	-	1,667
R&M-Mulch	25,000	25,000	24,308	692	97.23%	-	-	-
R&M-Trees and Trimming	4,000	3,667	500	3,167	12.50%	333	-	333
Total Landscape Services	240,343	222,398	178,922	43,476	74.44%	17,945	10,714	7,231
Utilities								
Contracts-Solid Waste Services	230,580	211,365	193,950	17,415	84.11%	19,215	-	19,215
Utility - General	7,500	6,875	33,185	(26,310)	442.47%	625	1,318	(693)
Electricity - Streetlights	210,000	192,500	230,383	(37,883)	109.71%	17,500	22,588	(5,088)
Utility - Reclaimed Water	10,000	9,167	5,929	3,238	59.29%	833	708	125
Misc-Property Taxes	11,000	11,000	4,795	6,205	43.59%	-	-	-
Misc-Assessment Collection Cost	3,027	3,027	2,914	113	96.27%	-	-	-
Total Utilities	472,107	433,934	471,156	(37,222)	99.80%	38,173	24,614	13,559
Lakes and Ponds								
Contracts-Lakes	64,890	59,483	61,743	(2,260)	95.15%	5,408	5,704	(296)
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	-	-	-
R&M-Ponds	25,000	22,917	10,830	12,087	43.32%	2,083	273	1,810
Reserve - Ponds	5,000	-	34,613	(34,613)	692.26%	-	-	-
Total Lakes and Ponds	95,890	83,400	107,186	(23,786)	111.78%	7,491	5,977	1,514

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	12,833	6,215	6,618	44.39%	1,167	423	744
Contracts-Pools	27,600	25,300	23,448	1,852	84.96%	2,300	3,710	(1,410)
Communication - Telephone & WiFi	10,000	9,167	7,420	1,747	74.20%	833	584	249
Utility - General	1,500	1,375	1,034	341	68.93%	125	103	22
Utility - Water & Sewer	5,000	4,583	5,431	(848)	108.62%	417	465	(48)
Electricity - Rec Center	15,500	14,208	15,841	(1,633)	102.20%	1,292	1,711	(419)
Lease - Copier	4,400	4,033	3,896	137	88.55%	367	396	(29)
R&M-Clubhouse	13,000	11,917	13,357	(1,440)	102.75%	1,083	1,667	(584)
R&M-Court Maintenance	1,000	917	1,581	(664)	158.10%	83	-	83
R&M-Pools	3,500	3,208	4,043	(835)	115.51%	292	830	(538)
R&M-Fitness Equipment	4,500	4,125	1,182	2,943	26.27%	375	55	320
R&M-Playground	3,000	2,750	446	2,304	14.87%	250	-	250
Misc-Clubhouse Activities	2,000	1,833	770	1,063	38.50%	167	770	(603)
Office Supplies	2,500	2,292	3,371	(1,079)	134.84%	208	416	(208)
Op Supplies - General	40,000	36,667	46,676	(10,009)	116.69%	3,333	4,665	(1,332)
Op Supplies - Fuel, Oil	6,000	5,500	2,447	3,053	40.78%	500	381	119
Cleaning Supplies	5,000	4,583	7,137	(2,554)	142.74%	417	1,007	(590)
Reserve - Renewal&Replacement	21,340	-	334,350	(334,350)	1566.78%	-	15,489	(15,489)
Total Parks and Recreation	179,840	145,291	478,645	(333,354)	266.15%	13,209	32,672	(19,463)
<u>Personnel</u>								
Payroll-Maintenance	375,000	343,750	371,075	(27,325)	98.95%	31,250	32,818	(1,568)
Payroll-Benefits	3,600	3,300	-	3,300	0.00%	300	-	300
FICA Taxes	28,688	26,297	28,218	(1,921)	98.36%	2,391	2,511	(120)
Workers' Compensation	41,934	38,440	-	38,440	0.00%	3,495	-	3,495
Unemployment Compensation	2,150	1,971	-	1,971	0.00%	179	-	179
ProfServ-Human Resources	900	825	-	825	0.00%	75	-	75
Op Supplies - Uniforms	5,000	4,583	5,464	(881)	109.28%	417	340	77
Subscriptions and Memberships	1,100	1,100	1,945	(845)	176.82%	-	56	(56)
Total Personnel	458,372	420,266	406,702	13,564	88.73%	38,107	35,725	2,382
TOTAL EXPENDITURES	1,790,852	1,627,846	1,949,586	(321,740)	108.86%	136,669	132,287	4,382

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>AUG-23 BUDGET</u>	<u>AUG-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Excess (deficiency) of revenues Over (under) expenditures	(116,706)	43,684	(269,438)	(313,122)	0.00%	(134,053)	(130,522)	3,531
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(116,706)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(116,706)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (116,706)	\$ 43,684	\$ (269,438)	\$ (313,122)	0.00%	\$ (134,053)	\$ (130,522)	\$ 3,531
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,005,229	3,005,229	3,005,229					
FUND BALANCE, ENDING	\$ 2,888,523	\$ 3,048,913	\$ 2,735,791					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 200	\$ 183	\$ 5,900	\$ 5,717	2950.00%	\$ 17	\$ 748	\$ 731
Special Assmnts- Tax Collector	49,798	49,798	49,798	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,992)	(1,992)	(1,851)	141	92.92%	-	-	-
Settlements	4,000	3,667	200	(3,467)	5.00%	333	-	(333)
TOTAL REVENUES	52,006	51,656	54,047	2,391	103.92%	350	748	398
EXPENDITURES								
Administration								
Payroll-Salaries	31,280	28,673	31,038	(2,365)	99.23%	2,607	2,800	(193)
FICA Taxes	2,393	2,194	2,380	(186)	99.46%	199	214	(15)
ProfServ-Legal Services	6,000	5,500	1,512	3,988	25.20%	500	-	500
ProfServ-Mgmt Consulting	2,228	2,042	2,042	-	91.65%	186	186	-
Postage and Freight	1,500	1,375	1,459	(84)	97.27%	125	145	(20)
Misc-Assessment Collection Cost	996	996	959	37	96.29%	-	-	-
Office Supplies	1,200	1,100	2,017	(917)	168.08%	100	458	(358)
Total Administration	45,597	41,880	41,407	473	90.81%	3,717	3,803	(86)
TOTAL EXPENDITURES	45,597	41,880	41,407	473	90.81%	3,717	3,803	(86)
Excess (deficiency) of revenues Over (under) expenditures	6,409	9,776	12,640	2,864	0.00%	(3,367)	(3,055)	312
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	\$ 9,776	\$ 12,640	\$ 2,864	0.00%	\$ (3,367)	\$ (3,055)	\$ 312
FUND BALANCE, BEGINNING (OCT 1, 2022)	96,155	96,155	96,155					
FUND BALANCE, ENDING	\$ 102,564	\$ 105,931	\$ 108,795					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 642	\$ 18,293	\$ 17,651	2613.29%	\$ 58	\$ 2,310	\$ 2,252
Special Assmnts- Tax Collector	25,205	25,205	25,205	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,008)	(1,008)	(937)	71	92.96%	-	-	-
TOTAL REVENUES	24,897	24,839	42,561	17,722	170.95%	58	2,310	2,252
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	1,192	791	401	60.85%	108	107	1
R&M-Gate	4,500	4,125	1,157	2,968	25.71%	375	136	239
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	1,165	668	58.25%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	504	485	19	96.23%	-	-	-
Reserve - Roadways	12,000	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,000	-	-	-	0.00%	-	-	-
Total Field	22,306	7,656	3,598	4,058	16.13%	650	329	321
TOTAL EXPENDITURES	22,306	7,656	3,598	4,058	16.13%	650	329	321
Excess (deficiency) of revenues Over (under) expenditures	2,591	17,183	38,963	21,780	0.00%	(592)	1,981	2,573
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	\$ 17,183	\$ 38,963	\$ 21,780	0.00%	\$ (592)	\$ 1,981	\$ 2,573
FUND BALANCE, BEGINNING (OCT 1, 2022)	288,020	288,020	288,020					
FUND BALANCE, ENDING	\$ 290,611	\$ 305,203	\$ 326,983					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 229	\$ 4,717	\$ 4,488	1886.80%	\$ 21	\$ 588	\$ 567
Special Assmnts- Tax Collector	9,080	8,323	9,080	757	100.00%	757	-	(757)
Special Assmnts- Discounts	(363)	(363)	(338)	25	93.11%	-	-	-
TOTAL REVENUES	8,967	8,189	13,459	5,270	150.09%	778	588	(190)
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	753	668	48.58%	129	107	22
R&M-Gate	3,000	2,750	647	2,103	21.57%	250	136	114
R&M-Sidewalks	1	-	-	-	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	2,679	(846)	133.95%	167	836	(669)
R&M-Tree Removal	1	-	-	-	0.00%	-	-	-
Misc-Assessment Collection Cost	182	182	175	7	96.15%	-	-	-
Reserve - Roadways	760	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	560	-	-	-	0.00%	-	-	-
Total Field	8,054	6,186	4,254	1,932	52.82%	546	1,079	(533)
TOTAL EXPENDITURES	8,054	6,186	4,254	1,932	52.82%	546	1,079	(533)
Excess (deficiency) of revenues Over (under) expenditures	913	2,003	9,205	7,202	0.00%	232	(491)	(723)
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	\$ 2,003	\$ 9,205	\$ 7,202	0.00%	\$ 232	\$ (491)	\$ (723)
FUND BALANCE, BEGINNING (OCT 1, 2022)	73,305	73,305	73,305					
FUND BALANCE, ENDING	\$ 74,218	\$ 75,308	\$ 82,510					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 800	\$ 733	\$ 21,707	\$ 20,974	2713.38%	\$ 67	\$ 2,737	\$ 2,670
Special Assmnts- Tax Collector	15,234	15,234	15,234	-	100.00%	-	-	-
Special Assmnts- Discounts	(609)	(609)	(566)	43	92.94%	-	-	-
TOTAL REVENUES	15,425	15,358	36,375	21,017	235.82%	67	2,737	2,670
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	753	668	48.58%	129	107	22
R&M-Gate	3,000	2,750	2,249	501	74.97%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	1,244	589	62.20%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	305	293	12	96.07%	-	-	-
Reserve - Roadways	8,000	-	-	-	0.00%	-	-	-
Total Field	14,857	6,311	4,539	1,772	30.55%	546	329	217
TOTAL EXPENDITURES	14,857	6,311	4,539	1,772	30.55%	546	329	217
Excess (deficiency) of revenues Over (under) expenditures	568	9,047	31,836	22,789	0.00%	(479)	2,408	2,887
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	\$ 9,047	\$ 31,836	\$ 22,789	0.00%	\$ (479)	\$ 2,408	\$ 2,887
FUND BALANCE, BEGINNING (OCT 1, 2022)	341,275	341,275	341,275					
FUND BALANCE, ENDING	\$ 341,843	\$ 350,322	\$ 373,111					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 75	\$ 69	\$ 2,813	\$ 2,744	3750.67%	\$ 6	\$ 345	\$ 339
Special Assmnts- Tax Collector	10,624	10,624	10,624	-	100.00%	-	-	-
Special Assmnts- Discounts	(425)	(425)	(395)	30	92.94%	-	-	-
TOTAL REVENUES	10,274	10,268	13,042	2,774	126.94%	6	345	339
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	749	672	48.32%	129	107	22
R&M-Gate	3,000	2,750	2,354	396	78.47%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	1,466	367	73.30%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	212	205	7	96.70%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	9,096	8,550	4,774	3,776	52.48%	546	329	217
TOTAL EXPENDITURES	9,096	8,550	4,774	3,776	52.48%	546	329	217
Excess (deficiency) of revenues Over (under) expenditures	1,178	1,718	8,268	6,550	0.00%	(540)	16	556
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	\$ 1,718	\$ 8,268	\$ 6,550	0.00%	\$ (540)	\$ 16	\$ 556
FUND BALANCE, BEGINNING (OCT 1, 2022)	42,900	42,900	42,900					
FUND BALANCE, ENDING	\$ 44,078	\$ 44,618	\$ 51,168					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 458	\$ 16,920	\$ 16,462	3384.00%	\$ 42	\$ 2,132	\$ 2,090
Special Assmnts- Tax Collector	25,724	25,724	25,724	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,029)	(1,029)	(956)	73	92.91%	-	-	-
TOTAL REVENUES	25,195	25,153	41,688	16,535	165.46%	42	2,132	2,090
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	753	668	48.58%	129	107	22
R&M-Gate	3,000	2,750	1,879	871	62.63%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	1,101	732	55.05%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	514	495	19	96.30%	-	-	-
Reserve - Roadways	14,000	14,000	-	14,000	0.00%	-	-	-
Reserve - Sidewalks	1,675	1,675	-	1,675	0.00%	-	-	-
Total Field	22,741	22,195	4,228	17,967	18.59%	546	329	217
TOTAL EXPENDITURES	22,741	22,195	4,228	17,967	18.59%	546	329	217
Excess (deficiency) of revenues Over (under) expenditures	2,454	2,958	37,460	34,502	0.00%	(504)	1,803	2,307
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	\$ 2,958	\$ 37,460	\$ 34,502	0.00%	\$ (504)	\$ 1,803	\$ 2,307
FUND BALANCE, BEGINNING (OCT 1, 2022)	265,903	265,903	265,903					
FUND BALANCE, ENDING	\$ 268,357	\$ 268,861	\$ 303,363					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	18,029	18,029	-	100.00%	-	-	-
Special Assmnts- Other	11,402	11,402	11,402	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,177)	(1,177)	(1,094)	83	92.95%	-	-	-
TOTAL REVENUES	28,254	28,254	28,337	83	100.29%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,421	749	672	48.32%	129	107	22
R&M-Gate	3,000	2,750	2,107	643	70.23%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	621	1,212	31.05%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	589	567	22	96.26%	-	-	-
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	-	-	-
Reserve - Sidewalks	2,500	2,500	-	2,500	0.00%	-	-	-
Total Field	14,641	14,095	4,044	10,051	27.62%	546	329	217
TOTAL EXPENDITURES	14,641	14,095	4,044	10,051	27.62%	546	329	217
Excess (deficiency) of revenues Over (under) expenditures	13,613	14,159	24,293	10,134	0.00%	(546)	(329)	217
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	\$ 14,159	\$ 24,293	\$ 10,134	0.00%	\$ (546)	\$ (329)	\$ 217
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,803	9,803	9,803					
FUND BALANCE, ENDING	\$ 23,416	\$ 23,962	\$ 34,096					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 917	\$ 25,744	\$ 24,827	2574.40%	\$ 83	\$ 3,251	\$ 3,168
Special Assmnts- Tax Collector	37,989	37,989	37,989	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,520)	(1,520)	(1,412)	108	92.89%	-	-	-
TOTAL REVENUES	37,469	37,386	62,321	24,935	166.33%	83	3,251	3,168
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,421	1,037	384	66.90%	129	159	(30)
R&M-Gate	4,500	4,125	1,077	3,048	23.93%	375	136	239
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	1,715	118	85.75%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	760	732	28	96.32%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	10,000	10,000	-	10,000	0.00%	-	-	-
Total Field	33,812	33,141	4,561	28,580	13.49%	671	381	290
TOTAL EXPENDITURES	33,812	33,141	4,561	28,580	13.49%	671	381	290
Excess (deficiency) of revenues Over (under) expenditures	3,657	4,245	57,760	53,515	0.00%	(588)	2,870	3,458
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	\$ 4,245	\$ 57,760	\$ 53,515	0.00%	\$ (588)	\$ 2,870	\$ 3,458
FUND BALANCE, BEGINNING (OCT 1, 2022)	405,469	405,469	405,469					
FUND BALANCE, ENDING	\$ 409,126	\$ 409,714	\$ 463,229					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 550	\$ 504	\$ 13,182	\$ 12,678	2396.73%	\$ 46	\$ 1,665	\$ 1,619
Special Assmnts- Tax Collector	21,473	21,473	21,473	-	100.00%	-	-	-
Special Assmnts- Discounts	(859)	(859)	(798)	61	92.90%	-	-	-
TOTAL REVENUES	21,164	21,118	33,857	12,739	159.97%	46	1,665	1,619
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	753	668	48.58%	129	107	22
R&M-Gate	3,000	2,750	2,802	(52)	93.40%	250	366	(116)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	1,717	116	85.85%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	429	414	15	96.50%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	18,981	18,435	5,686	12,749	29.96%	546	559	(13)
TOTAL EXPENDITURES	18,981	18,435	5,686	12,749	29.96%	546	559	(13)
Excess (deficiency) of revenues Over (under) expenditures	2,183	2,683	28,171	25,488	0.00%	(500)	1,106	1,606
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	\$ 2,683	\$ 28,171	\$ 25,488	0.00%	\$ (500)	\$ 1,106	\$ 1,606
FUND BALANCE, BEGINNING (OCT 1, 2022)	207,673	207,673	207,673					
FUND BALANCE, ENDING	\$ 209,856	\$ 210,356	\$ 235,844					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 642	\$ 17,429	\$ 16,787	2489.86%	\$ 58	\$ 2,200	\$ 2,142
Special Assmnts- Tax Collector	23,039	23,039	23,039	-	100.00%	-	-	-
Special Assmnts- Discounts	(922)	(922)	(856)	66	92.84%	-	-	-
TOTAL REVENUES	22,817	22,759	39,612	16,853	173.61%	58	2,200	2,142
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	1,475	(54)	95.16%	129	153	(24)
R&M-Gate	3,000	2,750	2,942	(192)	98.07%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	959	874	47.95%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	461	444	17	96.31%	-	-	-
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	20,293	19,747	5,820	13,927	28.68%	546	375	171
TOTAL EXPENDITURES	20,293	19,747	5,820	13,927	28.68%	546	375	171
Excess (deficiency) of revenues Over (under) expenditures	2,524	3,012	33,792	30,780	0.00%	(488)	1,825	2,313
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	\$ 3,012	\$ 33,792	\$ 30,780	0.00%	\$ (488)	\$ 1,825	\$ 2,313
FUND BALANCE, BEGINNING (OCT 1, 2022)	274,392	274,392	274,392					
FUND BALANCE, ENDING	\$ 276,916	\$ 277,404	\$ 308,184					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 596	\$ 16,229	\$ 15,633	2496.77%	\$ 54	\$ 2,048	\$ 1,994
Special Assmnts- Tax Collector	19,944	19,944	19,944	-	100.00%	-	-	-
Special Assmnts- Discounts	(798)	(798)	(741)	57	92.86%	-	-	-
TOTAL REVENUES	19,796	19,742	35,432	15,690	178.99%	54	2,048	1,994
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,300	1,192	749	443	57.62%	108	107	1
R&M-Gate	3,000	2,750	2,157	593	71.90%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	621	1,212	31.05%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	399	384	15	96.24%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
Total Field	17,701	17,176	3,911	13,265	22.09%	525	329	196
TOTAL EXPENDITURES	17,701	17,176	3,911	13,265	22.09%	525	329	196
Excess (deficiency) of revenues Over (under) expenditures	2,095	2,566	31,521	28,955	0.00%	(471)	1,719	2,190
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	\$ 2,566	\$ 31,521	\$ 28,955	0.00%	\$ (471)	\$ 1,719	\$ 2,190
FUND BALANCE, BEGINNING (OCT 1, 2022)	255,403	255,403	255,403					
FUND BALANCE, ENDING	\$ 257,498	\$ 257,969	\$ 286,924					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 642	\$ 18,370	\$ 17,728	2624.29%	\$ 58	\$ 2,318	\$ 2,260
Special Assmnts- Tax Collector	18,660	18,660	18,660	-	100.00%	-	-	-
Special Assmnts- Discounts	(746)	(746)	(694)	52	93.03%	-	-	-
TOTAL REVENUES	18,614	18,556	36,336	17,780	195.21%	58	2,318	2,260
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	749	672	48.32%	129	107	22
R&M-Gate	3,000	2,750	1,852	898	61.73%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	621	1,212	31.05%	167	86	81
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	373	359	14	96.25%	-	-	-
Reserve - Roadways	10,000	10,000	3,060	6,940	30.60%	-	-	-
Total Field	16,925	16,379	6,641	9,738	39.24%	546	329	217
TOTAL EXPENDITURES	16,925	16,379	6,641	9,738	39.24%	546	329	217
Excess (deficiency) of revenues Over (under) expenditures	1,689	2,177	29,695	27,518	0.00%	(488)	1,989	2,477
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	\$ 2,177	\$ 29,695	\$ 27,518	0.00%	\$ (488)	\$ 1,989	\$ 2,477
FUND BALANCE, BEGINNING (OCT 1, 2022)	289,013	289,013	289,013					
FUND BALANCE, ENDING	\$ 290,702	\$ 291,190	\$ 318,708					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,192	\$ 34,188	\$ 32,996	2629.85%	\$ 108	\$ 4,308	\$ 4,200
Special Assmnts- Tax Collector	38,601	38,601	38,601	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,544)	(1,544)	(1,435)	109	92.94%	-	-	-
TOTAL REVENUES	38,357	38,249	71,354	33,105	186.03%	108	4,308	4,200
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,421	749	672	48.32%	129	107	22
R&M-Gate	3,000	2,750	2,482	268	82.73%	250	136	114
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	1,833	3,349	(1,516)	167.45%	167	836	(669)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	772	743	29	96.24%	-	-	-
Reserve - Roadways	20,000	20,000	-	20,000	0.00%	-	-	-
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
Total Field	34,324	33,778	7,323	26,455	21.33%	546	1,079	(533)
TOTAL EXPENDITURES	34,324	33,778	7,323	26,455	21.33%	546	1,079	(533)
Excess (deficiency) of revenues Over (under) expenditures	4,033	4,471	64,031	59,560	0.00%	(438)	3,229	3,667
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	\$ 4,471	\$ 64,031	\$ 59,560	0.00%	\$ (438)	\$ 3,229	\$ 3,667
FUND BALANCE, BEGINNING (OCT 1, 2022)	537,311	537,311	537,311					
FUND BALANCE, ENDING	\$ 541,344	\$ 541,782	\$ 601,342					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	5,781	5,781	-	100.00%	-	-	-
Special Assmnts- Discounts	(231)	(231)	(215)	16	93.07%	-	-	-
TOTAL REVENUES	5,550	5,550	5,566	16	100.29%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	779	577	202	67.88%	71	107	(36)
R&M-Security Cameras	2,000	1,833	1,101	732	55.05%	167	86	81
Misc-Assessment Collection Cost	116	116	111	5	95.69%	-	-	-
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,841	4,603	1,789	2,814	36.96%	238	193	45
TOTAL EXPENDITURES	4,841	4,603	1,789	2,814	36.96%	238	193	45
Excess (deficiency) of revenues Over (under) expenditures	709	947	3,777	2,830	0.00%	(238)	(193)	45
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	\$ 947	\$ 3,777	\$ 2,830	0.00%	\$ (238)	\$ (193)	\$ 45
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,881	3,880	3,881					
FUND BALANCE, ENDING	\$ 4,590	\$ 4,827	\$ 7,658					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	6,250	6,250	-	100.00%	-	-	-
Special Assmnts- Discounts	(250)	(250)	(232)	18	92.80%	-	-	-
TOTAL REVENUES	6,000	6,000	6,018	18	100.30%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	779	619	160	72.82%	71	107	(36)
R&M-Security Cameras	2,000	1,833	2,606	(773)	130.30%	167	86	81
Misc-Assessment Collection Cost	109	109	120	(11)	110.09%	-	-	-
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,218	4,980	3,345	1,635	64.11%	238	193	45
TOTAL EXPENDITURES	5,218	4,980	3,345	1,635	64.11%	238	193	45
Excess (deficiency) of revenues Over (under) expenditures	782	1,020	2,673	1,653	0.00%	(238)	(193)	45
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	\$ 1,020	\$ 2,673	\$ 1,653	0.00%	\$ (238)	\$ (193)	\$ 45
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,176	9,176	9,176					
FUND BALANCE, ENDING	\$ 9,958	\$ 10,196	\$ 11,849					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 23	\$ 1,640	\$ 1,617	6560.00%	\$ 2	\$ 1,027	\$ 1,025
Special Assmnts- Tax Collector	644,951	644,951	644,952	1	100.00%	-	-	-
Special Assmnts- Discounts	(25,798)	(25,798)	(23,974)	1,824	92.93%	-	-	-
TOTAL REVENUES	619,178	619,176	622,618	3,442	100.56%	2	1,027	1,025
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,899	12,899	12,419	480	96.28%	-	-	-
Total Field	12,899	12,899	12,419	480	96.28%	-	-	-
Debt Service								
Principal Debt Retirement	330,000	330,000	330,000	-	100.00%	-	-	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-	-	-
Interest Expense	279,365	279,365	279,110	255	99.91%	-	-	-
Total Debt Service	609,365	609,365	614,110	(4,745)	100.78%	-	-	-
TOTAL EXPENDITURES	622,264	622,264	626,529	(4,265)	100.69%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(3,086)	(3,088)	(3,911)	(823)	0.00%	2	1,027	1,025
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(905)	(905)	0.00%	-	(552)	(552)
Contribution to (Use of) Fund Balance	(3,086)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,086)	-	(905)	(905)	0.00%	-	(552)	(552)
Net change in fund balance	\$ (3,086)	\$ (3,088)	\$ (4,816)	\$ (1,728)	0.00%	\$ 2	\$ 475	\$ 473
FUND BALANCE, BEGINNING (OCT 1, 2022)	299,808	299,808	299,808					
FUND BALANCE, ENDING	\$ 296,722	\$ 296,720	\$ 294,992					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 14,791	\$ 14,791	0.00%	\$ -	\$ 9,027	\$ 9,027
TOTAL REVENUES	-	-	14,791	14,791	0.00%	-	9,027	9,027
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	3,700	(3,700)	0.00%	-	200	(200)
Total Construction In Progress	-	-	3,700	(3,700)	0.00%	-	200	(200)
TOTAL EXPENDITURES	-	-	3,700	(3,700)	0.00%	-	200	(200)
Excess (deficiency) of revenues Over (under) expenditures	-	-	11,091	11,091	0.00%	-	8,827	8,827
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	905	905	0.00%	-	552	552
TOTAL FINANCING SOURCES (USES)	-	-	905	905	0.00%	-	552	552
Net change in fund balance	\$ -	\$ -	\$ 11,996	\$ 11,996	0.00%	\$ -	\$ 9,379	\$ 9,379
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	2,478,197					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,490,193					

MEADOW POINTE II
Community Development District

Supporting Schedules

August 31, 2023

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed Fund
					O&M Assessments	Trash Assessments	Fund Assessments
Assessments levied in FY 2023				\$ 2,692,978	\$ 1,559,864	\$ 151,330	\$ 49,798
Allocation %				100.0%	57.9%	5.6%	1.8%
11/07/22	\$ 27,809	\$ 1,490	\$ 568	\$ 29,866	\$ 17,300	\$ 1,678	\$ 552
11/15/22	\$ 150,021	\$ 6,378	\$ 3,062	\$ 159,461	\$ 92,365	\$ 8,961	\$ 2,949
11/21/22	\$ 157,805	\$ 6,709	\$ 3,221	\$ 167,735	\$ 97,158	\$ 9,426	\$ 3,102
11/25/22	\$ 210,565	\$ 8,952	\$ 4,297	\$ 223,815	\$ 129,641	\$ 12,577	\$ 4,139
12/02/22	\$ 1,341,977	\$ 57,019	\$ 27,387	\$ 1,426,384	\$ 826,209	\$ 80,155	\$ 26,377
12/20/22	\$ 105,123	\$ 3,808	\$ 2,145	\$ 111,077	\$ 64,339	\$ 6,242	\$ 2,054
12/09/22	\$ 284,693	\$ 12,061	\$ 5,810	\$ 302,564	\$ 175,255	\$ 17,002	\$ 5,595
01/12/23	\$ 55,424	\$ 1,767	\$ 1,131	\$ 58,323	\$ 33,782	\$ 3,277	\$ 1,078
02/17/23	\$ 70,467	\$ 2,314	\$ 1,438	\$ 74,219	\$ 42,990	\$ 4,171	\$ 1,372
03/07/23	\$ 31,774	\$ 324	\$ 648	\$ 32,746	\$ 18,968	\$ 1,840	\$ 606
04/13/23	\$ 76,366	\$ 17	\$ 1,558	\$ 77,941	\$ 45,146	\$ 4,380	\$ 1,441
05/08/23	\$ 9,987	\$ (174)	\$ 204	\$ 10,017	\$ 5,802	\$ 563	\$ 185
06/06/23	\$ 3,804	\$ (113)	\$ 78	\$ 3,769	\$ 2,183	\$ 212	\$ 70
06/13/23	\$ 15,205	\$ (452)	\$ 310	\$ 15,063	\$ 8,725	\$ 846	\$ 279
TOTAL	\$ 2,541,022	\$ 100,101	\$ 51,858	\$ 2,692,980	\$ 1,559,865	\$ 151,330	\$ 49,798
% COLLECTED				100%	100%	100%	100%

**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
03/07/23	\$ 306	\$ 110	\$ 185	\$ 129	\$ 313	\$ 358	\$ 462
04/13/23	\$ 729	\$ 263	\$ 441	\$ 307	\$ 745	\$ 852	\$ 1,099
05/08/23	\$ 94	\$ 34	\$ 57	\$ 40	\$ 96	\$ 109	\$ 141
06/06/23	\$ 35	\$ 13	\$ 21	\$ 15	\$ 36	\$ 41	\$ 53
06/13/23	\$ 141	\$ 51	\$ 85	\$ 59	\$ 144	\$ 165	\$ 212
TOTAL	\$ 25,205	\$ 9,080	\$ 15,234	\$ 10,624	\$ 25,724	\$ 29,431	\$ 37,989
% COLLECTED	100%	100%	100%	100%	100%	100%	100%

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
03/07/23	\$ 261	\$ 280	\$ 243	\$ 227	\$ 469	\$ 70	\$ 76	\$ 7,843
04/13/23	\$ 621	\$ 667	\$ 577	\$ 540	\$ 1,117	\$ 167	\$ 181	\$ 18,666
05/08/23	\$ 80	\$ 86	\$ 74	\$ 69	\$ 144	\$ 22	\$ 23	\$ 2,399
06/06/23	\$ 30	\$ 32	\$ 28	\$ 26	\$ 54	\$ 8	\$ 9	\$ 903
06/13/23	\$ 120	\$ 129	\$ 112	\$ 104	\$ 216	\$ 32	\$ 35	\$ 3,608
TOTAL	\$ 21,473	\$ 23,039	\$ 19,944	\$ 18,660	\$ 38,601	\$ 5,781	\$ 6,250	\$ 644,952
% COLLECTED	100%	100%	100%	100%	100%	100%	100%	100%

Cash and Investment Balances
August 31, 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	Truist	Checking Account	n/a	n/a	\$27,090
Operating Checking Account	Bank United	Checking Account	n/a	5.12%	\$544,394
				Subtotal	<u>\$571,484</u>
Money Market	BankUnited	Money Market	n/a	5.15%	\$5,702,475
				Subtotal	<u>\$5,702,475</u>
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.15%	\$2,490,193
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.15%	\$3,646
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	5.15%	\$151,605
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	5.15%	\$139,741
				Subtotal	<u>\$2,785,185</u>
				Total	<u>\$9,059,144</u>

Aqua Pool & Spa Renovators
August 31, 2023

Original amount of promissory note (Aqua Pool)	45,000.00
Less payments received:	
2/25/2009	(745.52)
3/19/2009	(668.52)
5/12/2009	(645.78)
1/16/2012	(690.19)
(*) 5/21/2012	(300.00)
(*) 6/14/2012	(300.00)
(*) 8/28/2012	(400.00)
(*) 9/14/2012	(300.00)
(*) 10/15/2012	(300.00)
(*) 12/5/2012	(300.00)
(*) 2/18/2013	(100.00)
(*) 4/10/2013	(125.00)
(*) 5/14/2013	(120.00)
(*) 5/22/2013	(300.00)
(*) 7/2/2014	(1,658.50)
(*) 8/14/2014	(755.04)
(*) 10/6/2014	(129.39)
(*) 11/12/2014	(290.73)
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.

**MEADOW POINTE II
Community Development District**

Approval of Invoices

August 31, 2023

Invoice Summary

<u>Posting Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
11/1/2022	2761	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 2,380.00
12/2/2022	2862	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 364.00
12/2/2022	2863	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 1,190.00
01/04/23	3020	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 84.00
01/04/23	3021	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 1,470.00
02/01/23	3109	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 2,660.00
03/01/23	3239	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 476.00
03/01/23	3240	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 2,100.00
04/03/23	3410	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 280.00
04/03/23	3411	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 3,150.00
05/01/23	3499	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 56.00
05/01/23	3500	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 1,256.00
06/01/23	3625	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 252.00
06/01/23	3626	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 2,058.00
07/03/23	3833	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 2,092.60
08/01/23	3915	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 2,450.00
Total				\$ 22,318.60



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

INVOICE

Invoice # 3915
Date: 08/01/2023
Due On: 09/01/2023

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	+ \$2,450.00) - (\$0.00) = \$2,450.00

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	07/08/2023	Review e-mails related to waste management RFP and submittals from vendors.	0.25	\$280.00	\$70.00
Service	AHC	07/10/2023	Follow-up on action items including status of landscape contract and potential protests from proposers.	0.75	\$280.00	\$210.00
Service	AHC	07/11/2023	Continued follow-up on action items. Review status of taxes on Iverson parcel. Initial review of OLM contract with LMP.	1.25	\$280.00	\$350.00
Service	AHC	07/12/2023	Review employee handbook and exchange e-mails with Chair re: coordination of call to discuss Sheila Diaz PTO. Continued review of OLM/LMP landscape contract and forward revisions to OLM. Review agenda package for 7/19 CDD meeting.	1.00	\$280.00	\$280.00
Service	AHC	07/13/2023	Continued review of Employee Handbook. Conference call with Operations Manager to discuss PTO compensation for Sheila Diaz.	0.50	\$280.00	\$140.00
Service	AHC	07/17/2023	Exchange e-mails re: OLM/LMP contract revisions.	0.25	\$280.00	\$70.00
Service	AHC	07/20/2023	Review and reply to e-mails re: termination of current landscape contract and	0.25	\$280.00	\$70.00

Invoice # 3915 - 08/01/2023

			coordination of new waste removal contract.			
Service	AHC	07/21/2023	Review and reply to e-mails re: meeting follow-up items. Review current waste removal contract and initial review of new proposal.	0.50	\$280.00	\$140.00
Service	AHC	07/24/2023	Review status of Iverson/Guzman parcel.	0.25	\$280.00	\$70.00
Service	AHC	07/26/2023	Research re: Iverson property and e-mail status to Chairman. Review agenda package for 8/2 CDD meeting.	0.25	\$280.00	\$70.00
Service	RDJ	07/26/2023	Review proposal from ACPLM regarding Phase 2 of sidewalk replacement project and related documents; draft contract regarding same.	1.25	\$280.00	\$350.00
Service	RDJ	07/28/2023	Complete draft of contract with ACPLM for Phase 2 of sidewalk replacement project; follow-up regarding same.	1.75	\$280.00	\$490.00
Service	AHC	07/31/2023	Continued review of waste management proposal and exchange e-mails re: preparation of contract.	0.50	\$280.00	\$140.00
Subtotal						\$2,450.00
Total						\$2,450.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3915	09/01/2023	\$2,450.00	\$0.00	\$2,450.00
Outstanding Balance				\$2,450.00
Total Amount Outstanding				\$2,450.00

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

Payment is due 30 days from receipt of this invoice. Thank you.

531023-51401