

**Meadow Pointe II
Community Development District**

October 18, 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, Chairperson
- 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, October 18, 2023 – 6:30 p.m.
Meeting Agenda

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- 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. Motion to Assign Fund Balance
 - B. Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 Budget
- 7. District Engineer Report**
 - A. Update on Sidewalk Repairs from ACPLM
- 8. District Counsel Report**
 - A. Morningside/Deer Run Sidewalk/Aprons/Tree Lawns Ownership and Jurisdiction
 - B. Guidance on Trespassing Individuals' Fishing on CDD Ponds
- 9. Consent Agenda**
 - A. Minutes of the September 6, 2023 Meeting and Workshop, and September 20, 2023 Meeting
 - B. Financial Report as of September 30, 2023
 - C. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Traffic Study Result for Wrencrest
 - B. MPIO Event Planning Committee

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

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

Sixth Order of Business

6A

MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT

MOTION TO ASSIGN FUNDS FY23

The Board hereby assigns the FY2023 reserves per the September 30, 2023 Balance Sheet as follows:

General Fund 001

Operating Reserves	\$441,128
Reserves – Ponds	\$249,440
Reserves-Renewal & Replacement	\$286,754

Deed Restriction Fund 002

Operating Reserves	\$ 11,399
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Charlesworth Fund 003

Operating Reserves	\$ 5,639
Reserves – Roadways	\$199,923
Reserves – Sidewalks	\$ 27,660

Colehaven Fund 004

Operating Reserves	\$ 2,033
Reserves – Roadways	\$ 57,730
Reserves – Sidewalks	\$ 4,614

Covina Key Fund 005

Operating Reserves	\$ 3,714
Reserves – Roadways	\$192,645
Reserves – Sidewalks	\$ 3,293

Glenham Fund 006

Operating Reserves	\$ 2,291
Reserves – Roadways	\$ 38,341
Reserves – Sidewalks	\$ 2,412

Iverson Fund 007

Operating Reserves	\$ 5,685
Reserves – Roadways	\$203,930
Reserves – Sidewalks	\$ 9,219

Lettingwell Fund 008

Operating Reserves	\$ 0
Reserves – Roadways	\$ 5,040
Reserves – Sidewalks	\$ 5,040

Longleaf Fund 009

Operating Reserves	\$ 8,453
Reserves – Roadways	\$195,798
Reserves – Sidewalks	\$ 54,479

Manor Isles Fund 010

Operating Reserves	\$ 4,745
Reserves – Roadways	\$112,267
Reserves – Sidewalks	\$ 10,744

Sedgwick Fund 011

Operating Reserves	\$ 5,073
Reserves – Roadways	\$152,667
Reserves – Sidewalks	\$ 23,380

Tullamore Fund 012

Operating Reserves	\$ 4,488
Reserves – Roadways	\$110,160
Reserves – Sidewalks	\$ 29,544

Vermillion Fund 013

Operating Reserves	\$ 4,231
Reserves – Roadways	\$178,966
Reserves – Sidewalks	\$ 1,936

Wrencrest Fund 014

Operating Reserves	\$ 8,581
Reserves – Roadways	\$284,447
Reserves – Sidewalks	\$ 33,330

Deer Run Fund 015

Operating Reserves	\$ 0
Reserves – Roadways	\$ 0
Reserves – Sidewalks	\$ 5,045

Morning Side Fund 016

Operating Reserves	\$ 0
Reserves – Roadways	\$ 0
Reserves – Sidewalks	\$ 7,327

6B.

RESOLUTION 2024-01

A RESOLUTION AMENDING MEADOW POINTE II DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2023

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Meadow Pointe II Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 18th day of October 2023 and be reflected in the monthly and Fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

**Meadow Pointe II
Community Development District**

By: _____
John Picarelli, Chairperson

Attest:

By: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2023

Exh. A

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 100	\$ -	\$ 100	\$ 3	\$ (97)
Garbage/Solid Waste Revenue	151,330	-	151,330	151,330	-
Interest - Tax Collector	-	-	-	830	830
Special Assmnts- Tax Collector	1,559,864	-	1,559,864	1,559,865	1
Special Assmnts- Discounts	(68,448)	-	(68,448)	(63,607)	4,841
Other Miscellaneous Revenues	25,000	-	25,000	26,302	1,302
Gate Bar Code/Remotes	5,000	-	5,000	5,775	775
Access Cards	1,300	-	1,300	1,580	280
TOTAL REVENUES	1,674,146	-	1,674,146	1,682,078	7,932
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	-	24,000	21,800	2,200
FICA Taxes	1,836	-	1,836	1,668	168
ProfServ-Engineering	64,500	-	64,500	98,548	(34,048)
ProfServ-Legal Services	42,000	-	42,000	26,817	15,183
ProfServ-Mgmt Consulting	76,528	-	76,528	76,528	-
ProfServ-Property Appraiser	150	-	150	150	-
ProfServ-Special Assessment	8,610	-	8,610	8,610	-
ProfServ-Trustee Fees	4,050	-	4,050	3,704	346
ProfServ-Web Site Maintenance	1,553	-	1,553	1,553	-
Auditing Services	4,400	-	4,400	4,400	-
Postage and Freight	1,000	-	1,000	3,423	(2,423)
Insurance - General Liability	34,536	-	34,536	32,412	2,124
Printing and Binding	500	-	500	56	444
Legal Advertising	1,000	-	1,000	5,388	(4,388)
Miscellaneous Services	1,000	-	1,000	246	754
Misc-Assessment Collection Cost	31,197	-	31,197	30,038	1,159
Misc-Supervisor Expenses	500	-	500	198	302
Office Supplies	150	-	150	-	150
Annual District Filing Fee	175	-	175	175	-
Total Administration	297,685	-	297,685	315,714	(18,029)
Field					
Contracts-Security Services	20,000	-	20,000	7,680	12,320
Contracts-Security Alarms	600	-	600	516	84
R&M-General	10,000	-	10,000	10,050	(50)
Misc-Animal Trapper	250	-	250	-	250
Misc-Contingency	15,765	-	15,765	-	15,765
Total Field	46,615	-	46,615	18,246	28,369

Proposed Budget Amendment
For the Period Ending September 30, 2023

Exh. A

<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGET</u>	<u>PROPOSED AMENDMENT</u>	<u>FINAL BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Landscape Services</u>					
ProfServ-Landscape Architect	12,000	-	12,000	12,580	(580)
Contracts-Landscape	173,343	-	173,343	140,616	32,727
R&M-Irrigation	6,000	-	6,000	10,379	(4,379)
R&M-Landscape Renovations	20,000	-	20,000	5,048	14,952
R&M-Mulch	25,000	-	25,000	24,308	692
R&M-Trees and Trimming	4,000	-	4,000	500	3,500
Total Landscape Services	240,343	-	240,343	193,431	46,912
<u>Utilities</u>					
Contracts-Solid Waste Services	230,580	-	230,580	232,380	(1,800)
Utility - General	7,500	-	7,500	34,296	(26,796)
Electricity - Streetlights	210,000	-	210,000	254,121	(44,121)
Utility - Reclaimed Water	10,000	-	10,000	7,093	2,907
Misc-Property Taxes	11,000	-	11,000	4,795	6,205
Misc-Assessment Collection Cost	3,027	-	3,027	2,914	113
Total Utilities	472,107	-	472,107	535,599	(63,492)
<u>Lakes and Ponds</u>					
Contracts-Lakes	64,890	-	64,890	67,447	(2,557)
R&M-Mitigation	1,000	-	1,000	-	1,000
R&M-Ponds	25,000	-	25,000	10,830	14,170
Reserve - Ponds	5,000	-	5,000	34,613	(29,613)
Total Lakes and Ponds	95,890	-	95,890	112,890	(17,000)
<u>Parks and Recreation</u>					
ProfServ-Info Technology	14,000	-	14,000	6,711	7,289
Contracts-Pools	27,600	-	27,600	25,658	1,942
Communication - Telephone & WiFi	10,000	-	10,000	8,301	1,699
Utility - General	1,500	-	1,500	1,137	363
Utility - Water & Sewer	5,000	-	5,000	5,882	(882)
Electricity - Rec Center	15,500	-	15,500	18,235	(2,735)
Lease - Copier	4,400	-	4,400	4,261	139
R&M-Clubhouse	13,000	-	13,000	21,349	(8,349)
R&M-Court Maintenance	1,000	-	1,000	2,186	(1,186)
R&M-Pools	3,500	-	3,500	8,022	(4,522)
R&M-Fitness Equipment	4,500	-	4,500	1,182	3,318
R&M-Playground	3,000	-	3,000	446	2,554
Misc-Clubhouse Activities	2,000	-	2,000	928	1,072
Office Supplies	2,500	-	2,500	3,776	(1,276)
Op Supplies - General	40,000	-	40,000	53,696	(13,696)
Op Supplies - Fuel, Oil	6,000	-	6,000	2,728	3,272
Cleaning Supplies	5,000	-	5,000	8,509	(3,509)
Reserve - Renewal&Replacement	21,340	400,000	421,340	334,350	86,990
Total Parks and Recreation	179,840	400,000	579,840	507,357	72,483

Proposed Budget Amendment
For the Period Ending September 30, 2023

Exh. A

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Personnel					
Payroll-Maintenance	375,000	-	375,000	404,949	(29,949)
Payroll-Benefits	3,600	-	3,600	-	3,600
FICA Taxes	28,688	-	28,688	30,809	(2,121)
Workers' Compensation	41,934	-	41,934	-	41,934
Unemployment Compensation	2,150	-	2,150	-	2,150
ProfServ-Human Resources	900	-	900	-	900
Op Supplies - Uniforms	5,000	-	5,000	5,464	(464)
Subscriptions and Memberships	1,100	-	1,100	2,180	(1,080)
Total Personnel	458,372	-	458,372	443,402	14,970
TOTAL EXPENDITURES	1,790,852	400,000	2,190,852	2,126,639	64,213
Excess (deficiency) of revenues Over (under) expenditures	(116,706)	(400,000)	(516,706)	(444,561)	72,145
Net change in fund balance	(116,706)	(400,000)	(516,706)	(444,561)	72,145
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,005,229	-	3,005,229	3,005,229	-
FUND BALANCE, ENDING	\$ 2,888,523	\$ (400,000)	\$ 2,488,523	\$ 2,560,668	\$ 72,145

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, September 6, 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:

Jerry Whited	District Engineer (<i>Via Zoom</i>)
Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
JT Martin	Martin Aquatic Design (<i>Via Zoom</i>)
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, and a quorum was established.

THIRD ORDER OF BUSINESS **Pledge of Allegiance/Moment of Silence
for our Fallen Service Members and First
Responders**

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

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

The following items were added to the agenda:

- 43 • *Discussion of Pond Report under District Engineer Report.*
- 44 • *Updated Engineering Form for Wrencrest Traffic Study under*
- 45 *Government/Community Updates.*
- 46 • *Update on Crosswalks under Government/Community Updates.*

47
48 **FIFTH ORDER OF BUSINESS**

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

- 50 • Mr. George Neuendorf of Longleaf asked for a status on sidewalk repairs. Mr.
- 51 Picarelli noted the contract was executed, and work is scheduled to start on October
- 52 2, 2023.
- 53 • Ms. Christine Hankerson of Longleaf discussed her conversation with
- 54 Commissioner Weightman’s Chief of Staff, and suggested he should consider
- 55 attending a future CDD meeting. The Board is amenable to this. She also discussed
- 56 traffic issues in the community.
- 57 • Ms. Susan Kerr of Iverson discussed the new contract for waste pick-up. Mr.
- 58 Picarelli noted there will be one bulk pick-up per month on the third Friday. Ms.
- 59 Darner noted the new trash bins will be large.
- 60 • Ms. Joanne Rainey of Lettingwell is happy with the updated newsletter.
- 61 • Ms. Evelyn Sibelle of Wrencrest noted the flashing school sign is blocked by tree
- 62 branches. Mr. Picarelli noted the County is in the process of replacing the incorrect
- 63 sign.
- 64 • Ms. Cindy McCrary of Wrencrest commented on the following items:
- 65 ➤ She suggested having a Pasco Sheriff present at Wiregrass to help slow the
- 66 traffic.
- 67 ➤ She suggested creating some parking areas which would be monitored.
- 68 ➤ She suggested a community laundry facility in the new amenity building.
- 69 ➤ She suggested the Board refrain from enforcing rules with regards to trash
- 70 pick-up until everyone is used to the new sizes.
- 71 ➤ She suggested a volunteer position as a resident liaison.
- 72 • Ms. Kelly Silbern of Morningside was told that FHP is conducting patrols
- 73 throughout the community. Mr. Molder noted they patrol randomly.

74

75 **THIRTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**

76 **B. Lap Pool Specifications and Design Update**

77 Mr. JT Martin was available to answer questions.

- 78 • Ms. Childers confirmed the pool will have five lanes, with pumps and equipment
- 79 being relocated on the same side as the existing pool.
- 80 • Mr. Martin confirmed the schematic is acceptable.
- 81 • Mr. Picarelli asked about a different option than the geothermal system, and Mr.
- 82 Martin discussed three options, a gas-fired pump, solar power pump or geothermal
- 83 pump, with the geothermal system being at the highest capital cost and lowest
- 84 operational cost.
- 85 • The filtration system was discussed, and Mr. Picarelli asked about the cartridge
- 86 system. Mr. Martin commented that system is not feasible for this pool. He
- 87 described available systems for a pool this size.
- 88 • Mr. Picarelli asked whether any chemical control systems, such as chlorine, would
- 89 have to be added to a salt chlorine generator. Mr. Martin noted, the pool would need
- 90 to have a back-up system with full capacity to operate the pool.
- 91 • Mr. Signoretti asked about the heating system. Mr. Martin recommended an air
- 92 source heat pump. Mr. Signoretti asked whether the company has clients in a similar
- 93 situation as the District with success stories. Mr. Martin recommended a case study
- 94 in Collier County, in which they are replacing the current geothermal system with
- 95 a heat pump.
- 96 • The Board will discuss further during this meeting, and Ms. Childers will send Mr.
- 97 Martin an email with all items to be included for the pool.

98 *The record shall reflect Mr. Martin exited the meeting.*

99

100 **SIXTH ORDER OF BUSINESS** **District Manager Report**

101 **A. Disbanding of Residents Council**

- 102 • Mr. Nanni and Mr. Cohen discussed this item, and each Residents Council member
- 103 was sent a letter to their homes.
- 104 • There is also a bank account, and the Board would like the funds to be returned to
- 105 the CDD.

- 106 • The Treasurer has submitted all documentation, including the checkbook for the
- 107 account. The Board discussed next steps.
- 108 • Ms. Childers indicated the Treasurer may be able to close the account.
- 109 • The Treasurer should submit their latest bank statement.
- 110 • Mr. Signoretti suggested Mr. Cohen prepare a Cease-and-Desist Letter, but Mr.
- 111 Picarelli indicated he already sent them a letter notifying them the funds belong to
- 112 the CDD and need to be returned.
- 113 • Mr. Signoretti suggested either a Board member or Mr. Wright to serve as a liaison
- 114 with the new group.
- 115 • The Board discussed Residents Council events.
- 116 • The Treasurer and Chair of the Residents Council are listed on the bank account.
- 117 **B. Coastal Waste Contract**
- 118 • The Board is in the process of reviewing the contract before presenting procedures
- 119 to the residents.
- 120 • Residents are not required to use the recycle bins.
- 121 • There will be a bulk pick-up once per month on the third Friday, at a cost of \$12
- 122 per year, per resident.
- 123 • Residents will have to pay for additional trash bins.

124
125 **SEVENTH ORDER OF BUSINESS**

District Engineer Report

126 **A. ACPLM Concrete Contract**

- 127 • This item was discussed during *Audience Comments*.

128 **B. Discussion of Pond Report**

- 129 • Mr. Whited noted an inspection was conducted for a SWFWMD permit ending in
- 130 061, regarding deficiencies in approximately 20 ponds. None of these deficiencies
- 131 were urgent enough to stop the permit from being recertified. The permit was
- 132 renewed, and will be good for five years.
- 133 • A pond inspection report was prepared. There are a few items which need to be
- 134 repaired.
- 135 • Mr. Picarelli asked Mr. Whited to possibly meet with the Operations Manager and
- 136 Maintenance Supervisor (Mr. Wright and Mr. Laverty) to review the areas with
- 137 deficiencies. They will determine whether any of the repairs may be done in-house.

- 138 • The pond which is draining into the wetlands may need to be handled by Mr.
- 139 Whited.

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

141

EIGHTH ORDER OF BUSINESS

District Counsel Report

A. Iverson Property

- 144 • Mr. Picarelli provided an update from Mr. Cohen, which indicated the tax liens
- 145 against the property will go up for auction on October 26, 2023.
- 146 • The buyer will be notified as to what type of structure can be built on that property.

B. Jurisdiction Over Tree Lawns, Sidewalks and Streets in Morningside and Deer Run

- 149 • Mr. Cohen found the contract which was signed with the County, and there is no
- 150 mention of responsibility for the District over the tree lawns. Therefore, the CDD
- 151 does not own the tree lawns, and the County is not expecting the CDD to maintain
- 152 them. The CDD is responsible for maintenance of the sidewalks.
- 153 • The road and the tree lawn are considered County property in the two Villages. The
- 154 sidewalks are County property, but the CDD has a contract which states the CDD
- 155 is responsible for maintenance of the sidewalks.
- 156 • The CDD is liable if someone falls and gets hurt on the sidewalks. Mr. Picarelli
- 157 will confirm this with Mr. Cohen.
- 158 • Mr. Molder suggested finding how much more liability the CDD would be taking
- 159 on if there is a request to deed ownership of the sidewalks and tree lawns to the
- 160 CDD, to have the same jurisdiction in all Villages.
- 161 • Mr. Picarelli suggested it would be a good idea to own the sidewalks since the
- 162 District is subject to liability.
- 163 • Mr. Picarelli noted any lifted sidewalks in Morningside are from residents' trees.
- 164 • This contract does not have an expiration date. The contract states the County shall
- 165 not have any further or continuing maintenance rights or responsibilities in this
- 166 regard.
- 167 • A lengthy discussion ensued.

- 168 • Ms. Childers noted all the sprinkler systems on these tree lawns are linked to the
- 169 residents’ homes. Ms. Darner is concerned with the legal ramifications of changing
- 170 this.
- 171 • Mr. Picarelli believes the County would willingly sign over the property to the CDD
- 172 to avoid any responsibility for maintenance and repairs.
- 173 • Mr. Signoretti indicated repairs and maintenance would be the same as in the other
- 174 Villages, and should not be an issue, as long as the CDD does not have to pay the
- 175 County.
- 176 • Mr. Picarelli is going to consult someone in Meadow Pointe I to find out what they
- 177 are doing with regards to Deed Restrictions.

178
179 **NINTH ORDER OF BUSINESS**

Consent Agenda

180 **A. Deed Restrictions/DRVC**

181 Mr. Picarelli requested any additions, corrections or deletions to the item under the Consent
182 Agenda.

183
184 Mr. Molder MOVED to approve the Consent Agenda, consisting of
185 Deed Restrictions/DRVC, and Mr. Signoretti seconded the motion.
186

- 187 • Mr. Signoretti discussed fines on properties owned by LLCs. A better interpretation
- 188 of the Deed Restrictions is necessary.
- 189 • Mr. Ginsburg discussed the fining process.
- 190 • Mr. Signoretti would like the Board to review historical fines which have been
- 191 levied against homes, and determine whether the fine may go over \$1,000.

192 There being no further discussion,

193
194 On VOICE vote, with all in favor, the prior motion was approved.
195 (5-0)
196

197
198 **TENTH ORDER OF BUSINESS**

Architectural Review Discussion Items

- 199 • The Board discussed whether a roof which was approved in one Village, may get
- 200 approved in a different Village. The Board concurred that this may be done.
- 201 Therefore, all Architectural Review items were approved, as presented.

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

203 **A. Government/Community Updates**

204 **i. Updated Engineering Form for Wrencrest Traffic Study**

- 205 • Mr. Signoretti met with several entities, and since school has started, the engineer
- 206 submitted an invoice in the amount of \$4,516 to expand the scope of work for the
- 207 traffic study. The engineering company will be able to disperse the traffic.
- 208 • The Study will commence after Mansfield is complete.

209 Ms. Childers MOVED to approve a Traffic Study for installation of
 210 crosswalks in Wrencrest in an amount not to exceed \$5,000, and Mr.
 211 Molder seconded the motion.
 212

213

214 There being no further discussion,

215

216 On VOICE vote, with all in favor, the prior motion was approved.
 217 (5-0)
 218

- 219 • Mr. Signoretti indicated he would like to update Commissioner Weightman on
- 220 several items if he attends a CDD meeting.

221 **ii. Update on Crosswalks**

- 222 • Road striping and bike lanes have been re-painted.
- 223 • Mansfield is being paved, as work started yesterday.
- 224 • Mr. Molder attended a safety meeting, and two flashing crosswalks were promised
- 225 by the County, at their expense. However, there have been fund and/or supply chain
- 226 issues.
- 227 • The County Engineer is involved.
- 228 • One will be installed at the corner of Solitude and Forest Glen.
- 229 • Mr. Molder indicated he asked for a third crosswalk for Mansfield.
- 230 • Ms. Childers noted one is needed at Wrencrest, for the school children, as the
- 231 crossing is not safe.
- 232 • Mr. Picarelli believes the County may want the District to pay for the work.
- 233 • Mr. Molder commented a strong showing is needed for the meeting with
- 234 Commissioner Weightman, and there should be a push for funding of the Pasco
- 235 County Sheriff’s Office for patrol services in the District.

- 236 **TWELFTH ORDER OF BUSINESS** **Operations Manager Report**
 237 Mr. Wright presented his report, a copy of which was included in the full agenda package.
 238 • The resident welcome letter is ready for distribution.
 239 • Rocks were installed at Wrencrest. Most residents seem to be satisfied with them,
 240 and the appearance. Mr. Molder does not believe they look good, but they are
 241 effective. There are eight stones in the area, and no maintenance involved.
 242 • Signs are missing. Mr. Signoretti suggested a few more stones should be installed.

- 243 **THIRTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**
 244 **(Continued)**
 245 **A. Event Planning Committee**
 246 • There are events which the Residents Council organized for this year for Halloween
 247 and Christmas Holiday.
 248 • Mr. Picarelli suggested asking for volunteers to head the Committee. He
 249 recommended Ms. Ashley Thompson or Ms. Kelly Wright, as they were the two
 250 most active members of the Residents Council, and Ms. Thompson was
 251 instrumental in organizing the inclusion of food trucks at events.
 252 • Ms. Childers noted the Board needs to determine the process for requesting events,
 253 and organizing Committee funds. Mr. Picarelli suggested the funds the Board
 254 allocates may be turned over to the Committee to purchase anything necessary for
 255 that event, but they also should submit receipts to the Board for all items purchased.
 256 Mr. Picarelli also suggested that Mr. Wright’s credit card may be used for these
 257 purchases.
 258 • Ms. Darner suggested Mr. Wright be named as the owner of the account which
 259 would be funded by the CDD. The CDD would have access to bank statements and
 260 withdrawals from the account.
 261 • The CDD may impose spending limits.
 262 • Ms. Childers suggested calling it a Community Outreach Committee.
 263 • Ms. Darner suggested the Committee members may name the Committee.
 264

265
266

267 On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all
 268 in favor, formation of the Event Planning Committee was approved,
 269 subject to a potential name change by the Committee members, with
 270 funding to be provided by CDD funds. (5-0)
 271

B. Lap Pool Specifications and Design Update (Continued)

Ms. Childers led the discussion.

- Ms. Childers sent Mr. Martin material for the salt system used in the current pool to ensure both pools are compatible.
- The pump system for the new pool matches the one the CDD purchased for the existing pool.
- She recommended the Board consider the air source heat pump, and the saltwater filtration system with the chlorine generator back-up, as required by the District.
- Mr. Martin previously indicated the granules for the filtration system were similar to a DE system, without it being that type of system.
- The Board concurred with the items discussed above, and Ms. Childers will notify Mr. Martin to proceed.

FOURTEENTH ORDER OF BUSINESS

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

- Ms. Kelly Wright of Iverson commented on the following items:
 - She thanked the Board for approving the new Event Planning Committee.
 - She discussed an incident at the Iverson Gate. A vehicle was sitting in the right lane, blocking the way for other vehicles to pass. Mr. Signoretti requested video footage of this event which he will submit to the County with his engineering report.
 - School buses continue to go through the neighborhood.
 - She was not able to remove herself or close the bank account associated with the former Residents Council. The account is registered as a business under Ms. Cline’s name. Mr. Picarelli will follow up with Mr. Cohen, and determine whether the Council Chair should be contacted to close the account and return the funds. Ms. Childers noted that non-profit organizations are required to file taxes. If they have not been filed, the non-

300 profit status would be considered invalid, and the account would be null and
301 void. Therefore, a letter from Mr. Cohen would allow the District to close
302 the account on its behalf.

303 • Ms. Christine Hankerson of Longleaf commented on the following items:

304 ➤ Commissioner Weightman should be aware of his constituents.

305 ➤ She wanted to know whether the community was polled for the five-lane
306 lap pool. Mr. Picarelli indicated this was discussed at several past meetings
307 when the Board made the decision to upgrade CDD property. The pool will
308 have the flexibility to open lanes.

309 ➤ With regards to the property across the street, the bond specified that
310 building was to go on that property, such as a maintenance facility/meeting
311 location.

312 ➤ She complimented the newsletter and District staff.

313 • Ms. Joanna Rainey of Lettingwell commented on the following items:

314 ➤ She suggested a different name for the Residents Council, and commented
315 on the tax filing.

316 ➤ She inquired about the bulk pick-up.

317 ➤ The size of the trash bins.

318 ➤ The stones placed at Wrencrest. Mr. Picarelli noted there are signs, but he
319 will ensure homeowners are not liable for damage caused by any vehicle
320 going through a yard or over the stones.

321 ➤ Flashing crosswalks. She requested the Board follow up with the other
322 Meadow Pointe communities to determine whether they alleviate the
323 problem.

324 • Mr. Tony Grimm is unhappy with vehicle noise and speeding in his neighborhood.
325 He proposed 25 mph speed limit. Board discussion ensued.

326 • Ms. Evelyn Sibelle of Wrencrest discussed exiting the neighborhood. She believes
327 there should be a gate with a clicker in the area. Mr. Picarelli noted this would not
328 alleviate the problem. Board discussion ensued.

329 • Ms. Cindy McCrary of Wrencrest commented on the following items:

330 ➤ Residents Council.

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 6, 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 September 6, 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. New Building

The following items were proposed:

- Three bays for roll-up doors.
- A parking area.
- Maintenance office and restrooms.
- An office at the front area, with a storage area.
- There will be mens' and ladies' restrooms.
- A kitchen or kitchenette depending on insurance requirements. Discussion ensued.

- 39 • Parking at the front.
- 40 • The entrance to be off County Line Road.
- 41 • Ms. Childers suggested storage space for the Clubhouse.
- 42 Mr. Picarelli addressed the physical structure.
- 43 • A block structure will be more expensive than a steel structure. Both structures are
- 44 rated for hurricanes.
- 45 Other miscellaneous items related to the building were discussed.
- 46 • The fitness center may be moved to the back, making it more ADA-compliant.
- 47 • Office furniture may be moved to the new building.
- 48 • The garage may be remodeled to become an additional small room for rentals.
- 49 • The outside may become a barbecue area.
- 50 • The meeting rooms may be divided, allowing for two groups.
- 51 Mr. Picarelli will contact the District Engineer with these items.

52
53 **THIRD ORDER OF BUSINESS**

Adjournment

54 There being no further business, the workshop was adjourned.

55
56
57
58
59
60
61
62

John Picarelli
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, September 20, 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

Also present were:

Robert Nanni	District Manager
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 and a quorum was established.

THIRD ORDER OF BUSINESS **Pledge of Allegiance/Moment of Silence
for our Fallen Service Members and First
Responders**

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

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

The following amendments were made:

- The Board decided to wait until the next regular meeting, when all Board members are present to discuss the email the Board received and Deed Restrictions.
- Mr. Picarelli added *Board Transparency* under *Approval/Disapproval/Discussion*.

- *Discussion of Iverson Property* will be discussed under *District Counsel* will be discussed at the next meeting.

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

- Ms. Hankerson updated the Board regarding Commissioner Weightman’s request for information. He would like to know the location of the meeting and possible dates to be sent to him and his assistant Ryan to coordinate a schedule to appear.
- Ms. Rainey inquired whether the HOA is responsible for the flagpole. Mr. Picarelli responded that a few residents of Ms. Rainey’s community installed the flagpole, and it is the HOA’s responsibility.
- Ms. Rainey asked the Board how an HOA can extend their meeting times. Mr. Picarelli responded the schedule time cannot be extended, but he suggested they start their meetings earlier.
- Mr. Neuendorf requested the status of the sidewalks. Mr. Picarelli responded after a review/correction of discrepancies on the marked sidewalks by the Engineer and the Operations Manager, it will be sent to ACPLM for project start date October 1, 2023.
- Ms. Tolley asked the Board if the County is responsible for the sidewalks on Beardsley. Mr. Picarelli responded the County is responsible for the sidewalks on Beardsley, County Line Road, and Mansfield.
- Ms. Tolley followed up and asked the Board for suggestions to get the County to repair the sidewalks. Mr. Picarelli stated the Government Liaison had an update regarding the upcoming budget to include repairs of the sidewalks.
- Ms. Tolley requested information regarding the new trash collection bins by Coastal Waste. Mr. Picarelli stated distribution of the bins just started and, residents will receive a 65-gallon bin for recycle and 95-gallon bin for trash. Residents can request an additional bin for \$5 per month.
- Mr. Picarelli stated Coastal Waste will pick up the old bins on September 30, 2023 for those who do not want them.
- Ms. Tolley asked the Board whether there are any restrictions as to what can be put in the bins, and Mr. Picarelli responded no.

- 73 - Mr. Picarelli informed the residents once per month on the third Friday there will be a
74 bulk pick up.
- 75 - Mr. Picarelli stated he would send an email to Coastal Waste to gain clarity regarding
76 bulk pick up and limitations of bulk items. He stated he will have Mr. McDonald post
77 the guaranteed guidelines on Facebook.
- 78 - Ms. Quinoes requested an update regarding the gate between Meadow Pointe II and
79 Meadow Pointe III. Mr. Picarelli responded stating that there was a traffic study
80 completed this week. The Government Liaison was not present but will be present next
81 meeting to give an update from the traffic study engineers as to what they concluded
82 from the meters they put out in Wrencrest.
- 83 - Ms. Quiones had a question regarding the street parking patrol officer. She explained a
84 situation in which she received a warning for how her car was parked, but observed
85 others not disturbed for the same actions. Mr. Picarelli responded that the officer
86 surveys all the areas, and is sure she is not targeting her or her vehicle. He further stated
87 if there were multiple cars in that area, they also received warnings.
- 88 - Mr. Picarelli stated the Board hired an off-duty police officer to patrol the communities
89 and issue fines and warnings to residents parked illegally.
- 90 - Ms. Quinoes asked the Board to define *parked illegally*. Mr. Picarelli explained how
91 residents can park, what is parked illegally, and why residents cannot park/block the
92 sidewalks and/or streets.
- 93 - Mr. Picarelli expressed the Board is collaborating diligently with their staff and the off-
94 duty police officer by alternating their hours. The expectation of alternating hours is to
95 actively fine those parked illegally.
- 96 - Ms. Sibine inquired about the Wrencrest gate being open around the start and dismissal
97 of school. Mr. Picarelli responded the residents in the area have expressed they do not
98 want the gate open for security reasons.
- 99 - Ms. Sibine expressed concern with the meeting minutes and the time it takes for them
100 to be transcribed and approved at held meetings. Mr. Picarelli explained the process of
101 the minutes to Ms. Sibine. She did not comprehend completely the process and
102 approval of minutes as she believes it is no longer current information. Ms. Darner
103 further explained the process. Mr. Nanni interjected and added the process and

- 104 transcription takes time, as the transcriptionist does not solely type for one District.
 105 Furthermore, for items discussed with a final motion that means the action was taken.
 106 If there was no final motion, then the items come up again in the next meeting.
- 107 - Ms. Sibine expressed difficulty in understanding the acronyms when reading the
 - 108 minutes for example, LMP, ACPLM, and DVC restrictions. The Board unanimously
 - 109 responded that a majority of the acronyms are the actual company name. Mr. Picarelli
 - 110 stated he will ask Inframark to write out the full name for abbreviated items, and
 - 111 abbreviate in parentheses. Mr. Nanni stated the minutes are in summary format, not
 - 112 verbatim. Ms. Darner noted anyone may request the audio of the meeting.
 - 113 - Mr. Jimenez requested an update on the gate arms. Mr. Picarelli stated they are working
 - 114 with the County. Mr. Picarelli suggested raising the issue for discussion when
 - 115 Commissioner Weightman is scheduled to attend one of the meetings in hopes of
 - 116 speeding up the process.

117
118 **SIXTH ORDER OF BUSINESS**

District Manager Report

119 Mr. Nanni presented two administrative items before discussing the contracts.

120
121 On MOTION by Ms. Childers seconded by Ms. Darner with all in
122 favor, the Chairperson was authorized to sign insurance documents
123 between meetings. (3-0)

124
125 On MOTION by Ms. Childers, seconded by Ms. Darner with all in
126 favor, the modification of Resolution 2023-03, designating Mr.
127 Bloom as Treasurer and Mr. Picarelli as Assistant Treasurer, was
128 approved. (5-0)

129
130 **A. LMP Contract**

- 131 - Mr. Picarelli stated the LMP contract starts October 1, 2023.

132 **B. ACPLM Contract**

- 133 - Mr. Picarelli stated the contract starts October 1, 2023 in Longleaf.

134 **C. Coastal Waste Contract**

- 135 - Mr. Picarelli stated the contract starts and their first pick up is October 3, 2023.

136
137 **SEVENTH ORDER OF BUSINESS**

District Engineer Report

138 **A. Waterways Repair Plan**

139 - Mr. Picarelli stated he and the District Engineer spoke via telephone. Mr. Picarelli
140 stated Mr. Wright, the Maintenance Supervisor, and Engineer inspected the lake for the
141 repairs needed. Mr. Picarelli stated there are about two that will need a company to
142 repair, which is the engineer’s recommendation.

143 - Mr. Picarelli stated before the engineer can outsource for companies, he needs to
144 evaluate a few more ponds considering the next permit is expiring. The engineer wants
145 to assure those permits do not have anything similar, regarding repairs so, that he may
146 compile a package and present to one company to complete everything.

147 - Mr. Picarelli stated the Operations Manager and staff will work on the minor issues
148 with the ponds.

B. Beginning Stages for Construction of a New Building

149 - Mr. Picarelli stated he had a very detailed conference call with the engineer and had an
150 aerial view of the property. He noted there is a retention pond on the property.
151

152 - Mr. Picarelli mentioned to the Board the engineer conducting a feasibility report which
153 tells how much of the land they can use and after grading it what size of retention pond
154 is needed.

155 - Mr. Picarelli stated he gave the engineer the specifications the Board discussed
156 pertaining to the building.

157 - Mr. Picarelli stated the engineer will do the first report of evaluating the land and report
158 to the Board at the next meeting so they may start outsourcing bids for an architect for
159 the property.

EIGHTH ORDER OF BUSINESS

District Counsel Report

A. Discussion on Morningside and Deer Run Sidewalks, Aprons, and Tree Lawns

162 - Mr. Picarelli stated Mr. Cohen does not have an update at this moment.
163

B. Residents Council Bank Account

164 - Mr. Picarelli informed the Board the Residents Council bank account has been closed
165 completely, and the Chair has not returned the funds to the Clubhouse.
166

167 - Mr. Picarelli stated he will make Mr. Cohen aware of the situation to determine the
168 Board’s next step.

NINTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the August 2, 2023 Meeting and Workshop, and August 16, 2023 Meeting

173 **B. Financial Report as of August 31, 2023**
174 **C. Deed Restrictions**

175
176 On MOTION by Ms. Childers, seconded by Ms. Darner with all in
177 favor, the Consent Agenda was approved as presented. (3-0)
178

179
180 **TENTH ORDER OF BUSINESS** **Architectural Review Discussion Items**
181 There being no report, the next item followed.

182
183 **ELEVENTH ORDER OF BUSINESS** **Non-Staff Reports**
184

185 **A. Government/Community Updates**

186 **i. Additional RRF Lighted Crosswalk**

187 There was no update, as the Board member was not present.

188 **B. MPII Event Planning Committee**

- 189 - Ms. Thompson stated the Committee had their first meeting on Monday after the
190 Board’s last meeting. They have everything ready for the fall festival. They are adding
191 a professional photo booth. The Committee discussed having a hayride and a little area
192 for children to have *spooky scary book time*. The Committee also discussed Breakfast
193 with Santa. They are looking for a Chair to take on the planning process for the month.
194 She informed the Board of the Committee meeting times which are the second Monday
195 of every month, from 6:00 p.m. to 7:30 p.m.

196
197 **TWELFTH ORDER OF BUSINESS** **Operations Manager Report**

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

200
201 **THIRTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**

202 **A. Update on Lap Pool Progress**

- 203 - Ms. Childers stated it will take approximately four weeks for an update.
204

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

- 207 - Ms. Hankerson mentioned to the Board that after the company made the markings,
208 there are some sidewalks that have chunks missing.
209 - Ms. McCrary requested the Board could place a binder within the Clubhouse to allow
210 residents to review the minutes and information from the meetings.

- 211 - Ms. Darner responded residents can reference from the welcome letter regarding
- 212 meeting dates. She further stated everything regarding the District is accessible via the
- 213 Internet which makes it easier for those who cannot physically attend meetings.
- 214 - Ms. Darner stated the residents can email the Supervisors any questions they may have,
- 215 and the Supervisors can discuss during the meeting or add it to the agenda.

216
 217 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Comments**

- 218 - Mr. Picarelli stated a Tax Lien form was sent to Mr. Wright. He stated the District is
- 219 tax exempt since they are a governmental agency. He stated the Iverson Property is
- 220 coming up for auction on October 26, 2023.
- 221 - Mr. Picarelli mentioned to the Board the uniqueness of the situation as (the 2 or more
- 222 HOAs and 2 or more HOA lawyers) are listed as people involved with the tax lien on
- 223 the property. He stated he is unaware if they paid off some of the tax liens as an
- 224 investment, but the County is going to auction the property to whomever is willing to
- 225 pay the entity holding the tax lien. Mr. Picarelli noted that he verified with Mr. Cohen
- 226 that whoever assumes possession of the property is to understand this is a Deed
- 227 Restricted Community.
- 228 - Mr. Picarelli discussed Board transparency.
- 229 - Mr. Picarelli stated if there is anything they feel they would like to add to the agenda,
- 230 the Board may email Ms. Janice Swade, with Inframark, to have the item added.
- 231 - Ms. Darner suggested in the newsletter that Mr. McDonald comprise a notice informing
- 232 residents on the language the Board must use in written documentation and procedures
- 233 which the Board of Supervisors must follow.
- 234 - Ms. Childers mentioned the procedures of the agenda, and that residents do have the
- 235 ability to request the recordings, but there are deadlines which the Board must meet as
- 236 well as being ADA-compliant.
- 237 - Mr. Picarelli noted that the meetings are the only time the Supervisors have time to
- 238 communicate. Therefore, sometimes there are items which are added at the last minute.
- 239 - Ms. Childers mentioned being against the CDD taking on the property regarding
- 240 Morningside and Deer Run.
- 241 - Ms. Darner expressed being happy that residents are actively attending and
- 242 participating in meetings.

243 - Ms. Darner mentioned Mr. Wright doing a good job.

244

245 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

246 There being no further business,

247

248 On MOTION by Ms. Childers seconded by Ms. Darner, with all in
249 favor, the meeting was adjourned at 8:18 p.m. (3-0)

250

251

252

253

254

John Picarelli
Chairman

9B

MEADOW POINTE II
Community Development District

Financial Report

September 30, 2023

Prepared by



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**MEADOW POINTE II
Community Development District**

Financial Statements

(Unaudited)

September 30, 2023

Balance Sheet
September 30, 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)	GENERAL FUND - SEDGWICK (011)
ASSETS											
Cash - Checking Account	\$ 584,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	105,940	329,141	83,018	375,679	51,464	305,352	33,766	465,824	237,385	310,233
Investments:											
Money Market Account	5,566,105	-	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-	-
Prepaid Items	337	-	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,180,395	\$ 105,940	\$ 329,141	\$ 83,018	\$ 375,679	\$ 51,464	\$ 305,352	\$ 33,766	\$ 465,824	\$ 237,385	\$ 310,233
LIABILITIES											
Accounts Payable	\$ 11,575	\$ -	\$ 52	\$ 52	\$ 52	\$ 73	\$ 52	\$ 48	\$ 232	\$ 52	\$ 48
Accrued Expenses	55,115	-	30	30	30	30	30	30	55	30	30
Deposits	22,475	-	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,530,750	-	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,619,915	-	82	82	82	103	82	78	287	82	78
FUND BALANCES											
Nonspendable:											
Prepaid Items	337	-	-	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-	-	-
Restricted for:											
Debt Service	-	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-	-

Balance Sheet
September 30, 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)	GENERAL FUND - SEDGWICK (011)
Assigned to:											
Operating Reserves	441,128	11,399	5,639	2,033	3,714	2,291	5,685	-	8,453	4,745	5,073
Reserves - Ponds	249,440	-	-	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	286,754	-	-	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	199,923	57,730	192,645	38,341	203,930	5,040	195,798	112,267	152,667
Reserves - Sidewalks	-	-	27,660	4,614	3,293	2,412	9,219	5,040	54,479	10,744	23,380
Unassigned:	1,552,871	94,541	95,837	18,559	175,945	8,317	86,436	23,608	206,807	109,547	129,035
TOTAL FUND BALANCES	\$ 2,560,668	\$ 105,833	\$ 329,059	\$ 82,936	\$ 375,597	\$ 51,361	\$ 305,270	\$ 33,688	\$ 465,537	\$ 237,303	\$ 310,155
TOTAL LIABILITIES & FUND BALANCES	\$ 6,180,583	\$ 105,833	\$ 329,141	\$ 83,018	\$ 375,679	\$ 51,464	\$ 305,352	\$ 33,766	\$ 465,824	\$ 237,385	\$ 310,233

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584,003
Allow-Doubtful Collections	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	36,871
Due From Other Funds	288,828	320,870	603,815	7,620	11,815	-	-	3,530,750
Investments:								
Money Market Account	-	-	-	-	-	-	-	5,566,105
Construction Fund	-	-	-	-	-	-	2,501,896	2,501,896
Prepayment Account	-	-	-	-	-	3,662	-	3,662
Reserve Fund	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	140,375	-	140,375
Prepaid Items	-	-	-	-	-	-	-	337
Utility Deposits - TECO	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 288,828	\$ 320,870	\$ 603,815	\$ 7,620	\$ 11,815	\$ 295,642	\$ 2,501,896	\$ 12,508,683
LIABILITIES								
Accounts Payable	\$ 48	\$ 48	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 12,380
Accrued Expenses	30	30	30	55	55	-	-	55,610
Deposits	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	3,530,750
TOTAL LIABILITIES	78	78	78	55	55	-	-	3,621,215
FUND BALANCES								
Nonspendable:								
Prepaid Items	-	-	-	-	-	-	-	337
Deposits	-	-	-	-	-	-	-	29,950
Restricted for:								
Debt Service	-	-	-	-	-	295,642	-	295,642
Capital Projects	-	-	-	-	-	-	2,501,896	2,501,896

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Assigned to:								
Operating Reserves	4,488	4,231	8,581	-	-	-	-	507,460
Reserves - Ponds	-	-	-	-	-	-	-	249,440
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	286,754
Reserves - Roadways	110,160	178,966	284,447	-	-	-	-	1,731,914
Reserves - Sidewalks	29,544	1,936	33,330	5,045	7,327	-	-	218,023
Unassigned:	144,558	135,659	277,379	2,520	4,433	-	-	3,066,052
TOTAL FUND BALANCES	\$ 288,750	\$ 320,792	\$ 603,737	\$ 7,569	\$ 11,760	\$ 295,642	\$ 2,501,896	\$ 8,887,468
TOTAL LIABILITIES & FUND BALANCES	\$ 288,828	\$ 320,870	\$ 603,815	\$ 7,624	\$ 11,815	\$ 295,642	\$ 2,501,896	\$ 12,508,768

Balance Sheet
September 30, 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)
ASSETS									
Cash - Checking Account	\$ 584,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	105,940	329,141	83,018	375,679	51,464	305,352	33,766	465,824
Investments:									
Money Market Account	5,566,105	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Prepaid Items	337	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,180,395	\$ 105,940	\$ 329,141	\$ 83,018	\$ 375,679	\$ 51,464	\$ 305,352	\$ 33,766	\$ 465,824
LIABILITIES									
Accounts Payable	\$ 11,575	\$ -	\$ 52	\$ 52	\$ 52	\$ 73	\$ 52	\$ 48	\$ 232
Accrued Expenses	55,115	-	30	30	30	30	30	30	55
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,530,750	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,619,915	-	82	82	82	103	82	78	287
FUND BALANCES									
Nonspendable:									
Prepaid Items	337	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-

Balance Sheet
September 30, 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)
Assigned to:									
Operating Reserves	441,128	11,399	5,639	2,033	3,714	2,291	5,685	-	8,453
Reserves - Ponds	249,440	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	286,754	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	197,423	57,730	192,645	38,341	203,930	5,040	195,798
Reserves - Sidewalks	-	-	27,660	4,614	3,293	2,460	9,219	5,040	54,479
Unassigned:	1,552,871	94,541	98,337	18,559	175,945	8,269	86,436	23,608	206,807
TOTAL FUND BALANCES	\$ 2,560,668	\$ 105,833	\$ 329,059	\$ 82,936	\$ 375,597	\$ 51,361	\$ 305,270	\$ 33,688	\$ 465,537
TOTAL LIABILITIES & FUND BALANCES	\$ 6,180,583	\$ 105,833	\$ 329,141	\$ 83,018	\$ 375,679	\$ 51,464	\$ 305,352	\$ 33,766	\$ 465,824

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 584,003
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	237,385	310,233	288,828	320,870	603,815	7,620	11,815	-	-	3,530,750
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	5,566,105
Construction Fund	-	-	-	-	-	-	-	-	2,501,896	2,501,896
Prepayment Account	-	-	-	-	-	-	-	3,662	-	3,662
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	140,375	-	140,375
Prepaid Items	-	-	-	-	-	-	-	-	-	337
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 237,385	\$ 310,233	\$ 288,828	\$ 320,870	\$ 603,815	\$ 7,620	\$ 11,815	\$ 295,642	\$ 2,501,896	\$ 12,508,683
LIABILITIES										
Accounts Payable	\$ 52	\$ 48	\$ 48	\$ 48	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 12,380
Accrued Expenses	30	30	30	30	30	55	55	-	-	55,610
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	-	3,530,750
TOTAL LIABILITIES	82	78	78	78	78	55	55	-	-	3,621,215
FUND BALANCES										
Nonspendable:										
Prepaid Items	-	-	-	-	-	-	-	-	-	337
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	295,642	-	295,642
Capital Projects	-	-	-	-	-	-	-	-	2,501,896	2,501,896

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Assigned to:										
Operating Reserves	4,745	5,073	4,488	4,231	8,581	-	-	-	-	507,460
Reserves - Ponds	-	-	-	-	-	-	-	-	-	249,440
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	286,754
Reserves - Roadways	112,267	152,667	110,160	178,966	284,447	-	-	-	-	1,729,414
Reserves - Sidewalks	10,744	23,380	29,544	1,936	33,330	5,045	7,327	-	-	218,071
Unassigned:	109,547	129,035	144,558	135,659	277,379	2,520	4,433	-	-	3,068,504
TOTAL FUND BALANCES	\$ 237,303	\$ 310,155	\$ 288,750	\$ 320,792	\$ 603,737	\$ 7,569	\$ 11,760	\$ 295,642	\$ 2,501,896	\$ 8,887,468
TOTAL LIABILITIES & FUND BALANCES	\$ 237,385	\$ 310,233	\$ 288,828	\$ 320,870	\$ 603,815	\$ 7,624	\$ 11,815	\$ 295,642	\$ 2,501,896	\$ 12,508,768

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>								
Interest - Investments	\$ 100	\$ 100	\$ 3	\$ (97)	3.00%	\$ 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	25,000	26,302	1,302	105.21%	2,083	775	(1,308)
Gate Bar Code/Remotes	5,000	5,000	5,775	775	115.50%	417	831	414
Access Cards	1,300	1,300	1,580	280	121.54%	108	325	217
TOTAL REVENUES	1,674,146	1,674,146	1,682,078	7,932	100.47%	2,616	1,931	(685)
<u>EXPENDITURES</u>								
<u>Administration</u>								
P/R-Board of Supervisors	24,000	24,000	21,800	2,200	90.83%	2,000	1,600	400
FICA Taxes	1,836	1,836	1,668	168	90.85%	153	122	31
ProfServ-Engineering	64,500	64,500	98,548	(34,048)	152.79%	5,375	9,940	(4,565)
ProfServ-Legal Services	42,000	42,000	26,817	15,183	63.85%	3,500	6,010	(2,510)
ProfServ-Mgmt Consulting	76,528	76,528	76,528	-	100.00%	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	1,553	1,553	-	100.00%	129	-	129
Auditing Services	4,400	4,400	4,400	-	100.00%	-	-	-
Postage and Freight	1,000	1,000	3,423	(2,423)	342.30%	83	63	20
Insurance - General Liability	34,536	34,536	32,412	2,124	93.85%	-	-	-
Printing and Binding	500	500	56	444	11.20%	42	-	42
Legal Advertising	1,000	1,000	5,388	(4,388)	538.80%	83	194	(111)
Miscellaneous Services	1,000	1,000	246	754	24.60%	83	39	44
Misc-Assessment Collection Cost	31,197	31,197	30,038	1,159	96.28%	-	-	-
Misc-Supervisor Expenses	500	500	198	302	39.60%	42	-	42
Office Supplies	150	150	-	150	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	297,685	297,685	315,714	(18,029)	106.06%	17,880	24,345	(6,465)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Field</u>								
Contracts-Security Services	20,000	20,000	7,680	12,320	38.40%	1,667	1,680	(13)
Contracts-Security Alarms	600	600	516	84	86.00%	50	43	7
R&M-General	10,000	10,000	10,050	(50)	100.50%	833	916	(83)
Misc-Animal Trapper	250	250	-	250	0.00%	-	-	-
Misc-Contingency	15,765	15,765	-	15,765	0.00%	1,314	-	1,314
Total Field	46,615	46,615	18,246	28,369	39.14%	3,864	2,639	1,225
<u>Landscape Services</u>								
ProfServ-Landscape Architect	12,000	12,000	12,580	(580)	104.83%	1,000	840	160
Contracts-Landscape	173,343	173,343	140,616	32,727	81.12%	14,445	12,499	1,946
R&M-Irrigation	6,000	6,000	10,379	(4,379)	172.98%	500	1,170	(670)
R&M-Landscape Renovations	20,000	20,000	5,048	14,952	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	4,000	500	3,500	12.50%	333	-	333
Total Landscape Services	240,343	240,343	193,431	46,912	80.48%	17,945	14,509	3,436
<u>Utilities</u>								
Contracts-Solid Waste Services	230,580	230,580	232,380	(1,800)	100.78%	19,215	38,430	(19,215)
Utility - General	7,500	7,500	34,296	(26,796)	457.28%	625	1,112	(487)
Electricity - Streetlights	210,000	210,000	254,121	(44,121)	121.01%	17,500	23,738	(6,238)
Utility - Reclaimed Water	10,000	10,000	7,093	2,907	70.93%	833	1,164	(331)
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	472,107	535,599	(63,492)	113.45%	38,173	64,444	(26,271)
<u>Lakes and Ponds</u>								
Contracts-Lakes	64,890	64,890	67,447	(2,557)	103.94%	5,408	5,704	(296)
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	-	-	-
R&M-Ponds	25,000	25,000	10,830	14,170	43.32%	2,083	-	2,083
Reserve - Ponds	5,000	5,000	34,613	(29,613)	692.26%	5,000	-	5,000
Total Lakes and Ponds	95,890	95,890	112,890	(17,000)	117.73%	12,491	5,704	6,787
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	14,000	6,711	7,289	47.94%	1,167	495	672
Contracts-Pools	27,600	27,600	25,658	1,942	92.96%	2,300	2,210	90
Communication - Telephone & WiFi	10,000	10,000	8,301	1,699	83.01%	833	858	(25)
Utility - General	1,500	1,500	1,137	363	75.80%	125	103	22
Utility - Water & Sewer	5,000	5,000	5,882	(882)	117.64%	417	451	(34)
Electricity - Rec Center	15,500	15,500	18,235	(2,735)	117.65%	1,292	2,394	(1,102)
Lease - Copier	4,400	4,400	4,261	139	96.84%	367	365	2
R&M-Clubhouse	13,000	13,000	21,349	(8,349)	164.22%	1,083	7,592	(6,509)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
R&M-Court Maintenance	1,000	1,000	2,186	(1,186)	218.60%	83	605	(522)
R&M-Pools	3,500	3,500	8,022	(4,522)	229.20%	292	3,979	(3,687)
R&M-Fitness Equipment	4,500	4,500	1,182	3,318	26.27%	375	-	375
R&M-Playground	3,000	3,000	446	2,554	14.87%	250	-	250
Misc-Clubhouse Activities	2,000	2,000	928	1,072	46.40%	167	158	9
Office Supplies	2,500	2,500	3,776	(1,276)	151.04%	208	405	(197)
Op Supplies - General	40,000	40,000	53,696	(13,696)	134.24%	3,333	6,348	(3,015)
Op Supplies - Fuel, Oil	6,000	6,000	2,728	3,272	45.47%	500	281	219
Cleaning Supplies	5,000	5,000	8,509	(3,509)	170.18%	417	1,372	(955)
Reserve - Renewal&Replacement	21,340	21,340	334,350	(313,010)	1566.78%	21,340	-	21,340
Total Parks and Recreation	179,840	179,840	507,357	(327,517)	282.12%	34,549	27,616	6,933
<u>Personnel</u>								
Payroll-Maintenance	375,000	375,000	404,949	(29,949)	107.99%	31,250	33,874	(2,624)
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	300	-	300
FICA Taxes	28,688	28,688	30,809	(2,121)	107.39%	2,391	2,591	(200)
Workers' Compensation	41,934	41,934	-	41,934	0.00%	3,495	-	3,495
Unemployment Compensation	2,150	2,150	-	2,150	0.00%	179	-	179
ProfServ-Human Resources	900	900	-	900	0.00%	75	-	75
Op Supplies - Uniforms	5,000	5,000	5,464	(464)	109.28%	417	-	417
Subscriptions and Memberships	1,100	1,100	2,180	(1,080)	198.18%	-	-	-
Total Personnel	458,372	458,372	443,402	14,970	96.73%	38,107	36,465	1,642
TOTAL EXPENDITURES	1,790,852	1,790,852	2,126,639	(335,787)	118.75%	163,009	175,722	(12,713)
Excess (deficiency) of revenues Over (under) expenditures	(116,706)	(116,706)	(444,561)	(327,855)	380.92%	(160,393)	(173,791)	(13,398)
<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)	\$ (116,706)	\$ (444,561)	\$ (327,855)	380.92%	\$ (160,393)	\$ (173,791)	\$ (13,398)
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,005,229	3,005,229	3,005,229					
FUND BALANCE, ENDING	\$ 2,888,523	\$ 2,888,523	\$ 2,560,668					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES								
Interest - Investments	\$ 200	\$ 200	\$ 6,617	\$ 6,417	3308.50%	\$ 17	\$ 717	\$ 700
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	4,000	200	(3,800)	5.00%	333	-	(333)
TOTAL REVENUES	52,006	52,006	54,764	2,758	105.30%	350	717	367
EXPENDITURES								
Administration								
Payroll-Salaries	31,280	31,280	33,838	(2,558)	108.18%	2,607	2,800	(193)
FICA Taxes	2,393	2,393	2,594	(201)	108.40%	199	214	(15)
ProfServ-Legal Services	6,000	6,000	1,764	4,236	29.40%	500	252	248
ProfServ-Mgmt Consulting	2,228	2,228	2,228	-	100.00%	186	186	-
Postage and Freight	1,500	1,500	1,618	(118)	107.87%	125	142	(17)
Misc-Assessment Collection Cost	996	996	959	37	96.29%	-	-	-
Office Supplies	1,200	1,200	2,085	(885)	173.75%	100	69	31
Total Administration	45,597	45,597	45,086	511	98.88%	3,717	3,663	54
TOTAL EXPENDITURES	45,597	45,597	45,086	511	98.88%	3,717	3,663	54
Excess (deficiency) of revenues								
Over (under) expenditures	6,409	6,409	9,678	3,269	0.00%	(3,367)	(2,946)	421
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	6,409	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	6,409	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 6,409	\$ 6,409	\$ 9,678	\$ 3,269	0.00%	\$ (3,367)	\$ (2,946)	\$ 421
FUND BALANCE, BEGINNING (OCT 1, 2022)	96,155	96,155	96,155					
FUND BALANCE, ENDING	\$ 102,564	\$ 102,564	\$ 105,833					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES								
Interest - Investments	\$ 700	\$ 700	\$ 20,506	\$ 19,806	2929.43%	\$ 58	\$ 2,214	\$ 2,156
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	24,897	44,774	19,877	179.84%	58	2,214	2,156
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	1,300	896	404	68.92%	108	58	50
R&M-Gate	4,500	4,500	1,157	3,343	25.71%	375	-	375
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,197	803	59.85%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	504	485	19	96.23%	-	-	-
Reserve - Roadways	12,000	12,000	-	12,000	0.00%	12,000	-	12,000
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	2,000	-	2,000
Total Field	22,306	22,306	3,735	18,571	16.74%	14,650	90	14,560
TOTAL EXPENDITURES	22,306	22,306	3,735	18,571	16.74%	14,650	90	14,560
Excess (deficiency) of revenues Over (under) expenditures	2,591	2,591	41,039	38,448	0.00%	(14,592)	2,124	16,716
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	\$ 2,591	\$ 41,039	\$ 38,448	0.00%	\$ (14,592)	\$ 2,124	\$ 16,716
FUND BALANCE, BEGINNING (OCT 1, 2022)	288,020	288,020	288,020					
FUND BALANCE, ENDING	\$ 290,611	\$ 290,611	\$ 329,059					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 250	\$ 250	\$ 5,280	\$ 5,030	2112.00%	\$ 21	\$ 564	\$ 543
Special Assmnts- Tax Collector	9,080	9,080	9,080	-	100.00%	757	-	(757)
Special Assmnts- Discounts	(363)	(363)	(338)	25	93.11%	-	-	-
TOTAL REVENUES	8,967	8,967	14,022	5,055	156.37%	778	564	(214)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	858	692	55.35%	129	58	71
R&M-Gate	3,000	3,000	647	2,353	21.57%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	2,711	(711)	135.55%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	182	182	175	7	96.15%	-	-	-
Reserve - Roadways	760	760	-	760	0.00%	760	-	760
Reserve - Sidewalks	560	560	-	560	0.00%	560	-	560
Total Field	8,054	8,054	4,391	3,663	54.52%	1,868	90	1,778
TOTAL EXPENDITURES	8,054	8,054	4,391	3,663	54.52%	1,868	90	1,778
Excess (deficiency) of revenues Over (under) expenditures	913	913	9,631	8,718	0.00%	(1,090)	474	1,564
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	\$ 913	\$ 9,631	\$ 8,718	0.00%	\$ (1,090)	\$ 474	\$ 1,564
FUND BALANCE, BEGINNING (OCT 1, 2022)	73,305	73,305	73,305					
FUND BALANCE, ENDING	\$ 74,218	\$ 74,218	\$ 82,936					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES								
Interest - Investments	\$ 800	\$ 800	\$ 24,331	\$ 23,531	3041.38%	\$ 67	\$ 2,624	\$ 2,557
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	15,425	38,999	23,574	252.83%	67	2,624	2,557
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	858	692	55.35%	129	58	71
R&M-Gate	3,000	3,000	2,249	751	74.97%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,277	723	63.85%	167	32	135
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	305	293	12	96.07%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	8,000	-	8,000
Total Field	14,857	14,857	4,677	10,180	31.48%	8,546	90	8,456
TOTAL EXPENDITURES	14,857	14,857	4,677	10,180	31.48%	8,546	90	8,456
Excess (deficiency) of revenues								
Over (under) expenditures	568	568	34,322	33,754	0.00%	(8,479)	2,534	11,013
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	\$ 568	\$ 34,322	\$ 33,754	0.00%	\$ (8,479)	\$ 2,534	\$ 11,013
FUND BALANCE, BEGINNING (OCT 1, 2022)	341,275	341,275	341,275					
FUND BALANCE, ENDING	\$ 341,843	\$ 341,843	\$ 375,597					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES								
Interest - Investments	\$ 75	\$ 75	\$ 3,144	\$ 3,069	4192.00%	\$ 6	\$ 330	\$ 324
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	10,274	13,373	3,099	130.16%	6	330	324
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	855	695	55.16%	129	58	71
R&M-Gate	3,000	3,000	2,354	646	78.47%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,498	502	74.90%	167	32	135
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	9,096	4,912	4,184	54.00%	546	90	456
TOTAL EXPENDITURES	9,096	9,096	4,912	4,184	54.00%	546	90	456
Excess (deficiency) of revenues								
Over (under) expenditures	1,178	1,178	8,461	7,283	0.00%	(540)	240	780
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	\$ 1,178	\$ 8,461	\$ 7,283	0.00%	\$ (540)	\$ 240	\$ 780
FUND BALANCE, BEGINNING (OCT 1, 2022)	42,900	42,900	42,900					
FUND BALANCE, ENDING	\$ 44,078	\$ 44,078	\$ 51,361					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 18,964	\$ 18,464	3792.80%	\$ 42	\$ 2,044	\$ 2,002
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	25,195	43,732	18,537	173.57%	42	2,044	2,002
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	858	692	55.35%	129	58	71
R&M-Gate	3,000	3,000	1,879	1,121	62.63%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,133	867	56.65%	167	32	135
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	22,741	4,365	18,376	19.19%	546	90	456
TOTAL EXPENDITURES	22,741	22,741	4,365	18,376	19.19%	546	90	456
Excess (deficiency) of revenues Over (under) expenditures	2,454	2,454	39,367	36,913	0.00%	(504)	1,954	2,458
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	\$ 2,454	\$ 39,367	\$ 36,913	0.00%	\$ (504)	\$ 1,954	\$ 2,458
FUND BALANCE, BEGINNING (OCT 1, 2022)	265,903	265,903	265,903					
FUND BALANCE, ENDING	\$ 268,357	\$ 268,357	\$ 305,270					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-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	1,550	855	695	55.16%	129	58	71
R&M-Gate	3,000	3,000	2,377	623	79.23%	250	270	(20)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	653	1,347	32.65%	167	32	135
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	14,641	4,452	10,189	30.41%	546	360	186
TOTAL EXPENDITURES	14,641	14,641	4,452	10,189	30.41%	546	360	186
Excess (deficiency) of revenues Over (under) expenditures	13,613	13,613	23,885	10,272	0.00%	(546)	(360)	186
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	\$ 13,613	\$ 23,885	\$ 10,272	0.00%	\$ (546)	\$ (360)	\$ 186
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,803	9,803	9,803					
FUND BALANCE, ENDING	\$ 23,416	\$ 23,416	\$ 33,688					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,000	\$ 1,000	\$ 28,860	\$ 27,860	2886.00%	\$ 83	\$ 3,117	\$ 3,034
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	37,469	65,437	27,968	174.64%	83	3,117	3,034
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,193	357	76.97%	129	109	20
R&M-Gate	4,500	4,500	1,697	2,803	37.71%	375	620	(245)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,747	253	87.35%	167	32	135
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	33,812	5,369	28,443	15.88%	671	761	(90)
TOTAL EXPENDITURES	33,812	33,812	5,369	28,443	15.88%	671	761	(90)
Excess (deficiency) of revenues Over (under) expenditures	3,657	3,657	60,068	56,411	0.00%	(588)	2,356	2,944
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	\$ 3,657	\$ 60,068	\$ 56,411	0.00%	\$ (588)	\$ 2,356	\$ 2,944
FUND BALANCE, BEGINNING (OCT 1, 2022)	405,469	405,469	405,469					
FUND BALANCE, ENDING	\$ 409,126	\$ 409,126	\$ 465,537					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 550	\$ 550	\$ 14,778	\$ 14,228	2686.91%	\$ 46	\$ 1,596	\$ 1,550
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	21,164	35,453	14,289	167.52%	46	1,596	1,550
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	858	692	55.35%	129	58	71
R&M-Gate	3,000	3,000	2,802	198	93.40%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,749	251	87.45%	167	32	135
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	18,981	5,823	13,158	30.68%	546	90	456
TOTAL EXPENDITURES	18,981	18,981	5,823	13,158	30.68%	546	90	456
Excess (deficiency) of revenues Over (under) expenditures	2,183	2,183	29,630	27,447	0.00%	(500)	1,506	2,006
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	\$ 2,183	\$ 29,630	\$ 27,447	0.00%	\$ (500)	\$ 1,506	\$ 2,006
FUND BALANCE, BEGINNING (OCT 1, 2022)	207,673	207,673	207,673					
FUND BALANCE, ENDING	\$ 209,856	\$ 209,856	\$ 237,303					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 700	\$ 700	\$ 19,538	\$ 18,838	2791.14%	\$ 58	\$ 2,109	\$ 2,051
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	22,817	41,721	18,904	182.85%	58	2,109	2,051
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,581	(31)	102.00%	129	58	71
R&M-Gate	3,000	3,000	2,942	58	98.07%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	991	1,009	49.55%	167	32	135
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	20,293	5,958	14,335	29.36%	546	90	456
TOTAL EXPENDITURES	20,293	20,293	5,958	14,335	29.36%	546	90	456
Excess (deficiency) of revenues Over (under) expenditures	2,524	2,524	35,763	33,239	0.00%	(488)	2,019	2,507
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	\$ 2,524	\$ 35,763	\$ 33,239	0.00%	\$ (488)	\$ 2,019	\$ 2,507
FUND BALANCE, BEGINNING (OCT 1, 2022)	274,392	274,392	274,392					
FUND BALANCE, ENDING	\$ 276,916	\$ 276,916	\$ 310,155					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 650	\$ 18,193	\$ 17,543	2798.92%	\$ 54	\$ 1,963	\$ 1,909
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	19,796	37,396	17,600	188.91%	54	1,963	1,909
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	1,300	855	445	65.77%	108	58	50
R&M-Gate	3,000	3,000	2,157	843	71.90%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	653	1,347	32.65%	167	32	135
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	17,701	4,049	13,652	22.87%	525	90	435
TOTAL EXPENDITURES	17,701	17,701	4,049	13,652	22.87%	525	90	435
Excess (deficiency) of revenues Over (under) expenditures	2,095	2,095	33,347	31,252	0.00%	(471)	1,873	2,344
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	\$ 2,095	\$ 33,347	\$ 31,252	0.00%	\$ (471)	\$ 1,873	\$ 2,344
FUND BALANCE, BEGINNING (OCT 1, 2022)	255,403	255,403	255,403					
FUND BALANCE, ENDING	\$ 257,498	\$ 257,498	\$ 288,750					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES								
Interest - Investments	\$ 700	\$ 700	\$ 20,592	\$ 19,892	2941.71%	\$ 58	\$ 2,222	\$ 2,164
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	18,614	38,558	19,944	207.15%	58	2,222	2,164
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	855	695	55.16%	129	58	71
R&M-Gate	3,000	3,000	1,852	1,148	61.73%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	653	1,347	32.65%	167	32	135
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	16,925	6,779	10,146	40.05%	546	90	456
TOTAL EXPENDITURES	16,925	16,925	6,779	10,146	40.05%	546	90	456
Excess (deficiency) of revenues								
Over (under) expenditures	1,689	1,689	31,779	30,090	0.00%	(488)	2,132	2,620
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	\$ 1,689	\$ 31,779	\$ 30,090	0.00%	\$ (488)	\$ 2,132	\$ 2,620
FUND BALANCE, BEGINNING (OCT 1, 2022)	289,013	289,013	289,013					
FUND BALANCE, ENDING	\$ 290,702	\$ 290,702	\$ 320,792					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 38,318	\$ 37,018	2947.54%	\$ 108	\$ 4,129	\$ 4,021
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	38,357	75,484	37,127	196.79%	108	4,129	4,021
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	855	695	55.16%	129	58	71
R&M-Gate	3,000	3,000	2,482	518	82.73%	250	-	250
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	3,631	(1,631)	181.55%	167	282	(115)
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	1,347	18,653	6.74%	-	1,049	(1,049)
Reserve - Sidewalks	7,000	7,000	-	7,000	0.00%	-	-	-
Total Field	34,324	34,324	9,058	25,266	26.39%	546	1,389	(843)
TOTAL EXPENDITURES	34,324	34,324	9,058	25,266	26.39%	546	1,389	(843)
Excess (deficiency) of revenues Over (under) expenditures	4,033	4,033	66,426	62,393	0.00%	(438)	2,740	3,178
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	\$ 4,033	\$ 66,426	\$ 62,393	0.00%	\$ (438)	\$ 2,740	\$ 3,178
FUND BALANCE, BEGINNING (OCT 1, 2022)	537,311	537,311	537,311					
FUND BALANCE, ENDING	\$ 541,344	\$ 541,344	\$ 603,737					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
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	850	634	216	74.59%	71	57	14
R&M-Security Cameras	2,000	2,000	1,133	867	56.65%	167	32	135
Misc-Assessment Collection Cost	116	116	111	5	95.69%	-	-	-
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,841	4,841	1,878	2,963	38.79%	238	89	149
TOTAL EXPENDITURES	4,841	4,841	1,878	2,963	38.79%	238	89	149
Excess (deficiency) of revenues Over (under) expenditures	709	709	3,688	2,979	0.00%	(238)	(89)	149
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	\$ 709	\$ 3,688	\$ 2,979	0.00%	\$ (238)	\$ (89)	\$ 149
FUND BALANCE, BEGINNING (OCT 1, 2022)	3,881	3,880	3,881					
FUND BALANCE, ENDING	\$ 4,590	\$ 4,589	\$ 7,569					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
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	850	675	175	79.41%	71	57	14
R&M-Security Cameras	2,000	2,000	2,638	(638)	131.90%	167	32	135
Misc-Assessment Collection Cost	109	109	120	(11)	110.09%	-	-	-
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,218	5,218	3,433	1,785	65.79%	238	89	149
TOTAL EXPENDITURES	5,218	5,218	3,433	1,785	65.79%	238	89	149
Excess (deficiency) of revenues Over (under) expenditures	782	782	2,585	1,803	0.00%	(238)	(89)	149
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	\$ 782	\$ 2,585	\$ 1,803	0.00%	\$ (238)	\$ (89)	\$ 149
FUND BALANCE, BEGINNING (OCT 1, 2022)	9,175	9,176	9,175					
FUND BALANCE, ENDING	\$ 9,957	\$ 9,958	\$ 11,760					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 25	\$ 2,979	\$ 2,954	11916.00%	\$ 2	\$ 1,340	\$ 1,338
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	619,178	623,957	4,779	100.77%	2	1,340	1,338
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)	(3,086)	(2,572)	514	83.34%	2	1,340	1,338
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(1,594)	(1,594)	0.00%	-	(689)	(689)
Contribution to (Use of) Fund Balance	(3,086)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,086)	-	(1,594)	(1,594)	0.00%	-	(689)	(689)
Net change in fund balance	\$ (3,086)	\$ (3,086)	\$ (4,166)	\$ (1,080)	0.00%	\$ 2	\$ 651	\$ 649
FUND BALANCE, BEGINNING (OCT 1, 2022)	299,808	299,808	299,808					
FUND BALANCE, ENDING	\$ 296,722	\$ 296,722	\$ 295,642					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 26,105	\$ 26,105	0.00%	\$ -	\$ 11,314	\$ 11,314
TOTAL REVENUES	-	-	26,105	26,105	0.00%	-	11,314	11,314
<u>EXPENDITURES</u>								
<u>Construction In Progress</u>								
Construction in Progress	-	-	4,000	(4,000)	0.00%	-	300	(300)
Total Construction In Progress	-	-	4,000	(4,000)	0.00%	-	300	(300)
TOTAL EXPENDITURES	-	-	4,000	(4,000)	0.00%	-	300	(300)
Excess (deficiency) of revenues Over (under) expenditures	-	-	22,105	22,105	0.00%	-	11,014	11,014
<u>OTHER FINANCING SOURCES (USES)</u>								
Interfund Transfer - In	-	-	1,594	1,594	0.00%	-	689	689
TOTAL FINANCING SOURCES (USES)	-	-	1,594	1,594	0.00%	-	689	689
Net change in fund balance	\$ -	\$ -	\$ 23,699	\$ 23,699	0.00%	\$ -	\$ 11,703	\$ 11,703
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	2,478,197					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,501,896					

MEADOW POINTE II
Community Development District

Supporting Schedules

September 30, 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
September 30, 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	\$27,622
Operating Checking Account	Bank United	Checking Account	n/a	5.12%	\$556,381
				Subtotal	<u>\$584,003</u>
Money Market	BankUnited	Money Market	n/a	5.12%	\$5,566,105
				Subtotal	<u>\$5,566,105</u>
DEBT SERVICE					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.15%	\$2,501,896
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.15%	\$3,662
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%	\$140,375
				Subtotal	<u>\$2,797,540</u>
				Total	<u>\$8,947,646</u>

**Aqua Pool & Spa Renovators
September 30, 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 September 30, 2023

Source of Funds:	<u>Amount</u>
Deposit to the 2018 Acquisition and Construction Account	\$ 7,297,808
Other Sources:	
Interest Earned - Acquisiton and Construction Fund	\$ 89,684
Debt Service Reserve Fund Transfer	\$ 5,644
Total Source of Funds:	\$ 95,328
Use of Funds:	
Disbursements: To Vendors	\$ 4,891,240
Net Available Amount to Spend in Project Fund Account at September 30, 2023	\$ 2,501,896

**MEADOW POINTE II
Community Development District**

Approval of Invoices

September 30, 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
09/05/23	4052	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 252.00
09/05/23	4053	Persson, Cohen, Mooney, Fernandez & Jackson PA	Legal Invoice	\$ 3,010.00
Total				\$ 25,580.60



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

INVOICE

Invoice # 4052
Date: 09/05/2023
Due On: 10/05/2023

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	+	\$252.00)- (\$0.00)=	\$252.00

MEADOWPT. HOA DEC

Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	08/01/2023	Review and respond to emails from Picarelli re: committee to review deed restrictions; review draft case closure letter w/email to Picarelli	0.40	\$280.00	\$112.00
Service	KF	08/03/2023	Continued email exchange w/Picarelli re: amendments to deed restrictions	0.10	\$280.00	\$28.00
Service	KF	08/04/2023	Review and revise draft welcome letter w/ email to Wright	0.40	\$280.00	\$112.00
Subtotal						\$252.00
Total						\$252.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4052	10/05/2023	\$252.00	\$0.00	\$252.00

Invoice # 4052 - 09/05/2023

Outstanding Balance	\$252.00
Total Amount Outstanding	\$252.00

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

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

002- 531023-51401



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

INVOICE

Invoice # 4053
Date: 09/05/2023
Due On: 10/05/2023

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	+	\$3,010.00)-	(\$0.00)=	\$3,010.00

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	08/01/2023	Tele-conv. with Supervisor Molder re: landscape contract. Review e-mails re: sidewalk contract.	0.50	\$280.00	\$140.00
Service	RDJ	08/01/2023	Review exhibits and final draft of agreement with ACPLM regarding Phase 2 of sidewalk replacement project; follow-up regarding same; review proposal from Coastal Waste & Recycling and review draft agreement regarding residential waste and recycling pick up services.	1.50	\$280.00	\$420.00
Service	AHC	08/03/2023	Review and reply to e-mails from Chairman re: items from CDD meeting and pending contract agreements.	0.25	\$280.00	\$70.00
Service	RDJ	08/03/2023	Continue reviewing and revising draft contract with Coastal Waste & Recycling; review related documents; follow-up regarding same.	1.25	\$280.00	\$350.00
Service	AHC	08/07/2023	Exchange e-mails re: termination of landscape contract and calculation of amounts due related to termination.	0.25	\$280.00	\$70.00
Service	AHC	08/09/2023	Review correspondence from Anand Vihar counsel re: unit count. Exchange multiple e-mails with CDD management and return e-mail to Anand Vihar counsel.	0.75	\$280.00	\$210.00

Invoice # 4053 - 09/05/2023

Service	AHC	08/10/2023	Review vendor's proposed edits to sidewalk contract and provide return comments to edits and insurance certificate. Review agenda package for 8/16 CDD meeting.	1.25	\$280.00	\$350.00
Service	AHC	08/11/2023	Review additional revisions to draft sidewalk contract and provide comments.	0.25	\$280.00	\$70.00
Service	AHC	08/14/2023	Review revised budget and exchange e-mails re: Anand Vihar units.	0.25	\$280.00	\$70.00
Service	AHC	08/15/2023	Exchange e-mails re: governance of Residents' Council. Review fully executed sidewalks contract.	0.25	\$280.00	\$70.00
Service	AHC	08/17/2023	Review 8/16 CDD meeting summary. Exchange e-mails re: funding of Residents Council.	0.25	\$280.00	\$70.00
Service	AHC	08/21/2023	Review and reply to e-mails re: waste management contract. Review public records request and response.	0.25	\$280.00	\$70.00
Service	RDJ	08/21/2023	Review proposed revisions to contract with Coastal Waste & Recycling; follow-up regarding same.	0.50	\$280.00	\$140.00
Service	AHC	08/22/2023	Review and reply to e-mails re: legal notice received regarding corporate dissolution. Review and reply to e-mail re: incident report for trip/fall.	0.25	\$280.00	\$70.00
Service	AHC	08/24/2023	Exchange e-mails re: Residents' Council. Exchange e-mails re: trip/fall at Colehaven and review demands from PI attorneys. Review Certificate of Insurance for sidewalk contract and provide additional comments.	1.00	\$280.00	\$280.00
Service	AHC	08/28/2023	Review and reply to e-mail from Chairman re: Pasco County Interlocal and status of Guzman parcel. Exchange multiple e-mails re: OLM and termination notice to current landscape provider.	1.00	\$280.00	\$280.00
Service	AHC	08/29/2023	Review Mainscape Agreement and exchange e-mails re: termination notice.	0.50	\$280.00	\$140.00
Service	AHC	08/30/2023	Review agenda package for 9/6 CDD meeting.	0.25	\$280.00	\$70.00
Service	AHC	08/31/2023	Review and reply to e-mails re: public records request for waste management contract and additional information.	0.25	\$280.00	\$70.00
					Subtotal	\$3,010.00
					Total	\$3,010.00

Invoice # 4053 - 09/05/2023

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4053	10/05/2023	\$3,010.00	\$0.00	\$3,010.00
Outstanding Balance				\$3,010.00
Total Amount Outstanding				\$3,010.00

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

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

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