



Meadow Pointe II CDD

November 15, 2023

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Tab 15

**Meadow Pointe II
Community Development District**

November 15, 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, November 15, 2023 – 6:30 p.m.

Meeting Agenda

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Call In #: 1-929-205-6099

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. District Manager Report**
 - A. Presentation of 3rd Quarter Website Audit Report
 - B. Discussion of Public Hearing for Deer Run and Morningside
 - C. Discussion of Public Advertisement for Architect
- 7. District Engineer Report**
 - A. Update on Sidewalk Repairs
 - B. Update on Permits for Wrencrest Emergency Gate
 - C. Update on Bids for Retention Ponds Repairs
- 8. District Counsel Report**
 - A. Deed Restriction on Grooming of Pets
 - B. RFP for Building Architect
- 9. Consent Agenda**
 - A. Minutes of the October 4, 2023 Meeting and October 18, 2023 Meeting
 - B. Financial Report as of October 31, 2023
 - C. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**

- A. Government/Community Updates
 - i. Permit Meeting with Pasco County
 - ii. RFP for Crosswalk Lights
 - iii. Traffic Light at WRES for December
- B. MPIO Event Planning Committee
 - i. Update on Holiday Event
- 12. Operations Manager Report**
 - i. Update on the Welcome and Tree Letter
 - ii. Update on Bids for Tree Installation in Longleaf
- 13. Approval/Disapproval/Discussion**
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

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

Sixth Order of Business

6A



Quarterly Compliance Audit Report

Meadow Pointe II

Date: October 2023 - 3rd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Handwritten signature of Jason C. Morgan.

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

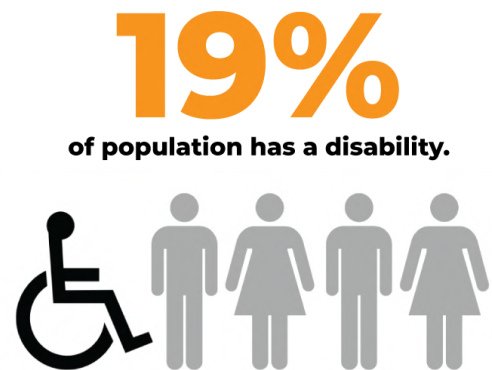
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

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, October 4, 2023 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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
Event Planning Committee Representative	
Numerous Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

Mr. Picarelli called the roll. 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.

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

44 The following items were added to the agenda:

- 45 • Under *Government/Community Updates*, add *Discussion of Beardsley Sidewalks*,
- 46 *and Discussion of Frontier Pedestals*.
- 47 • Under *Operations Manager Report*, add *Discussion of Trash Bins*.

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

- 51 • Mr. George Neuendorf of Longleaf briefly commented on the sidewalks.
- 52 • Mr. Dritam Dhavalf of Manor Isle commented on the pickleball and tennis courts.
- 53 He requested arranging the third court differently to have more room for tennis. Mr.
- 54 Wright explained there is an elevation difference, and having three courts would
- 55 present a safety concern. Mr. Signoretti commented staff will investigate future
- 56 options.
- 57 • Ms. Christine Hankerson of Longleaf commented on the trash bins, which are too
- 58 heavy. She checked with the County, and it was noted the company needs to be
- 59 ADA compliant with regards to size and weight of the trash bins. She requested a
- 60 copy of the bids and the Coastal Waste contract. Mr. Picarelli noted all the bidders
- 61 were presenting the same size bins.
- 62 • Mr. Bill Bongiorno of Colehaven commented that investment companies are trying
- 63 to infiltrate the community by purchasing homes. He commented on negative issues
- 64 within the community. Mr. Molder responded that the CDD is actively pursuing
- 65 stricter enforcement of Deed Restrictions. Mr. Picarelli suggested the community
- 66 may be able to change their Deed Restrictions by organizing an HOA.
- 67 • A resident, Felix, requested the Board waive his fines for a violation regarding his
- 68 mailbox.
- 69 • Ms. Melissa Zabel of Longleaf requested an update regarding trees. Mr. Picarelli
- 70 noted he will have information at the next meeting.
- 71 • A resident, Valerie, asked about the special gate between the two Wrencrest
- 72 communities. Mr. Signoretti will address this matter later in the meeting.
- 73 • Ms. Cindy McCrary of Wrencrest commented on traffic enforcement.

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

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

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

- 79 • SWFWMD permits are ongoing.
- 80 **A. Sidewalk Project Update**
- 81 • There has been a pre-construction meeting, and there have been pre-construction
- 82 walks with the vendor to ensure all cracks are being filled.
- 83 • Longleaf will start on October 16, 2023.
- 84 **B. Property Survey Update**
- 85 • A sketch was made for the building construction timeline on Mansfield.
- 86 • Mr. Whited discussed the RFQ process for an architect.
- 87 • The area behind the pond is a wetland area which has boundaries.
- 88 • Mr. Whited noted that not all wetland areas are appropriate for walking trails, but
- 89 he can investigate this possibility.

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

91
92 **EIGHTH ORDER OF BUSINESS** **District Counsel Report**

- 93 **A. Sidewalks, Aprons & Tree Lawns in Morningside and Deer Run**
- 94 • Mr. Cohen contacted the County in this regard, and they have not responded to him.
- 95 **B. Residents Council Funds**
- 96 • Mr. Nanni is working with the Residents Council Chair to have the funds returned
- 97 to the CDD.
- 98 • Ms. Childers inquired whether it was possible to temporarily suspend privileges
- 99 until the funds are returned. Mr. Picarelli will check Mr. Cohen, but it is not legally
- 100 appropriate to suspend privileges when there are no clubhouse violations involved.

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102 **NINTH ORDER OF BUSINESS** **Consent Agenda**

- 103 **A. Deed Restrictions/DRVC**
- 104 Mr. Picarelli requested any additions, corrections or deletions to the item under the Consent
- 105 Agenda.

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107 Ms. Childers MOVED to approve the Consent Agenda, consisting
108 of Deed Restrictions/DRVC, and Mr. Signoretti seconded the
109 motion.

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B. Receiving Notifications of DRVCs

- Mr. Signoretti commented there is an anonymous form.
- Ms. Childers noted Mr. Ginsburg has not been authorized to go out on his own and find violations. Everything has been based upon what was submitted. Mr. Ginsburg would be given that authority once the new guidelines are set and approved by the Board.
- Mr. Picarelli contacted Mr. Smith of Meadow Pointe I, as that District amended their guidelines. Mr. Smith told him they can be changed, but must expire by 30 years, at which time the Board may implement changes to the Deed Restrictions. A group of residents would be needed to form an Advisory Board to vote on the changes. Therefore, this Board must decide on how the Deed Restrictions will be reviewed, and to what extent they will be used.
- Mr. Molder suggested the Board review the most common violations at a workshop, and concur with an interpretation which would be given to Mr. Ginsburg.
- Ms. Darner and Mr. Molder are in favor of removing the current form and replacing it with one which has parameters for submission of violations.
- Mr. Picarelli requested that Mr. Molder prepare a list of some Deed Restriction items which may be discussed by the Board, to come to a decision regarding interpretation.
- Mr. Picarelli would also like to discuss at the workshop the method in which Deed Restrictions will be received. This item shall be a priority.
- Ms. Childers noted there has been discussion to phase out the entire form.
- Mr. Picarelli will follow up with Mr. Cohen regarding anonymity on the form.

A. Deed Restrictions/DRVC (Continued)

- The Board discussed the dispute involving a resident, Felix. He is in the process of correcting the violations, all proper notifications have been made. The Board does not believe the fine should be waived. This property is an LLC.

There being no further discussion,

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

143 **TENTH ORDER OF BUSINESS** **Architectural Review Discussion Item**

144 All items were previously approved.

145
146 **ELEVENTH ORDER OF BUSINESS** **Non-Staff Reports**

147 **A. Government/Community Updates**

148 **iii. Traffic Survey Update**

149 • Mr. Signoretti noted the CDD must go through the permitting process with regards
150 to making modifications on roads, and it is a lengthy process.

151 • There was a road collapse which delayed the process.

152 • Mr. Signoretti believes he should have the documentation by Friday, which will be
153 given to the District Engineer, who will file the permit.

154 • Once the permitting process is complete, there will be a meeting with the County.

155 • The type of gate has been selected.

156 • People are starting to park on the street next to the location where the rocks were
157 placed.

158 • Two children have been hit by vehicles.

159 • Mr. Signoretti has footage of a vehicle standing at the gate, and the driver refused
160 to move it. Mr. Signoretti will speak to a representative of the School Board to
161 address the issue.

162 **i. Meeting with Commissioner Weightman**

163 • Mr. Picarelli sent the Commissioner’s Assistant the CDD’s meeting schedule, but
164 he has not heard back.

165 **ii. RRF Crosswalk Update**

166 • Mr. Molder received an email indicating there is a new County engineer, who
167 misspoke on a couple of items. There was agreement for the first one to be installed
168 in Meadow Pointe I by the end of this month.

169 • The second one at Solitude would be done by the end of the year.

170 • They will investigate the cost and give the CDD an estimate for an additional
171 crosswalk, as well as additional funding.

172 • They are looking at various traffic calming measures.

173 **iv. Discussion of Beardsley Sidewalks**

174 • There are sidewalks which are badly broken and lifted from tree roots.

- 175 • The Assistant County Attorney reviewed the request and determined it was the
- 176 County’s responsibility.
- 177 • They prepared the sidewalks for work, but the work was never done.
- 178 • There is a pending lawsuit in Meadow Pointe III for a slip and fall on Beardsley,
- 179 and they are continuing to review whether they would accept responsibility.
- 180 **v. Discussion of Frontier Pedestals**
- 181 • Frontier will not be using these pedestals anymore, and they will be removing them.
- 182 **B. Event Planning Committee**
- 183 • Food trucks will be scheduled for the first quarter of the year.
- 184 • They are seeking a volunteer to chair *Yard of the Month*.
- 185 • Most items have been ordered and delivered for the festival, and there are enough
- 186 volunteers and vendors. A crossing guard is needed for the parking lot.
- 187 • They are working on the Christmas event.
- 188 • There was discussion regarding use of the vacant lot for parking.

TWELFTH ORDER OF BUSINESS Operations Manager Report

189 Mr. Wright presented his report, a copy of which was in the full agenda package.

- 190 • There was a blacktop trip hazard on the parking lot due to roots lifting the pavement.
- 191 • Maintenance staff trimmed and cleaned around the ponds, as Mainscape neglected
- 192 this area.

193 Mr. Picarelli discussed landscaping issues.

- 194 • Mainscape had a poor report this past month. The items for which they were
- 195 penalized were associated with items carried over from the past few months.
- 196 • The mulch sitting behind the building was never placed. Mr. Wood recommended
- 197 contacting LMP to find out how much they would charge to do this work, and issue
- 198 their bill to Mainscape against the last payment. However, this would not be
- 199 appropriate.

A. Discussion of Trash Bins

- 200 • Trash bins are not being put away.
- 201 • Ms. Darner recommended the Deed Restriction needs to be clarified, since the size
- 202 of the bins has changed.

- 206 • Mr. Picarelli recommended whatever residents were using as a corral for the prior
207 trash bins will be acceptable until the Deed Restriction is addressed at a CDD
208 meeting.

209 On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all
210 in favor, if trash bins are not hidden within 30 days from this date,
211 the resident will receive a Deed Restriction violation notice. (5-0)
212

- 214 • Mr. Wright is awaiting legal authorization from Ms. Hernandez to finalize welcome
215 letters and tree lawn letters. Mr. Picarelli will follow up.

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

217 **A. Lap Pool Progress Update**

- 218 • The last email Ms. Childers received from Mr. Martin was dated September 7,
219 2023, and stated they anticipated the effort to take three to four weeks, and that they
220 would send progress reports. She will forward his response to Mr. Wright. She
221 forwarded another email to him today asking for an update.
222

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

- 225 • Ms. Toni Wright of Iverson commented on anonymity regarding Deed Restrictions.
226 She is going to be on the October 26, 2023 auction for the vacant lot in Iverson.
- 227 • Mr. Lawrence Jiminez of Wrencrest commented the trash bins on his street were
228 not picked up. Mr. Picarelli will follow up.
- 229 • Mr. Bill Bongiorno of Colehaven commented on anonymity regarding Deed
230 Restrictions.
- 231 • Ms. Cindy McCrary of Wrencrest commented on the following items:
232
 - 233 ➤ Pasco County Sheriff’s Office email.
 - 234 ➤ Overgrowth in the conservation area.
 - 235 ➤ Referencing information at the Clubhouse.
 - 236 ➤ The length of the meeting and repetitive discussions.
 - 237 ➤ Trash bins.
 - 238 ➤ School Board contact.
 - 239 ➤ Traffic light at the school.

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, October 18, 2023 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present were:

Robert Nanni	District Manager
Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
Scott Carlson	LMP Account Manager
LMP Representatives	
Numerous Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

Supervisors and staff introduced themselves. A quorum was established.

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

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

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

The following items were added to the Agenda:

- District Engineer Report
 - *Update on Traffic Study Results for Wrencrest*

- 44 • District Counsel Report
- 45 ➤ *Roads to be included under Item A*
- 46 ➤ *Tullamore Parking Contract Revisions*
- 47 • Government/Community Updates
- 48 ➤ *Discussion of Beardsley Sidewalks*
- 49 ➤ *Possible Overlap in Communications with the County*
- 50 • Operations Manager Report
- 51 ➤ *Coastal Waste Removal Contract Options for Pails*
- 52 ➤ *Discussion of Welcome Letter and Tree Maintenance Letter*
- 53 • Approval/Disapproval/Discussion
- 54 ➤ *Discussion with LMP Regarding Landscaping – as the first item*
- 55 ➤ *Topics for the Workshop Relating to Deed Restrictions*

FIFTH ORDER OF BUSINESS

Audience Comments (Comments will be limited to three minutes)

59 Mr. Picarelli announced that any audience members may pick up an agenda for this
60 meeting, and any questions or comments regarding the revised agenda should be held to the end
61 of the meeting, after the Board has had discussions.

SIXTH ORDER OF BUSINESS

District Manager Report

A. Motion to Assign Fund Balance

- 65 • This motion is approved on an annual basis. The Auditors want to ensure the
66 Board’s agreed-upon amount is assigned to Reserves.

68 On MOTION by Ms. Childers, seconded by Mr. Signoretti,
69 with all in favor, the Motion to Assign Fund Balance as of
70 September 30, 2023, was approved as presented. (5-0)

B. Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 Budget

- 72 • Mr. Nanni read the Resolution title into the record.
- 73 •
- 74 • When funds are transferred from the General Fund, this Resolution is required.

76 On MOTION by Mr. Signoretti, seconded by Ms. Childers,
77 with all in favor, Resolution 2024-01, Amending the
78 District’s General Fund Budget for Fiscal Year 2023, was
79 adopted. (5-0)

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

82 **A. Updated on Sidewalk Repairs from ACPLM**

83 **B. Update on Traffic Study Results in Wrencrest**

- 84 • Sidewalk repairs are running smoothly, with Mr. Wright and maintenance staff
- 85 following behind the contractor for any broken irrigation and making repairs as
- 86 needed.
- 87 • Communication with ACPLM has gone well.
- 88 • Mr. Wright discussed the irrigation repairs in the communities.
- 89 • Mr. Whited is carefully scrutinizing ACPLM’s work.
- 90 • Mr. Picarelli will ask Mr. Whited to prepare a schedule of the sidewalk repair
- 91 locations with dates.

92 Mr. Picarelli presented the Engineer’s Report, a copy of which was included in the full
93 agenda package.

- 94 • Mr. Picarelli noted that Mr. Cohen advised that all architectural work must be
- 95 advertised. Mr. Nanni will contact Mr. Whited to prepare the RFP.
- 96 • Mr. Whited and his staff are working on all documentation needed to install an
- 97 emergency gate on Wrencrest Drive. The gate will be the same as the one at the end
- 98 of Mansfield, which was installed by the County.

99
100 **EIGHTH ORDER OF BUSINESS** **District Counsel Report**

101 **A. Morningside/Deer Run/Sidewalks/Aprons/Tree Lawns/Roads Ownership and**
102 **Jurisdiction**

- 103 • Mr. Cohen contacted the County Attorney, and it has been determined the CDD
- 104 cannot govern property it does not own. The CDD has no jurisdiction of
- 105 enforcement in Deer Run and Morningside; however, the County is willing to deed
- 106 the property to the CDD. The developer, Donald Buck, never formally deeded the
- 107 property to the County. He dedicated it to the County.
- 108 • Anyone who lives on a County-owned road may have their taxes increased, as the
- 109 County is preparing to build a fund to repair the roads.
- 110 • The CDD would be able to take out a bond if it were to take them over.
- 111 • Mr. Picarelli suggested the District Engineer may inspect the road to determine the
- 112 damage and force the County to reimburse the CDD for the damage when it was
- 113 owned by them.

- 114 • This item will be added to the next workshop agenda.
- 115 • Mr. Molder noted this transfer should occur as soon as possible.
- 116
- 117 **B. Guidance on Trespassing Individuals’ on CDD Ponds**
- 118 • This has occurred primarily in Longleaf.
- 119 • A CDD representative would have to enforce trespassing on CDD ponds. The
- 120 individual residents may not do so. This is also a liability issue. Mr. Picarelli spoke
- 121 to the individuals who were fishing in the CDD ponds, and there has not been
- 122 another call since that incident.
- 123
- 124 **C. Tullamore Parking Contract Revisions**
- 125 • The CDD has no veto rights on the contract. Technically, the CDD cannot tell them
- 126 they may not make changes. The CDD may make recommendations. The other
- 127 option is to pull the contract in 14 days.
- 128 • They are going to release some guest parking spots to residents for which they may
- 129 obtain a tag.
- 130 • For the CDD to have veto powers, the current contract would have to be cancelled,
- 131 and a new contract prepared.
- 132 • Most of the changes are positive.
- 133 • The Board concurred with their changes, and nothing further was requested.

134
135 **NINTH ORDER OF BUSINESS**

Consent Agenda

- 136 **A. Minutes of the September 6, 2023 Meeting and Workshop, and September 20,**
- 137 **2023 Meeting**
- 138 **B. Financial Report as of September 30, 2023**
- 139 **C. Deed Restrictions**

140 Mr. Picarelli presented the Consent Agenda, with the items as listed above, and requested
141 any additions, corrections, or deletions.

142
143 Ms. Childers MOVED to approve the Consent Agenda, consisting
144 of the Minutes of the September 6, 2023 Meeting and Workshop,
145 September 20, 2023 Meeting, Financial Report as of September 30,
146 2023 and Deed Restrictions, and Ms. Darner seconded the motion.

- 148 • With regards to Deed Restriction Item 2023-053, The Board reiterated that the
- 149 window frame must be painted white. The Board recommended the resident remove
- 150 the grids and leave the windows grid-less.

151 There being no further discussion,

153 On VOICE vote, with all in favor, the prior motion was approved.
154 (5-0)

155
156 **TENTH ORDER OF BUSINESS** **Architectural Review Discussion Items**

157 The Board concurred with the amendment made to the report.

158
159 **ELEVENTH ORDER OF BUSINESS** **Non-Staff Reports**

160 **A. Government/Community Updates**

161 **i. Discussion of Beardsley Sidewalks**

- 162 • A pedestrian gate will be installed on each side. Staff is awaiting a right-of-way
- 163 approval from the County. After permits are submitted, the County will set up a
- 164 Zoom meeting with Mr. Signoretti and Mr. Whited, and *copy/paste* the
- 165 Kinnon/Mansfield information.

166
167 **ii. Communications with the County**

- 168 • Pedestrian issues with regards to the schools at Wrencrest was discussed. The three
- 169 schools will tell parents not to trespass by dropping their child off at that gate. They
- 170 will be told the police are enforcing this area and tickets will be given.
- 171 • Mr. Signoretti spoke to Commissioner Weightman. He will submit dates he is
- 172 available to attend a CDD meeting. He conveyed he respects the line of delineation
- 173 between the CDD and the County.
- 174 • Mr. Signoretti believes there should only be one Government Liaison with regards
- 175 to communications with the County.
- 176 • Anand Vihar purchased the property on the other side of Kinnon for \$6 Million. It
- 177 is believed the developer is asking Pasco County to work with Hillsborough County
- 178 to open the road in this area to allow residents to use amenities on both sides.
- 179 Commissioner Weightman is on record that he does not want the road opened,
- 180 unless neighboring CDDs express a difference of opinion.

- 181 • Mr. Picarelli stated to avoid miscommunication with the Board and Commissioner
- 182 Weightman, to continue with Mr. Signoretti as the Government Liaison and have
- 183 Mr. Molder handover the Beardsley Sidewalks to Mr. Signoretti.
- 184 • Mr. Molder agreed and stated that he is okay with that decision but will be
- 185 requesting updates on the matter.
- 186 • Mr. Signoretti stated the traffic light at the ridge and the school will be started by
- 187 December.

188
189 **B. MPIO Event Planning Committee**

- 190 • Ms. Darner stated the committee is all set with the all ages children’s Halloween
- 191 event on October 28, 2023 from 4:00 p.m. to 8:00 pm.

192
193 **TWELFTH ORDER OF BUSINESS**

Operations Manager Report

194 **A. Coastal Waste Removal Contract Options for Pails**

195 Mr. Picarelli discussed the Coastal Waste Removal Contract Options for Pails with the
196 board.

- 197 • Mr. Picarelli stated residents have the choice to select between a 95 lbs. garbage
- 198 and a 65 lbs. pail, from now until January 1, 2024.
- 199 • If residents decide to change their pails after Jan 1, 2024 it will be a \$95 fee.
- 200 • Mr. Picarelli asked the Board how they would like to go about informing the
- 201 residents of the options.
- 202 • Ms. Darner responded stating that due to time frame it would be more efficient for
- 203 the Residents to reach out to Coastal, but on the Board’s end to get the information
- 204 out as soon as possible through every avenue and post it in the clubhouse.
- 205 • Ms. Childers stated mailing a post card to the Residents with the information and
- 206 date to make the pail changes.
- 207 • Mr. Picarelli stated the next option for residents who cannot move the pails, Coastal
- 208 is offering a service where they will go to the resident’s house and wherever the
- 209 resident leaves the pail they will dump it, return the cart, but the service fee monthly
- 210 is \$49.
- 211 • Mr. Picarelli stated that if there are residents who wish to opt for the second choice,
- 212 those residents are responsible for the monthly fee of \$49.

- 213 • Mr. Picarelli stated the Board will put the information on Facebook, at the
- 214 clubhouse and in the newsletter. This will allow the Board to see how much
- 215 response they get and whether they may need to mail postcards to inform the
- 216 residents.

217
 218 **B. Discussion of Welcome Letter and Tree Maintenance Letter**

- 219 • Mr. Picarelli recommended to the board to read and review the letters and at the
- 220 next meeting decide on making changes or agree on the changes made and then
- 221 approve both letters.

222
 223 **THIRTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**

224 **A. Discussion with LMP Regarding Landscaping**

225 Mr. Scott Carlson, the Account Manager, gave the Board a brief overview of landscape
 226 work.

- 227 • They are currently trimming overgrown conservation areas.
- 228 • There have been cutbacks on grasses suffering mite infestations, and they are being
- 229 treated.
- 230 • The entrances are being landscaped and cut back.
- 231 • Any neglected areas are being taken care of.
- 232 • They are in the process of trimming the low hanging moss.
- 233 • Trees on the parking lot in the clubhouse area have been lifted.
- 234 • Mr. Molder advised that the leftover mulch from Mainscape should be placed at the
- 235 Amenity Center. It is still usable, as it is in bags.
- 236 • Forty-eight inch mowers are being used in the smaller areas.
- 237 • Fire ants will be treated. Mr. Carlson recommended using their pest team.
- 238 • The irrigation system was discussed. Estimates for any work will be presented upon
- 239 completion of initial inspection.
- 240 • Ms. Childers reminded Mr. Carlson of the Perennials which were never replaced
- 241 by Mainscape. Mr. Carlson noted that Perennials will grow well if they are taken
- 242 care of.
- 243 • Mr. Carlson is in the process of preparing an annual schedule of work to be done
- 244 throughout the community, per Mr. Picarelli’s request.

- 245 • Mr. Picarelli advised Mr. Carlson to keep a close eye on the irrigation at the
- 246 entrances. They are going to install a pressure logger, which continually tracks the
- 247 pressure coming in, as the County would not allow them to install a well. There
- 248 have been continuous pressure drops throughout the night at many of the properties
- 249 in the area. The estimate for this item will be presented.
- 250 • There are no rebates from the County regarding water conservation.
- 251

252 *The record shall reflect the LMP representatives exited the meeting.*

253 **B. Lap Pool Updates**

- 254 • Ms. Childers informed the Board of the requirement to review the restroom
- 255 requirements.
- 256
- 257 • Ms. Childers stated from restroom requirements memo she received from Mr.
- 258 Wright identifies additional restroom features the Board needed in the addition of
- 259 the lap pool.
- 260 • The men’s restroom requires two urinals, two water closets, a changing station, and
- 261 three lavatories.
- 262 • The women’s restroom requires six water closets, two lavatories, and two changing
- 263 stations.
- 264 • Ms. Childers stated the board can anticipate on October 20, 2023, 50% of the design
- 265 drawing to be complete and by November 10, 2023 for the design to be 100%
- 266 complete.
- 267 • Ms. Childers stated the vendor will send an update once they reach 50%.
- 268 • Ms. Childers stated she needed to clarify the design as the pool mechanical building
- 269 is preferred to go behind the existing fence line, and the restrooms to be placed at
- 270 the end of the fence.
- 271 • Ms. Childers suggested one long building to support that design.
- 272 • Mr. Picarelli asked can the building be split into two where the pool mechanical
- 273 building is in the back and the restrooms are in the front.
- 274 • Ms. Childers stated she will review with the vendor to ensure their design is what
- 275 she is looking at.
- 276

277 **C. Topics for the Workshop**

278 Mr. Molder presented a few topics for deed restrictions.

- 279 • Mr. Molder added non-compliance and recourse for the Board.
- 280 • Mr. Molder added selective enforcement also expressed holding investors
- 281 accountable because he feels like the funds collected from non-HOA villages to
- 282 enforce deed restrictions are being paid to manage investment properties for
- 283 investment owners.
- 284 • Mr. Picarelli is unsure about holding the investors accountable for funds collected
- 285 as it may be seen as discriminatory or profiling.
- 286 • Mr. Picarelli stated he can ask Kelly regarding the topic to determine its legality.
- 287 • Mailboxes and Landscaping was also added to the topics for deed restrictions.

288

289 **FOURTEENTH ORDER OF BUSINESS** **Audience Comments (Comments will be**

290 **limited to three minutes)**

- 291 • Mr. James Higgins of Longleaf thanked the Board for the pickleball court. He made
- 292 suggestions to aid in the problem with the sunlight. He also requested benches in
- 293 the area.
- 294 • Ms. Christine Hankerson of Longleaf commented on the following items:
- 295 ➤ She discussed a fellow resident regarding work which needed to be done.
- 296 ➤ She thanked Mr. Wright for having a strip added at Sassafra which was
- 297 broken by the landscapers.
- 298 ➤ She thanked Mr. Nanni for the response to her public records request.
- 299 ➤ She commented on water pressure.
- 300 ➤ She commented on her health status and stated she is only able to lift 5lbs.
- 301 ➤ She stated she contacted Coastal on September 30, 2023, in which she spoke
- 302 to a supervisor who ensured that she would be taken care of and told her to
- 303 call back October 9, 2023.
- 304 ➤ She reached out on October 9, 2023 contacted the CEO to inform them she
- 305 contacted the Civil Rights Division and Florida Group.
- 306 ➤ She stated legal counsel from the Civil Rights Division stated that if the
- 307 CDD attempts to charge her \$49 for Coastal pick-up garbage service,
- 308 request the copy of the October 18, 2023 recording and minutes, and all the

309 minutes and recordings and then they will go forward as to what needs to
310 be done.

311 ➤ Mr. Picarelli responded to her comments.

312 ➤ Mr. Picarelli informed Ms. Hankerson that the Board is not charging her or
313 residents for this service, that it is Coastal who is asking for the payment of
314 services.

315 ➤ Mr. Picarelli stated he is providing the information he was given in the email
316 from Coastal.

317 • Melissa of Longleaf requested discussion of planting trees in Longleaf. Mr.
318 Picarelli staff is in the process of obtaining bids, and they have received one so far.
319 They are awaiting bids from the two other companies.

320 • Cheryl commented on the following items:

321 ➤ She commented on incorrect information regarding the bulk pick up being
322 put in the newsletter.

323 ➤ She commented on the Board not providing a list of projects covered under
324 the bond.

325 ➤ Mr. Picarelli stated that the Board did not put that information in the
326 newsletter that way, and he clarified this a while ago.

327 ➤ Mr. Picarelli stated when he spoke to the District Manager, the Board is
328 paying the fee for the bulk pick up on the third Friday of each month, you
329 do not have to take a picture of the bulk pick up nor email any information.

330 ➤ Mr. Picarelli stated he recently sent the person who handles the newsletter
331 a detailed list of every project that has been completed and the ones in
332 progress.

333 ➤ He stated that this information should be in the next newsletter, with a very
334 large article mapping out all the bond projects done, the cost, when they
335 were completed, the projects still needing to be done and the progress.

336

FIFTEEN ORDER OF BUSINESS

SUPERVISORS COMMENTS

337 • Mr. Molder stated he is very happy with LMP and hopeful for long term results.
338

339 • Mr. Picarelli thanked the residents for coming to the meeting, he also thanked the
340 engineer, and the Board members for their hard work on the current projects.

341 • He stated for the record for all the projects the Board had to do, the concrete
342 sidewalk project is by far the smoothest project.

343

SIXTEEN ORDER OF BUSINESS

ADJOURNMENT

344

There being no further business,

345

346

On MOTION by Mr. Molder seconded by Ms. Childers, with all in favor, the meeting was adjourned at 8:18 p.m.

347

348

349

350

351

352

353

354

355

John Picarelli

356

Chairman

357

9B

MEADOW POINTE II
Community Development District

Financial Report

October 31, 2023

Prepared by



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**MEADOW POINTE II
Community Development District**

Financial Statements

(Unaudited)

October 31, 2023

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
ASSETS										
Cash - Checking Account	\$ 637,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	102,520	328,425	83,432	378,192	51,641	307,274	33,606	468,659	238,851
Investments:										
Money Market Account	5,390,177	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Interest Account	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,057,147	\$ 102,520	\$ 328,425	\$ 83,432	\$ 378,192	\$ 51,641	\$ 307,274	\$ 33,606	\$ 468,659	\$ 238,851
LIABILITIES										
Accounts Payable	\$ 18,167	\$ 304	\$ -	\$ -	\$ 180	\$ 21	\$ -	\$ -	\$ 1,025	\$ -
Accrued Expenses	177,231	-	35	35	215	35	35	35	1,060	35
Accrued Taxes Payable	2,908	404	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,544,404	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,765,185	708	35	35	395	56	35	35	2,085	35
FUND BALANCES										
Nonspendable:										
Deposits	29,950	-	-	-	-	-	-	-	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
Assigned to:										
Operating Reserves	478,919	12,542	6,077	2,683	3,964	2,524	5,017	-	7,203	4,995
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
Reserves - Sidewalks	-	-	27,660	4,614	3,293	2,412	9,219	5,040	54,479	10,744
Unassigned:	1,246,899	89,270	94,730	18,370	177,895	8,308	89,073	23,491	209,094	110,810
TOTAL FUND BALANCES	\$ 2,291,962	\$ 101,812	\$ 328,390	\$ 83,397	\$ 377,797	\$ 51,585	\$ 307,239	\$ 33,575	\$ 466,574	\$ 238,816
TOTAL LIABILITIES & FUND BALANCES	\$ 6,057,147	\$ 102,520	\$ 328,425	\$ 83,432	\$ 378,192	\$ 51,641	\$ 307,274	\$ 33,610	\$ 468,659	\$ 238,851

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 637,020
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	312,222	290,668	322,974	606,632	7,556	11,752	-	-	3,544,404
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	5,390,177
Construction Fund	-	-	-	-	-	-	-	2,513,459	2,513,459
Interest Account	-	-	-	-	-	-	134,945	-	134,945
Prepayment Account	-	-	-	-	-	-	3,678	-	3,678
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	6,047	-	6,047
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 312,222	\$ 290,668	\$ 322,974	\$ 606,632	\$ 7,556	\$ 11,752	\$ 296,275	\$ 2,513,459	\$ 12,411,285
LIABILITIES									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,697
Accrued Expenses	35	35	35	35	35	35	35	-	178,926
Accrued Taxes Payable	-	-	-	-	-	-	-	-	3,312
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	3,544,404
TOTAL LIABILITIES	35	35	35	35	35	35	-	-	3,768,814
FUND BALANCES									
Nonspendable:									
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	296,275	-	296,275
Capital Projects	-	-	-	-	-	-	-	2,513,459	2,513,459

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Assigned to:									
Operating Reserves	5,323	4,175	3,981	7,081	-	-	-	-	544,484
Reserves - Ponds	-	-	-	-	-	-	-	-	249,440
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	286,754
Reserves - Roadways	152,667	110,160	178,966	284,447	-	-	-	-	1,731,914
Reserves - Sidewalks	23,380	29,544	1,936	33,330	5,045	7,327	-	-	218,023
Unassigned:	130,817	146,754	138,056	281,739	2,476	4,390	-	-	2,772,172
TOTAL FUND BALANCES	\$ 312,191	\$ 290,637	\$ 322,943	\$ 606,601	\$ 7,525	\$ 11,717	\$ 296,275	\$ 2,513,459	\$ 8,642,471
TOTAL LIABILITIES & FUND BALANCES	\$ 312,226	\$ 290,672	\$ 322,978	\$ 606,636	\$ 7,560	\$ 11,752	\$ 296,275	\$ 2,513,459	\$ 12,411,309

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 8	\$ -	\$ (8)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	209,779	-	-	-	0.00%	-	-	-
Special Assmnts- Tax Collector	1,784,259	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(79,762)	-	-	-	0.00%	-	-	-
Other Miscellaneous Revenues	25,000	25,000	152	(24,848)	0.61%	25,000	152	(24,848)
Gate Bar Code/Remotes	5,000	417	610	193	12.20%	417	610	193
Access Cards	1,300	108	413	305	31.77%	108	413	305
TOTAL REVENUES	1,945,676	25,533	1,175	(24,358)	0.06%	25,533	1,175	(24,358)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	2,000	2,000	-	8.33%	2,000	2,000	-
FICA Taxes	1,836	153	153	-	8.33%	153	153	-
ProfServ-Engineering	64,500	5,375	13,600	(8,225)	21.09%	5,375	13,600	(8,225)
ProfServ-Legal Services	42,000	3,500	-	3,500	0.00%	3,500	-	3,500
ProfServ-Mgmt Consulting	77,293	6,441	6,441	-	8.33%	6,441	6,441	-
ProfServ-Property Appraiser	150	-	-	-	0.00%	-	-	-
ProfServ-Special Assessment	8,868	8,868	-	8,868	0.00%	8,868	-	8,868
ProfServ-Trustee Fees	4,050	4,050	337	3,713	8.32%	4,050	337	3,713
ProfServ-Web Site Maintenance	1,553	1,553	1,553	-	100.00%	1,553	1,553	-
Auditing Services	4,400	-	-	-	0.00%	-	-	-
Postage and Freight	500	42	25	17	5.00%	42	25	17
Insurance - General Liability	35,653	35,653	44,384	(8,731)	124.49%	35,653	44,384	(8,731)
Printing and Binding	100	8	-	8	0.00%	8	-	8
Legal Advertising	1,000	83	-	83	0.00%	83	-	83
Misc-Assessment Collection Cost	35,685	-	-	-	0.00%	-	-	-
Misc-Supervisor Expenses	500	42	-	42	0.00%	42	-	42
Office Supplies	150	13	-	13	0.00%	13	-	13
Annual District Filing Fee	175	175	-	175	0.00%	175	-	175
Total Administration	302,413	67,956	68,493	(537)	22.65%	67,956	68,493	(537)

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>OCT-23 BUDGET</u>	<u>OCT-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Field</u>								
Contracts-Security Services	26,000	2,167	2,275	(108)	8.75%	2,167	2,275	(108)
Contracts-Security Alarms	516	43	43	-	8.33%	43	43	-
R&M-General	10,000	833	100	733	1.00%	833	100	733
Misc-Contingency	30,846	2,571	38	2,533	0.12%	2,571	38	2,533
Total Field	67,362	5,614	2,456	3,158	3.65%	5,614	2,456	3,158
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	840	840	-	8.33%	840	840	-
Contracts-Landscape	245,000	20,417	20,417	-	8.33%	20,417	20,417	-
R&M-Irrigation	10,000	833	-	833	0.00%	833	-	833
R&M-Landscape Renovations	20,000	1,667	-	1,667	0.00%	1,667	-	1,667
R&M-Mulch	25,000	2,083	-	2,083	0.00%	2,083	-	2,083
R&M-Trees and Trimming	7,000	583	-	583	0.00%	583	-	583
Total Landscape Services	317,080	26,423	21,257	5,166	6.70%	26,423	21,257	5,166
<u>Utilities</u>								
Contracts-Solid Waste Services	197,192	16,433	19,215	(2,782)	9.74%	16,433	19,215	(2,782)
Utility - General	8,500	708	1,200	(492)	14.12%	708	1,200	(492)
Electricity - Streetlights	250,000	20,833	24,000	(3,167)	9.60%	20,833	24,000	(3,167)
Utility - Reclaimed Water	8,000	667	2,000	(1,333)	25.00%	667	2,000	(1,333)
Misc-Property Taxes	11,000	11,000	-	11,000	0.00%	11,000	-	11,000
Misc-Assessment Collection Cost	4,196	-	-	-	0.00%	-	-	-
Total Utilities	478,888	49,641	46,415	3,226	9.69%	49,641	46,415	3,226
<u>Lakes and Ponds</u>								
Contracts-Lakes	75,000	6,250	5,704	546	7.61%	6,250	5,704	546
R&M-Mitigation	1,000	83	-	83	0.00%	83	-	83
R&M-Ponds	40,000	3,333	-	3,333	0.00%	3,333	-	3,333
Reserve - Ponds	5,000	417	-	417	0.00%	417	-	417
Total Lakes and Ponds	121,000	10,083	5,704	4,379	4.71%	10,083	5,704	4,379
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	1,167	350	817	2.50%	1,167	350	817
Contracts-Pools	30,000	2,500	2,810	(310)	9.37%	2,500	2,810	(310)
Communication - Telephone & WiFi	10,000	833	677	156	6.77%	833	677	156
Utility - General	1,500	125	103	22	6.87%	125	103	22
Utility - Water & Sewer	6,500	542	400	142	6.15%	542	400	142
Electricity - Rec Center	17,500	1,458	2,000	(542)	11.43%	1,458	2,000	(542)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Lease - Copier	4,682	390	365	25	7.80%	390	365	25
R&M-Clubhouse	13,000	1,083	371	712	2.85%	1,083	371	712
R&M-Court Maintenance	1,000	83	10	73	1.00%	83	10	73
R&M-Pools	3,500	292	-	292	0.00%	292	-	292
R&M-Fitness Equipment	2,500	208	-	208	0.00%	208	-	208
R&M-Playground	1,000	83	-	83	0.00%	83	-	83
Misc-Clubhouse Activities	10,000	833	275	558	2.75%	833	275	558
Office Supplies	2,500	208	408	(200)	16.32%	208	408	(200)
Op Supplies - General	40,000	3,333	825	2,508	2.06%	3,333	825	2,508
Op Supplies - Fuel, Oil	6,000	500	613	(113)	10.22%	500	613	(113)
Cleaning Supplies	5,000	417	900	(483)	18.00%	417	900	(483)
Reserve - Renewal&Replacement	25,000	25,000	-	25,000	0.00%	25,000	-	25,000
Total Parks and Recreation	193,682	39,055	10,107	28,948	5.22%	39,055	10,107	28,948
Personnel								
Payroll-Maintenance	400,000	33,333	48,186	(14,853)	12.05%	33,333	48,186	(14,853)
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	3,600	-	3,600
FICA Taxes	30,600	2,550	3,686	(1,136)	12.05%	2,550	3,686	(1,136)
Workers' Compensation	20,000	20,000	-	20,000	0.00%	20,000	-	20,000
Unemployment Compensation	2,150	2,150	-	2,150	0.00%	2,150	-	2,150
ProfServ-Human Resources	900	900	-	900	0.00%	900	-	900
Op Supplies - General	5,000	417	-	417	0.00%	417	-	417
Subscriptions and Memberships	3,000	250	-	250	0.00%	250	-	250
Total Personnel	465,250	63,200	51,872	11,328	11.15%	63,200	51,872	11,328
TOTAL EXPENDITURES	1,945,675	261,972	206,304	55,668	10.60%	261,972	206,304	55,668
Excess (deficiency) of revenues Over (under) expenditures	1	(236,439)	(205,129)	31,310	0.00%	(236,439)	(205,129)	31,310
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1	\$ (236,439)	\$ (205,129)	\$ 31,310	0.00%	\$ (236,439)	\$ (205,129)	\$ 31,310
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,497,107	2,497,128	2,497,107					
FUND BALANCE, ENDING	\$ 2,497,108	\$ 2,260,689	\$ 2,291,978					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 731	\$ (1,269)	36.55%	\$ 2,000	\$ 731	\$ (1,269)
Special Assmnts- Tax Collector	49,798	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,992)	-	-	-	0.00%	-	-	-
Settlements	4,000	4,000	150	(3,850)	3.75%	4,000	150	(3,850)
TOTAL REVENUES	53,806	6,000	881	(5,119)	1.64%	6,000	881	(5,119)
EXPENDITURES								
Administration								
Payroll-Salaries	35,000	2,917	4,200	(1,283)	12.00%	2,917	4,200	(1,283)
FICA Taxes	2,678	223	321	(98)	11.99%	223	321	(98)
ProfServ-Legal Services	6,000	6,000	-	6,000	0.00%	6,000	-	6,000
ProfServ-Mgmt Consulting	2,295	191	186	5	8.10%	191	186	5
Postage and Freight	2,000	167	-	167	0.00%	167	-	167
Misc-Assessment Collection Cost	996	-	-	-	0.00%	-	-	-
Office Supplies	1,200	100	119	(19)	9.92%	100	119	(19)
Total Administration	50,169	9,598	4,826	4,772	9.62%	9,598	4,826	4,772
TOTAL EXPENDITURES	50,169	9,598	4,826	4,772	9.62%	9,598	4,826	4,772
Excess (deficiency) of revenues Over (under) expenditures	3,637	(3,598)	(3,945)	(347)	0.00%	(3,598)	(3,945)	(347)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	3,637	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,637	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 3,637	\$ (3,598)	\$ (3,945)	\$ (347)	0.00%	\$ (3,598)	\$ (3,945)	\$ (347)
FUND BALANCE, BEGINNING (OCT 1, 2023)	105,757	105,757	105,757					
FUND BALANCE, ENDING	\$ 109,394	\$ 102,159	\$ 101,812					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 2,255	\$ (5,745)	28.19%	\$ 8,000	\$ 2,255	\$ (5,745)
Special Assmnts- Tax Collector	25,205	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,008)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	32,197	8,000	2,255	(5,745)	7.00%	8,000	2,255	(5,745)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	108	35	73	2.69%	108	35	73
R&M-Gate	4,500	4,500	2,880	1,620	64.00%	4,500	2,880	1,620
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	3,000	3,000	32	2,968	1.07%	3,000	32	2,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	504	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
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	24,306	22,610	2,947	19,663	12.12%	22,610	2,947	19,663
TOTAL EXPENDITURES	24,306	22,610	2,947	19,663	12.12%	22,610	2,947	19,663
Excess (deficiency) of revenues Over (under) expenditures	7,891	(14,610)	(692)	13,918	0.00%	(14,610)	(692)	13,918
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	7,891	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	7,891	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 7,891	\$ (14,610)	\$ (692)	\$ 13,918	0.00%	\$ (14,610)	\$ (692)	\$ 13,918
FUND BALANCE, BEGINNING (OCT 1, 2023)	329,082	329,082	329,082					
FUND BALANCE, ENDING	\$ 336,973	\$ 314,472	\$ 328,390					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 574	\$ (1,426)	28.70%	\$ 2,000	\$ 574	\$ (1,426)
Special Assmnts- Tax Collector	9,080	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(363)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	10,717	2,000	574	(1,426)	5.36%	2,000	574	(1,426)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	182	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	2,000	2,000	-	2,000	0.00%	2,000	-	2,000
Reserve - Sidewalks	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Total Field	10,734	9,131	67	9,064	0.62%	9,131	67	9,064
TOTAL EXPENDITURES	10,734	9,131	67	9,064	0.62%	9,131	67	9,064
Excess (deficiency) of revenues Over (under) expenditures	(17)	(7,131)	507	7,638	0.00%	(7,131)	507	7,638
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(17)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(17)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (17)	\$ (7,131)	\$ 507	\$ 7,638	0.00%	\$ (7,131)	\$ 507	\$ 7,638
FUND BALANCE, BEGINNING (OCT 1, 2023)	82,890	82,890	82,890					
FUND BALANCE, ENDING	\$ 82,873	\$ 75,759	\$ 83,397					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 10,000	\$ 10,000	\$ 2,673	\$ (7,327)	26.73%	\$ 10,000	\$ 2,673	\$ (7,327)
Special Assmnts- Tax Collector	15,234	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(609)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	24,625	10,000	2,673	(7,327)	10.85%	10,000	2,673	(7,327)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	360	2,640	12.00%	3,000	360	2,640
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	305	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	8,000	-	8,000
Total Field	15,857	14,131	427	13,704	2.69%	14,131	427	13,704
TOTAL EXPENDITURES	15,857	14,131	427	13,704	2.69%	14,131	427	13,704
Excess (deficiency) of revenues Over (under) expenditures	8,768	(4,131)	2,246	6,377	0.00%	(4,131)	2,246	6,377
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	8,768	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	8,768	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 8,768	\$ (4,131)	\$ 2,246	\$ 6,377	0.00%	\$ (4,131)	\$ 2,246	\$ 6,377
FUND BALANCE, BEGINNING (OCT 1, 2023)	375,551	375,551	375,551					
FUND BALANCE, ENDING	\$ 384,319	\$ 371,420	\$ 377,797					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 337	\$ (863)	28.08%	\$ 1,200	\$ 337	\$ (863)
Special Assmnts- Tax Collector	10,624	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(425)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	11,399	1,200	337	(863)	2.96%	1,200	337	(863)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	212	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	1,930	-	1,930
Reserve - Sidewalks	402	402	-	402	0.00%	402	-	402
Total Field	10,096	8,463	67	8,396	0.66%	8,463	67	8,396
TOTAL EXPENDITURES	10,096	8,463	67	8,396	0.66%	8,463	67	8,396
Excess (deficiency) of revenues Over (under) expenditures	1,303	(7,263)	270	7,533	0.00%	(7,263)	270	7,533
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	1,303	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,303	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 1,303	\$ (7,263)	\$ 270	\$ 7,533	0.00%	\$ (7,263)	\$ 270	\$ 7,533
FUND BALANCE, BEGINNING (OCT 1, 2023)	51,315	51,315	51,315					
FUND BALANCE, ENDING	\$ 52,618	\$ 44,052	\$ 51,585					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 2,082	\$ 1,582	416.40%	\$ 500	\$ 2,082	\$ 1,582
Special Assmnts- Tax Collector	25,724	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,029)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	25,195	500	2,082	1,582	8.26%	500	2,082	1,582
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	514	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	10,000	-	10,000
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	2,000	-	2,000
Total Field	20,066	18,131	67	18,064	0.33%	18,131	67	18,064
TOTAL EXPENDITURES	20,066	18,131	67	18,064	0.33%	18,131	67	18,064
Excess (deficiency) of revenues								
Over (under) expenditures	5,129	(17,631)	2,015	19,646	0.00%	(17,631)	2,015	19,646
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	5,129	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	5,129	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 5,129	\$ (17,631)	\$ 2,015	\$ 19,646	0.00%	\$ (17,631)	\$ 2,015	\$ 19,646
FUND BALANCE, BEGINNING (OCT 1, 2023)	305,224	305,224	305,224					
FUND BALANCE, ENDING	\$ 310,353	\$ 287,593	\$ 307,239					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	-	-	-	0.00%	-	-	-
Special Assmnts- Other	11,402	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,177)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	28,254	-	-	-	0.00%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	589	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	5,000	-	5,000
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
Total Field	16,141	14,131	67	14,064	0.42%	14,131	67	14,064
TOTAL EXPENDITURES	16,141	14,131	67	14,064	0.42%	14,131	67	14,064
Excess (deficiency) of revenues Over (under) expenditures	12,113	(14,131)	(67)	14,064	0.00%	(14,131)	(67)	14,064
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	12,113	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	12,113	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 12,113	\$ (14,131)	\$ (67)	\$ 14,064	0.00%	\$ (14,131)	\$ (67)	\$ 14,064
FUND BALANCE, BEGINNING (OCT 1, 2023)	33,642	33,642	33,642					
FUND BALANCE, ENDING	\$ 45,755	\$ 19,511	\$ 33,575					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 3,175	\$ (4,825)	39.69%	\$ 8,000	\$ 3,175	\$ (4,825)
Special Assmnts- Tax Collector	37,989	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,520)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	44,469	8,000	3,175	(4,825)	7.14%	8,000	3,175	(4,825)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	4,500	4,500	2,050	2,450	45.56%	4,500	2,050	2,450
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	3,000	3,000	32	2,968	1.07%	3,000	32	2,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	760	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	8,000	-	8,000
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	5,000	-	5,000
Total Field	23,812	21,631	2,117	19,514	8.89%	21,631	2,117	19,514
TOTAL EXPENDITURES	23,812	21,631	2,117	19,514	8.89%	21,631	2,117	19,514
Excess (deficiency) of revenues Over (under) expenditures	20,657	(13,631)	1,058	14,689	0.00%	(13,631)	1,058	14,689
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	20,657	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	20,657	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 20,657	\$ (13,631)	\$ 1,058	\$ 14,689	0.00%	\$ (13,631)	\$ 1,058	\$ 14,689
FUND BALANCE, BEGINNING (OCT 1, 2023)	465,516	465,516	465,516					
FUND BALANCE, ENDING	\$ 486,173	\$ 451,885	\$ 466,574					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 5,000	\$ 1,626	\$ (3,374)	32.52%	\$ 5,000	\$ 1,626	\$ (3,374)
Special Assmnts- Tax Collector	21,473	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(859)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	25,614	5,000	1,626	(3,374)	6.35%	5,000	1,626	(3,374)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	429	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	10,000	-	10,000
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	2,000	-	2,000
Total Field	19,981	18,131	67	18,064	0.34%	18,131	67	18,064
TOTAL EXPENDITURES	19,981	18,131	67	18,064	0.34%	18,131	67	18,064
Excess (deficiency) of revenues Over (under) expenditures	5,633	(13,131)	1,559	14,690	0.00%	(13,131)	1,559	14,690
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	5,633	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	5,633	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 5,633	\$ (13,131)	\$ 1,559	\$ 14,690	0.00%	\$ (13,131)	\$ 1,559	\$ 14,690
FUND BALANCE, BEGINNING (OCT 1, 2023)	237,257	237,257	237,257					
FUND BALANCE, ENDING	\$ 242,890	\$ 224,126	\$ 238,816					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 2,149	\$ (4,851)	30.70%	\$ 7,000	\$ 2,149	\$ (4,851)
Special Assmnts- Tax Collector	23,039	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(922)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	29,117	7,000	2,149	(4,851)	7.38%	7,000	2,149	(4,851)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	461	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	9,720	-	9,720
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	3,560	-	3,560
Total Field	21,293	19,411	67	19,344	0.31%	19,411	67	19,344
TOTAL EXPENDITURES	21,293	19,411	67	19,344	0.31%	19,411	67	19,344
Excess (deficiency) of revenues Over (under) expenditures	7,824	(12,411)	2,082	14,493	0.00%	(12,411)	2,082	14,493
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	7,824	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	7,824	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 7,824	\$ (12,411)	\$ 2,082	\$ 14,493	0.00%	\$ (12,411)	\$ 2,082	\$ 14,493
FUND BALANCE, BEGINNING (OCT 1, 2023)	310,109	310,109	310,109					
FUND BALANCE, ENDING	\$ 317,933	\$ 297,698	\$ 312,191					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 650	\$ 2,000	\$ 1,350	307.69%	\$ 650	\$ 2,000	\$ 1,350
Special Assmnts- Tax Collector	19,944	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(798)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	19,796	650	2,000	1,350	10.10%	650	2,000	1,350
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	108	35	73	2.69%	108	35	73
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	399	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	7,000	7,000	-	7,000	0.00%	7,000	-	7,000
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	2,000	-	2,000
Total Field	16,701	15,110	67	15,043	0.40%	15,110	67	15,043
TOTAL EXPENDITURES	16,701	15,110	67	15,043	0.40%	15,110	67	15,043
Excess (deficiency) of revenues Over (under) expenditures	3,095	(14,460)	1,933	16,393	0.00%	(14,460)	1,933	16,393
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	3,095	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,095	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 3,095	\$ (14,460)	\$ 1,933	\$ 16,393	0.00%	\$ (14,460)	\$ 1,933	\$ 16,393
FUND BALANCE, BEGINNING (OCT 1, 2023)	288,704	288,704	288,704					
FUND BALANCE, ENDING	\$ 291,799	\$ 274,244	\$ 290,637					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 2,264	\$ (4,736)	32.34%	\$ 7,000	\$ 2,263	\$ (4,737)
Special Assmnts- Tax Collector	18,660	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(746)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	24,914	7,000	2,264	(4,736)	9.09%	7,000	2,263	(4,737)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	373	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	8,000	-	8,000
Total Field	15,925	14,131	67	14,064	0.42%	14,131	67	14,064
TOTAL EXPENDITURES	15,925	14,131	67	14,064	0.42%	14,131	67	14,064
Excess (deficiency) of revenues Over (under) expenditures	8,989	(7,131)	2,197	9,328	0.00%	(7,131)	2,196	9,327
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	8,989	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	8,989	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 8,989	\$ (7,131)	\$ 2,197	\$ 9,328	0.00%	\$ (7,131)	\$ 2,196	\$ 9,327
FUND BALANCE, BEGINNING (OCT 1, 2023)	320,746	320,746	320,746					
FUND BALANCE, ENDING	\$ 329,735	\$ 313,615	\$ 322,943					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 4,207	\$ 2,907	323.62%	\$ 1,300	\$ 4,206	\$ 2,906
Special Assmnts- Tax Collector	38,601	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(1,544)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	38,357	1,300	4,207	2,907	10.97%	1,300	4,206	2,906
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	129	35	94	2.26%	129	35	94
R&M-Gate	3,000	3,000	-	3,000	0.00%	3,000	-	3,000
R&M-Sidewalks	1	1	-	1	0.00%	1	-	1
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
R&M-Tree Removal	1	1	-	1	0.00%	1	-	1
Misc-Assessment Collection Cost	772	-	-	-	0.00%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	1,000	-	1,000
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	15,000	-	15,000
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	5,000	-	5,000
Total Field	28,324	26,131	67	26,064	0.24%	26,131	67	26,064
TOTAL EXPENDITURES	28,324	26,131	67	26,064	0.24%	26,131	67	26,064
Excess (deficiency) of revenues Over (under) expenditures	10,033	(24,831)	4,140	28,971	0.00%	(24,831)	4,139	28,970
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	10,033	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	10,033	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 10,033	\$ (24,831)	\$ 4,140	\$ 28,971	0.00%	\$ (24,831)	\$ 4,139	\$ 28,970
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,461	602,461	602,461					
FUND BALANCE, ENDING	\$ 612,494	\$ 577,630	\$ 606,601					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(231)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	5,550	-	-	-	0.00%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	71	35	36	4.12%	71	35	36
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
Misc-Assessment Collection Cost	116	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	1,875	-	1,875
Total Field	4,841	3,946	67	3,879	1.38%	3,946	67	3,879
TOTAL EXPENDITURES	4,841	3,946	67	3,879	1.38%	3,946	67	3,879
Excess (deficiency) of revenues Over (under) expenditures	709	(3,946)	(67)	3,879	0.00%	(3,946)	(67)	3,879
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	\$ (3,946)	\$ (67)	\$ 3,879	0.00%	\$ (3,946)	\$ (67)	\$ 3,879
FUND BALANCE, BEGINNING (OCT 1, 2023)	7,592	7,592	7,592					
FUND BALANCE, ENDING	\$ 8,301	\$ 3,646	\$ 7,525					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	-	-	-	0.00%	-	-	-
Special Assmnts- Discounts	(250)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	6,000	-	-	-	0.00%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	71	35	36	4.12%	71	35	36
R&M-Security Cameras	2,000	2,000	32	1,968	1.60%	2,000	32	1,968
Misc-Assessment Collection Cost	125	-	-	-	0.00%	-	-	-
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	2,259	-	2,259
Total Field	5,234	4,330	67	4,263	1.28%	4,330	67	4,263
TOTAL EXPENDITURES	5,234	4,330	67	4,263	1.28%	4,330	67	4,263
Excess (deficiency) of revenues Over (under) expenditures	766	(4,330)	(67)	4,263	0.00%	(4,330)	(67)	4,263
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	766	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	766	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 766	\$ (4,330)	\$ (67)	\$ 4,263	0.00%	\$ (4,330)	\$ (67)	\$ 4,263
FUND BALANCE, BEGINNING (OCT 1, 2023)	11,784	11,784	11,784					
FUND BALANCE, ENDING	\$ 12,550	\$ 7,454	\$ 11,717					

Statement of Revenues, Expenditures and Changes in Fund Balances
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<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>OCT-23 BUDGET</u>	<u>OCT-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>								
Interest - Investments	\$ 25	\$ 25	\$ 1,300	\$ 1,275	5198.56%	\$ 25	\$ 1,300	\$ 1,275
Special Assmnts - Tax Collector	644,490	-	-	-	0.00%	-	-	-
Special Assmnts - Discounts	(25,780)	-	-	-	0.00%	-	-	-
TOTAL REVENUES	618,735	25	1,300	1,275	0.21%	25	1,300	1,275
<u>EXPENDITURES</u>								
<u>Field</u>								
Misc-Assessment Collection Cost	12,890	12,899	-	12,899	0.00%	-	-	-
Total Field	12,890	12,899	-	12,899	0.00%	-	-	-
<u>Debt Service</u>								
Principal Debt Retirement	340,000	340,000	-	340,000	0.00%	-	-	-
Interest Expense	270,084	270,084	-	270,084	0.00%	-	-	-
Total Debt Service	610,084	610,084	-	610,084	0.00%	-	-	-
TOTAL EXPENDITURES	622,974	622,983	-	622,983	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(4,239)	(622,958)	1,300	624,258	0.00%	25	1,300	1,275
<u>OTHER FINANCING SOURCES (USES)</u>								
Operating Transfers-Out	-	-	(667)	(667)	0.00%	-	(667)	(667)
TOTAL FINANCING SOURCES (USES)	(4,239)	-	(667)	(667)	0.00%	-	(667)	(667)
Net change in fund balance	\$ (4,239)	\$ (622,958)	\$ 633	\$ 623,591	0.00%	\$ 25	\$ 633	\$ 608
FUND BALANCE, BEGINNING (OCT 1, 2023)	299,807	-	295,643					
FUND BALANCE, ENDING	\$ 295,568	\$ (622,958)	\$ 296,276					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-23 BUDGET	OCT-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 10,996	\$ 10,996	0.00%	\$ -	\$ 10,996	\$ 10,996
TOTAL REVENUES	-	-	10,996	10,996	0.00%	-	10,996	10,996
Construction In Progress								
Construction in Progress	-	-	100	(100)	0.00%	-	100	(100)
Total Construction In Progress	-	-	100	(100)	0.00%	-	100	(100)
TOTAL EXPENDITURES	-	-	100	(100)	0.00%	-	100	(100)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	10,896	10,896	0.00%	-	10,896	10,896
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	667	667	0.00%	-	667	667
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	667	667	0.00%	-	667	667
Net change in fund balance	\$ -	\$ -	\$ 11,563	\$ 11,563	0.00%	\$ -	\$ 11,563	\$ 11,563
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	2,501,896					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,513,459					

MEADOW POINTE II
Community Development District

Supporting Schedules

October 31, 2023

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

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	Truist	Checking Account	n/a	n/a	\$27,606
Operating Checking Account	Bank United	Checking Account	n/a	0.00%	\$609,414
				Subtotal	<u>\$637,020</u>
Money Market	BankUnited	Money Market	n/a	5.45%	\$5,390,177
				Subtotal	<u>\$5,390,177</u>
DEBT SERVICE					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.35%	\$2,513,459
2018 Series - Interest Fund	US Bank	Bond Series 2018	n/a	5.35%	\$134,945
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.35%	\$3,678
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	5.35%	\$151,605
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	5.35%	\$6,047
				Subtotal	<u>\$2,809,735</u>
				Total	<u>\$8,836,931</u>

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

Original amount of promissory note (Aqua Pool)	45,000.00
Less payments received:	
2/25/2009	(745.52)
3/19/2009	(668.52)
5/12/2009	(645.78)
1/16/2012	(690.19)
(*) 5/21/2012	(300.00)
(*) 6/14/2012	(300.00)
(*) 8/28/2012	(400.00)
(*) 9/14/2012	(300.00)
(*) 10/15/2012	(300.00)
(*) 12/5/2012	(300.00)
(*) 2/18/2013	(100.00)
(*) 4/10/2013	(125.00)
(*) 5/14/2013	(120.00)
(*) 5/22/2013	(300.00)
(*) 7/2/2014	(1,658.50)
(*) 8/14/2014	(755.04)
(*) 10/6/2014	(129.39)
(*) 11/12/2014	(290.73)
Total	<u><u>36,871.34</u></u>

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

Settlements
October 31, 2023

DEED RESTRICTION REINFORCEMENT FUND 002
--

<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>CHECK#</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
10/30/23	\$ 150.00	MASTERCARD	102523	DR # 14 - Edging and Trimming. DR # 18 - Mailbox mold and dirt.
Total Settlements	\$ 150.00			

MEADOW POINTE II
Community Development District

Approval of Invoices

October 31, 2023

Invoice Summary

<u>Posting Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
09/30/23	4185	Persson & Cohen P.A.	Legal Invoice	\$ 910.00
				<hr/>
Total				\$ 910.00
				<hr/> <hr/>



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

INVOICE

Invoice # 4185
Date: 10/02/2023
Due On: 11/02/2023

Meadow Pointe II Community Development District
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$0.00	+	\$910.00)-	(\$0.00)=	\$910.00

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	09/06/2023	Forward information to Chair re: tax deed sale for Guzman property.	0.25	\$280.00	\$70.00
Service	AHC	09/08/2023	Exchange e-mails re: LMP landscape contract.	0.25	\$280.00	\$70.00
Service	AHC	09/11/2023	Review and reply to e-mail from Chair re: Deer Run/Morningside sidewalks and e-mail County Attorney. Exchange e-mails re: historical pool settlement.	0.75	\$280.00	\$210.00
Service	AHC	09/13/2023	Review agenda package for 9/20 CDD meeting.	0.50	\$280.00	\$140.00
Service	AHC	09/15/2023	Review tax deed information regarding Guzman parcel and e-mail Chair and District Manager.	0.25	\$280.00	\$70.00
Service	AHC	09/18/2023	Exchange e-mails with Chairman re: Guzman parcel.	0.25	\$280.00	\$70.00
Service	AHC	09/19/2023	Exchange e-mails re: LMP contract and Guzman parcel.	0.25	\$280.00	\$70.00
Service	AHC	09/20/2023	Review and reply to e-mail from Chairman re: Guzman parcel and additional pending items for CDD meeting.	0.25	\$280.00	\$70.00
Service	AHC	09/26/2023	Exchange e-mails with Chairman re:	0.25	\$280.00	\$70.00

Invoice # 4185 - 10/02/2023

pending items. Follow-up with Pasco County attorney re: Morningside and Deer Run sidewalks.

Service	AHC	09/27/2023	Review trip/fall Complaint filed against CDD and provide to District management for provision to insurance. Follow-up on status of Alvarez mediation.	0.25	\$280.00	\$70.00
Subtotal						\$910.00
Total						\$910.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4185	11/02/2023	\$910.00	\$0.00	\$910.00
Outstanding Balance				\$910.00
Total Amount Outstanding				\$910.00

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.

531023 51401

Tab 16

MPII DRC LOG				CDD Meeting 11.15.2023					
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Property Ownership	
2023-160	Manor Isle	1423	Highwood Pl	AR 1.02 Front door and trim aren't painted to scheme. Mailbox post is missing vinyl or metal numbers on flag side. An initial courtesy email was sent to the Investor giving 2 weeks to correct the violation, now it becomes a DRV.	ARC 1.02,18	ARC/DRC		PI	
2023-161	Morningside	29959	Morningmist Dr	The front of home is very dirty with dirt/mold and needs to be pressure cleaned. The drip edge around the upper gable and sides of the home have algae and dirt all over and needs to be pressure washed. The fences on both sides of the home needs replaced or removed, the damage is extensive. the sides of the home need trimmed down as well. The front bed needs to be weeded, edged and the shrubs trimmed. The shrubs by the front walkway need to be trimmed and the large weed removed from the rockbed by the garage. The Robellini oalm needs trimmed and the bed around it weeded and edged. The driveway and sidewalk need to be edged and the driveway needs the weeds removed with an organic weed killer and then pressure washed. The mailbox needs to be cleaned with a bleach/water solution or replaced and the MB post needs to be repaired and painted or the post replaced with a PVC post.	14,18	Web			
2023-162	Manor Isle	1436	Deerbourne Dr	front landscape bed is overgrown, needs to be thinned out, weeded and edged. Front bed by large window needs to be weeded and edged around the border. Some of the smaller plants need trimmed by the driveway. The large palm tree needs trimmed to the 10-2 position. The sidewalk and tree lawn curb needs edged. the driveway needs to be pressure washed. The mailbox needs to be cleaned and the MB post needs to be cleaned and painted using MPII colors.	16,20	ARC/DRC			
2023-163	Morningside	30009	Morningmist Dr	Continues to park a commercial van for a windshield repair business in the driveway or on the street, and at times it blocks access to the fire hydrant.		Web	I have not witnessed the vehicle parked there recently. I've gone by the home randomly on different days and times and have seen nothing. I will <u>NA</u> this complaint at this time. There was a case#2023-121 back on Sept. 7th and it was		
2023-164	Morningside	30017	Morningmist Dr	Junk lawn equipment being stored on the driveway. Runs a shade tree mechanic business where he will work on damaged commercial lawn mowers, blowers and all sorts of gas powered items.	1,6	Web	Went by residence and there are no traces of a business being run from the home, The exterior grounds are immaculate. NA		
2023-165	Morningside	30051	Morningmist Dr	Car Parts left on the side of the home in full view.	14	Web	I spoke with the property owner. The son-in-law moved the hood out-of-sight and I marked the case NA.		
2023-166	Morningside	29818	Morningmist Dr	Grass is dying and looks bad, should have the grass replaced.		Web	over 25% of the grass is either dead or totally brown. Homeowner needs to thin out the oak to allow sunlight in and replace the sod.		
2023-167	Iverson	1451	Baythorn	#14 Driveway needs weeds removed using an organic weed killer(Deadweed Brew by Capt. Jacks works best) and then pressure washed. Front landscape bed under window needs to be weeded. #18 Mailbox needs cleaned using a bleach/water solution and the mailbox post must be replaced with a PVC post.	14,18	ARC/DRC			

MPII DRC LOG				CDD Meeting 11.15.2023				
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Property Ownership
2023-168	Morningside	29546	Morwen Pl	Mailbox needs to be cleaned with a bleach/water solution and the MB post should be replaced with a PVC post	18	ARC/DRC		
2023-169	Deer Run	29349	Allegro Dr	Mailbox needs to be cleaned with a bleach/water solution and the MB post needs replaced as top is rotted out. Replace with a PVC post.	18	ARC/DRC		

Tab 17

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	11/15/2023				
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES
2023-63	Iverson	30747	Burleigh Dr	Exterior Paint	104	SW7682	SW7005	SW7039	SW7682	Approve	

Tab 18

Justin Wright
Operations Manager/Maintenance Report
November 15, 2023



- Solitude Pond Maintenance Report/ attached.
- LMP Reports/ attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair and repaint the village walls throughout the district.
- Maintenance staff continues to decorate Village entrances for Christmas.
- Held staff and safety meeting for employees on Thursday the 9th of November.
- OLM November 2023 Landscape Inspection – inspection was held on Monday. November 6, 2023. LMP passed with a score of 94%/ attached.
- ACPLM continues to pour gutters and aprons in the villages. Longleaf, Deer Run, and Glenham are done.
- Have received 3 quotes for trees in Longleaf. / Attached.
- Two welcome letters sent out for October 2023 sales in MP11.
- Revised Tree Trimming letter is attached.

Board Discussion / Approval

- FHP back onsite this month.
- Engineer Report / attached.

Tab 19

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: MP11 - meadow pointe 11

Account Number: _____

Technician: James L.

Date: 11/4

Time: 7:30

WORK PERFORMED																			
METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																			
SITE ID	15	29	36	23	24	25	101	102	46	45	27	15	13	12	11	10	14	16	8
Method Used																			
Treated Algae	X																		
Treated Cyanobacteria																			
Treated Submersed Weeds																			
Treated Grasses/Brush	X																		
Treated Floating Weeds																			
Treated Mosquitoes and/or Mirges																			
Lake Dye																			
Site Inspection																			
WETLAND/UPLAND																			
Spot Spraying																			
Physical weed removal																			
CARP PROGRAM																			
Carp Observed																			
Barriers Inspected																			
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																			
Restriction # of days	0																		
Restriction Type																			

GENERAL OBSERVATIONS OF THE WATER																			
WATER CLARITY <input type="checkbox"/> All																			
<1', 1' (2) (3) 4', >4'																			
WATER FLOW <input type="checkbox"/> All																			
N(None) S(Slight) V(Visible)																			
WATER LEVEL <input type="checkbox"/> All																			
N(High) N(Normal) L(Low)																			

GENERAL BENTHIC OBSERVATIONS																				
BENEFICIAL PLANTS										FISH/WILDLIFE					BIRDS					
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Nalad	<input type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Pickerelweed	<input type="checkbox"/> Catfish	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Ibis
<input type="checkbox"/> Other _____	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey														

CONCERNS FOR FOLLOW UP																				
<input type="checkbox"/> Recurring or excessive algae	Lake # _____	<input type="checkbox"/> Water Quality Assessment Recommended:																		
<input type="checkbox"/> Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions. Please call 800-432-4302 for more information.																		
<input type="checkbox"/> Fish/wildlife issues	Lake # _____																			
<input type="checkbox"/> Low water clarity	Lake # _____																			
<input type="checkbox"/> Bad Odors	Lake # _____																			

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.09.10

Tab 20



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2

Service Date: 11/01/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>				
				<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed, Clubhouse, All blvd's and common areas with ponds.
 Trimmed, bed sprayed for weeds and spanish moss clean up.
 Tree pruning clearing street signs for traffic view improvements

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2

Service Date: 11/02/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input checked="" type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	TURF		TREES	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	SHRUBS		OTHER	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Pond mowing and weedeating. Detailed trimming and bed spraying for weeds. Spanish moss on oaks up to 15th. Woodline cut backs on commons and bluds. Irrigation repaired broken sprinkler valve on county line after deer run before manor 186 entrance.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2 Service Date: 11/08/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Blvd trimming entrances detailwork bed spraying, woodlines cut backs and spanish moss clean up.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2

Service Date: 11/09/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Fert and pest team did Turf Herbicides applications and treated for insects. Bed weed spraying woodline cut backs and Spanish moss removal.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Meadow Pointe 2 Service Date: 11/15/2023

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input checked="" type="checkbox"/>	Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input checked="" type="checkbox"/>	Weeding	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	Weeds	<input checked="" type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input checked="" type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Club house mowing, bluds mowing and common areas along with ponds. Turf herbicide applications and insect applications. Spanish moss removal from trees. Bedweed spraying. Woodline cut backs

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe II CDD c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Date	11/14/2023
Estimate #	86624
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

At backflow.

DESCRIPTION	QTY	COST	TOTAL
Monarch pressure logger	1	1,027.18	1,027.18
Labor: 1 man @ \$ 65.00 per hour	1	65.00	65.00
Install pressure logging device to track pressure from Pasco County.			

TOTAL	\$1,092.18
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TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Tab 21



MEADOW POINTE II

LANDSCAPE INSPECTION

November 6, 2023

ATTENDING:

MIKE LAVERTY – MEADOW POINTE II

ALEX FIGUEROA – LMP

ANTHONY VEGA – LMP

LUIS DIAZ -LMP

PAUL WOODS – OLM, INC.

SCORE: 94%

**NEXT INSPECTION
DECEMBER 4, 2023 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Redistribute bed mulch to cover bare soil.
2. North end of the playground: Remove the black pipes around the Cypress trees.
3. Along the north lake shore: Maintain clearance at the base of the Cypress trees with nonselective controls.
4. **Near the basketball and tennis court entrances: Control Crabgrass in St. Augustine with pre and post emergent herbicides.**
5. Mansfield entrance to the clubhouse parking: Confirm irrigation coverage on the drought plants and determine the cause of the washout near the Oak tree bed line.
6. Across the frontage: Remove debris along curbs.
7. Continue to remove dead plants.
8. Entrance notice board: Redistribute or top dress bare areas.

COUNTYLINE ROAD

9. Near the Longleaf entrance: Remove Spanish Moss and suckering growth from roadside Oaks.
10. Longleaf entrance monument: Stagger Hawaiian Ti to flus new clean growth.
11. West of the Longleaf entrance: Prune back wood line overgrowth with the use of systemic herbicides when pruning.
12. Morningside monument: Prune and evaluate the Oaks behind the monument sign exposing the top of the wall.

13. Near the Morningside dead end: Remove roadside debris.
14. Along the Morningside pond from Countyline Road: Bursh blade the wood line and apply a nonselective control to reduce weedy growth.

CLAYGULLEY

15. Reduce wood line overgrowth extending into the fence lines.
16. Continue to remove Spanish Moss in trees up to 15 feet.

MANSFIELD

17. Prune and elevate the lowest scaffold on the roadside Oaks.
18. Foxford Lane entrance: Remove dead plants.
19. Charlesworth gate: Prune the downward growth inside the right of way.

WRENCREST

20. Berley / Wrencrest intersection: Form the large Viburnum shrubs into privet form trees.
21. Baythrone cul-de-sac: Maintain staking on newly installed Holly tree confirm damage is not being caused to the trunk.
22. Aldrich Court: Maintain clearance at the intersection with Iverson Drive.

IVERSON

23. **Entrance: Fertilize the Viburnum hedgerow and monitor for disease.**
24. Colehaven entrance: Confirm irrigation coverage on the right way there appears to be a weeping valve.
25. Across from the Vermillion entrance: Prune overgrowth extending into sidewalk areas.
26. Across the Beardsley right of way: Control grassy weeds with pre and post emergent herbicides.
27. Sedgewick entrance: Remove the invasive Brazilian Pepper.

MANOR ISLE

28. Entrance monument: Reduce the height on the Hawaiian Ti to maintain clearance for the lettering.
29. Remove Queen palm fruit in the gate island.
30. Highwoods island: Fertilize plants.

31. Gate island: Control bed weeds.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse entrance monument sign: Provide a price to modify the existing bed installing seasonal color using Wave Petunia or Whopper Begonia.

CATEGORY IV: NOTES TO OWNER

1. I recommend the removal of the declining Sabal palms at the Vermillion entrance.

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm palm pruning dates for the Q4 prior to Christmas.
2. Confirm the planning calendar for review at the December inspection.

cc: Mike Laverty mikelaverty@mpiicdd.org
John Picarelli johnpicarelli@mpiicdd.org
Justin Wright justinwright@mpiicdd.org
Robert Signoretti robertsignoretti@mpiicdd.org
Jen Picarelli jen.picarelli@mpiicdd.org
Kyle Molder kyle.molder@mpiicdd.org
Scott Carlson Scott.carlson@lmppro.com
Anthony Vega anthony.vega@lmppro.com
Bill Conrad bill.conrad@lmppro.com
Alex Figueroa Alex.Figueroa@lmppro.com

MEADOW POINTE II CDD .

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-1	Improve color and vigor
WEED CONTROL – BED AREAS	10	-2	Manor island gate island
PLANT INSECT/DISEASE CONTROL	10	-1	Colehaven viburnum
PRUNING	10	-2	Use pocket pruning with shear/cont'd woodline
CLEANLINESS	10		
MULCHING	5	-2	Redistribute remaining
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Improve or remove declining Vinca. Proposed supplemental
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 11-6-23 Score: 94.5%% Performance Payment™ 100%

Contractor Signature: *A. Vega*

Inspector Signature: *[Signature]*

Property Representative Signature: *MLAV*

Tab 22



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe II CDD c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Date	11/2/2023
Estimate #	86438
LMP REPRESENTATIVE	
AV	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Fifty 30 Gallon Multi Crape Myrtles. For blvd and common areas. Fifty gator bags and water tank labor twice a week for one month. Fifty tree staking and strapping kits. One Year Warranty on Crape Myrtles.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Multi Crape Myrtle Tree Installation 30g	50	425.00	21,250.00
Gator Bags 30g	50	37.50	1,875.00
Water Tank Labor 500g	1	800.00	800.00
Tree Staking and Strapping Kit	50	20.00	1,000.00

TOTAL	\$24,925.00
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TERMS AND CONDITIONS:

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OWNER / AGENT

DATE

Justin Wright

From: Justin Wright
Sent: Monday, October 30, 2023 10:02 AM
To: Justin Wright
Subject: FW: Meadow Pointe II Clubhouse - Looking for Crape Myrtle quote

From: gohollies@verizon.net <gohollies@verizon.net>
Sent: Wednesday, October 25, 2023 8:04 AM
To: Jen Picarelli <jen.picarelli@mpicdd.org>
Subject: Re: Meadow Pointe II Clubhouse - Looking for Crape Myrtle quote

single trunk 30g crapes are 250\$
250\$ x 50 = 12500\$
Installation is half the price of the tree per tree(i.e. 6250\$)
Delivery charge is 75\$ per trip.
Staking for single trunk tree is 40\$ (2000\$)

\$21,050 total

On Tuesday, October 24, 2023 at 03:38:33 PM EDT, Jen Picarelli <jen.picarelli@mpicdd.org> wrote:

Hi,
Single trunk will work, thanks

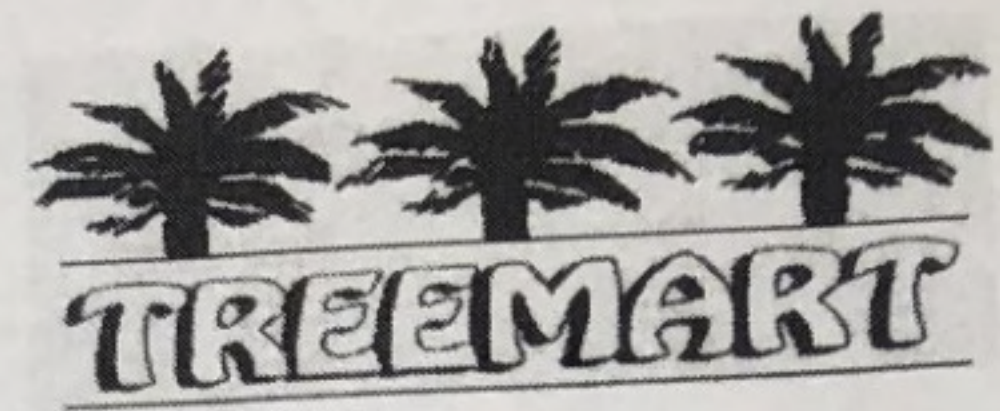
Good morning

Our CDD board is looking to purchase (50) 25-30 gallon Crape Myrtles - any color, planted and watered.
Would you be able to give us a quote for these? Thank you!

Thank you and have a great day!

Jen Picarelli

office 813-972-4006
 Fax: 813-972-4102
 EMAIL CHUCK@TREEMART.COM



Customer: MEADOW POINT CLUB HOUSE 2
Invoice #:
Date: 11/2/2023
Job Name:
SALES MEN CHUCK

12505 N. Nebraska Ave
 Tampa Fl. 33612

Size	HEIGHT	Description	Quantity	Price	Amount
30 GAL		STD CRAPE MYRTEL LAVANDER AND WHITE MIX INSTALLED	50	575.00	28,750.00
		BRACE EACH TREE	50	\$100	5,000.00
		PINE BARK ONE BAG PER. TREE	50	9.00	450.00
		NO WARRANTY THERE IS NO IRRIGATION .			-
		WE CAN NOT PROVIDE WATERING ATALL.			-
		AND YOU HAVE TO PAY TAX BECAUSE YOU AERNT RESALEING THE TREES.			-
		DELIVERY			-
		PRICE AND SPECS DEPENDS ON AVAILABILITY AT TIME OF JOB			-
				NET SALE	34,200.00
				Sales tax	2,565.00
				Total:	36,765.00

QUOTES VALID FOR 60 DAYS FROM DATE OF QUOTE

Tab 23



MEADOW POINTE II Community Development District

Hello Resident,

As you may or may not realize, residents are expected to maintain the tree lawn (defined as the grassy areas between sidewalk and street) areas on their property. This also pertains to the through easements, as they are also a part of the CDD. Numerous trees in these easements are in need of trimming either for safety reasons (branches at risk of falling or otherwise damaging persons or property) or because they could obstruct large first responder vehicles (fire trucks, ambulances, etc.). Therefore, tree trimming is needed. **One or more trees on your property have been identified as needing trimming.** You are welcome to complete this work yourself. Otherwise, representatives from the CDD will begin handling tree trimming in tree lawns (easements) beginning two weeks from the date of this letter.

Any trees on tree lawns that are dead or die due to the necessary trimming (whether by residents or CDD representatives) will be removed by the CDD and not replaced. If you have any questions or concerns, please contact the Clubhouse at 813-991-5016. Thank you very much.



Tab 24

FHP OFF DUTY ACTIVITY REPORT									
DATE	SHIFT	LOCATION	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
4/12/2023	2pm-6pm	Presence at school zone	8	0	0	2	1	3	0
4/18/2023	2pm-6pm	Presence at school zone	4	4	0	3	1	3 Insurance	0
4/21/2023	4am-8am	Met w/Kyle	4	3	0	0	0	3 1 insurance; 1 expired tag; 1 failure to exhibit DL	
4/25/2023	4am-8am	Presence at school zone	6	3	0	0	0	5 2 insurance; 1 tag/reg; 1 stopping in roadway	5 warnings
4/28/2023	4am-8am	Morningside Parking Enforcement	2	0	0	0	0	0	19 warnings
5/2/2023	4am-8am	Deer Run Parking Enforcement	2	2	0	0	0	3 2 stopping in roadway; 1 insurance	16 warnings
5/3/2023	4pm-8pm	Bd meeting	6	4	0	0	1	2 1 violation of driving restriction; 1 insurance	0
5/10/2023	11am-3pm	Presence at school zone	6	0	0	3	0	1	0
5/16/2023	2pm-6pm	Presence at school zone	5	0	0	2	0	1	3 warnings
5/23/2023	4am-8am		7	3	0	0	4	4 1 improper tag display; 2 insurance; 1 DL violation	4 warnings
5/25/2023	4am-8am		8	2	0	0	0	6 1 tag/reg; 3 insurance; 1 DL violation; 1 driving w/o headlights	4 warnings
5/30/2023	2pm-6pm		5	3	0	2	0	2 insurance	0
6/6/2023	4am-8am		6	3	0	0	0	4 1 insurance; 1 tag/reg violation; 1 stopping in roadway	0
6/8/2023	4pm-8pm	Responded to crash in Wrencrest	6	5	0	5	0	4 3 insurance; 1 DL violation	0
6/13/2023	4am-8am	Longleaf and Manor Isle Parking Enforcement	10	0	0	0	0	5 3 insurance; 2 tag/reg	3 warnings

6/15/2023	12pm-4pm		4	6	0	1	0	3 2 insurance; 1 expired tag	0
6/19/2023	4am-8am	Morningside Parking Enforcement	5	4	0	0	0	3 2 insurance; 1 expired tag	2 citations
6/21/2023	4pm-8pm		9	4	0	0	0	9 4 insurance; 1 tag/reg violation; 2 move over law violations; 1 driving the wrong way; 1 equipment violation	0
6/22/2023	4am-8am	Colehaven & Iverson Parking Enforcement	6	6	0	0	0	8 2 insurance; 3 tag/reg violations; 1 fail to exhibit DL; 2 stopping in roadway	4 warnings
6/28/2023	1pm-5pm		8	0	0	3	1	2	0
8/8/2023	4am-8am		9	1	0	0	0	4 1 insurance; 2 tag/reg violations; 1 move over law; 1 stopping on roadway	0
8/10/2023	4am-8am	Presence at school zone	4	7	0	0	0	3 1 insurance; 1 DL violation; 1 driving w/o headlights	0
8/10/2023	4pm-8pm	Presence at school zone	7	1	0	0	0	6 3 stopping in the roadway; 2 improper tag display; 1 expired tag	0
8/22/2023	4pm-8pm	Presence at school zone	12	3	0	0	0	9 5 insurance; 3 tag/reg violations; 1 failure to yield to ped in crosswalk	0
8/24/2023	4pm-8pm	Presence at school zone	12	0	0	0	3	4 1 insurance; 2 tag/reg violations; 1 improper use of horn	0
9/5/2023	4pm-8pm	Presence at school zone	8	0	0	0	0	3 2 insurance; 1 DL violation	0

9/6/2023	4am-8am	Crash on Mansfield	6	0	0	0	0	4 1 insurance; 1 tag/reg violation; 1 move over law; 1 improper lane change	0
9/13/2023	4am-8am		5	0	0	0	0	1 Faulty equipment	12 Warnings 5 Citations
9/20/2023	12pm-4pm	Presence at school zone	6	0	0	3	1	2	0
9/27/2023	2pm-6pm	Presence at school zone	8	0	0	1	2	2 1 insurance, 1 tag/reg violation	0
9/29/2023	4am-8am		4	4	0	0	0	3 2 insurance violation; 1 DL violation	3 warnings 4 citations
10/10/2023	6am-10am	Presence at school zone	7	4	0	0	0	5 1 insurance violation, 2 DL violations, 1 window tint, 1 fail to signal	0
10/13/2023	4am-8am		9	0	0	0	0	3 1 insurance violation; 2 tag/rg violations	4 warnings 5 citations
10/18/2023	4pm-8pm	Presence at school zone	9	2	0	0	1	5 1 insurance violation; 3 tag/reg violations; 1 DL violation	0
10/19/2023	4am-8am	Parking Enforcement	8	1	0	0	0	3 2 insurance violations; 1 tag/reg violation	5 warnings 4 citations
10/24/2023	10:22pm-2:22am		1	4	0	0	0	0	0
10/27/2023	6am-10am		4	8	0	5	0	0	0
10/31/2023	4am-8am		8	0	0	0	0	1 DL violation	0
11/1/2023	6:30am-10:30am	Presence at school zone	11	2	0	0	1	7 4 insurance violations; 1 DL violations; 1 tag/reg violation; 1 following too close	0
11/9/2023	4am-8am	Parking Enforcement	7	1	0	0	0	4 2 insurance violations; 1 violation right of way; 1 improper change of lane	12 warnings 4 Citations

11/14/2023	4am-8am		10	0	0	0	0	5 1 insurance violation; 2 tag/reg violations; 2 headlight violations	0
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YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 11/14/23	263	90	0	30	16	143	94 warnings 24 citations

Tab 25



MEADOW POINTE II CDD

ENGINEER'S REPORT FOR November 15th, 2023 BOARD MEETING

Discussion items:

1. **SWFWMD (South West Florida Water Management District) Permit Work** – Permit #'s 3010.045 & 3010.053 are both due on 11/19/2023 and will be completed and submitted ahead of the deadline. The next 2 permits due after that won't be until 05/15/2024.
2. **Pond Repairs** – A list of pond repairs is being reconciled with the upcoming inspections to add any additional defects then will be bid out.
3. **Construction Management for Sidewalk Repair Project** – The sidewalks in all villages have been completed. BDi has conducted a site visit to measure and inspect pours and communicated issues to vendor for resolution. A reconciliation of total square footage poured by the vendor will be provided and we've requested the numbers from ACPLM so we can compare the amount being billed versus what was measured out in the field.
4. **Building Construction on County Line Rd & Mansfield Blvd** – The Meadow Pointe II CDD owns a 5.32 acre commercially zoned (OPUD) lot at the SE corner of the County Line Rd & Mansfield Blvd intersection. The CDD will be advertising a formal RFP for architect services with the expectation that the architect fees will surpass the current required threshold needing to be advertised.
5. **Warning Gate at Wrencrest Drive** – We have made a request for a proposal for a land survey for the property which will be required for the detailed site plan and submission.

A proposal was received for the survey of the area for the warning gate on Wrencrest.

We have a date and time the County has suggested for the virtual pre-construction meeting for the project for December 18th at 4pm.

We are now working on a detailed site plan of the proposed warning gate construction and surrounding area for the County, and this will be shared with the Board once completed.