



Meadow Pointe II CDD

December 20, 2023

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**Meadow Pointe II
Community Development District**

December 20, 2023

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/85185658800?pwd=eE53UStLSIBUcGJuN2NKMFZJUTJlQT09>

Meeting ID: 851-8565-8800

Passcode: 851859

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

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/85185658800?pwd=eE53UStLSlBUcGJuN2NKMFZJUTJlQT09>

Meeting ID: 851 8565 8800

Passcode: 851859

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. Public Hearing for Acquisition of Roads, Sidewalks, Aprons and Tree Lawns in Deer Run and Morningside**
- 7. District Manager Report**
 - A. Consideration of Audit Engagement Letter for Fiscal Year 2023
 - B. Acceptance of Arbitrage Rebate Report for the Series 2018 Special Assessment Bonds
 - C. DRVC/ARC Software
- 8. District Engineer Report**
 - A. Update on Sidewalk Repairs
 - B. Road Analysis for Deer Run and Morningside
- 9. District Counsel Report**
 - A. DRVC Responses to Processing Violations
 - B. Residency of Committee Members
- 10. Consent Agenda**
 - A. Minutes of the November 1, 2023 Meeting and Workshop, and November 15, 2023 Meeting
 - B. Financial Report as of November 30, 2023
 - C. Deed Restrictions
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
 - A. Government/Community Updates
 - B. MPIO Event Planning Committee

- 13. Operations Manager Report**
 - A. Email Response from Coastal Waste & Recycling Regarding Cart Exchange
- 14. Approval/Disapproval/Discussion**
- 15. Audience Comments (Comments will be limited to three minutes.)**
- 16. Supervisor Comments**
- 17. Adjournment**

The next meeting is scheduled for Wednesday, January 3, 2024 at 6:30 p.m.

Seventh Order of Business

7A



December 1, 2023

Board of Supervisors
Meadow Pointe II Community Development District
210 N. University Drive, Suite 702
Coral Springs, FL 33071

The following represents our understanding of the services we will provide *Meadow Pointe II Community Development District*.

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Meadow Pointe II Community Development District*, as of September 30, 2023, and for the year then ended and the related notes, which collectively comprise *Meadow Pointe II Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Meadow Pointe II Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
4. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
5. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
6. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
7. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
8. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
9. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
10. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the drafting of financial statements as previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of *Meadow Pointe II Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Meadow Pointe II Community Development District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2024 and the audit reports and all corresponding reports will be issued no later than March 31, 2024.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,400 for the year ended September 30, 2023, unless the scope of the engagement is changed; the assistance that *Meadow Pointe II Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Meadow Pointe II Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

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

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 954-603-0033, SANDRA.DEMARCO@INFRAMARK.COM, OR AT 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.

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

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Meadow Pointe II Community Development District

Acknowledged and agreed on behalf of Meadow Pointe II Community Development District by:

Title: _____

7B.

November 28, 2023

Mr. Bob Nanni
District Manager
Meadow Pointe II Community Development District
2654 Cypress Ridge Boulevard
Suite 102
Wesley Chapel, FL 33544

\$8,425,000
Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

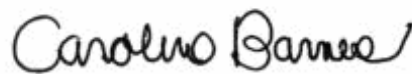
Dear Mr. Nanni:

Enclosed is our report for the above named bond issue for the period ending October 31, 2023. I have also enclosed our invoice for services rendered.

As shown in the report, no Rebate Amount is required at this time; therefore, no return or payment to the IRS is required. Simply keep a copy of the Report in your files in order to show compliance with the Regulations.

We truly appreciate the opportunity to be of service. If you have any questions or need additional copies of the report, please do not hesitate to contact me.

Very truly yours,



Caroline Barnes
Manager

Enclosures

Rebate Report

\$8,425,000

**Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018**

Delivery Date: October 31, 2018

Interim Computation Period

Ending Date: October 31, 2023

Meadow Pointe II Community Development District
Wesley Chapel, FL

\$8,425,000
Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

For the October 31, 2023 Computation Date

We have completed our engagement to prepare certain computations relating to the above-captioned issue (the “Bonds”). The Rebate Amount, as shown in this report, is cumulative for the period from October 31, 2018, the delivery date of the Bonds, to October 31, 2023 (the “Computation Period”). All nonpurpose payments and receipts are future valued to the Computation Date.

The scope of our engagement consisted of preparation of the computations as shown in the attached schedules to determine the Rebate Amount as described in Section 148(f)(2) of the Internal Revenue Code of 1986, as amended (the “Code”), and related Sections 1.148-1 through 1.148-11 of the Treasury Regulations issued June 18, 1993, as amended (the “Regulations”). Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of the Rebate Amount based upon information furnished to us. The scope of our engagement did not include the rendering of advice as such term is defined in Section 15B of the Securities Exchange Act of 1934 and amended by Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating the Rebate Amount.

Meadow Pointe II Community Development District

Our computations in the attached schedules are summarized as follows:

<u>Yields</u>		<u>Rebate Summary</u>	
Investment:	0.528970%	Actual Earnings:	\$116,941.28
Bond:	4.319376%	Allowable Earnings:	1,061,996.60
		Current Period Rebate Amount:	<u>(945,055.32)</u>
		Future Value of Computation Credits:	(9,861.96)
		Total Rebate Amount:	<u>\$(954,917.28)</u>

The Rebate Amount has been calculated as of October 31, 2023. The actual amount due as of the next required Installment Rebate Payment Date is subject to change due to bond and investment activity, if any, occurring after October 31, 2023. Pursuant to the Regulations, the next required Installment Rebate Payment must be paid no later than 60 days after October 31, 2028.

The terms of our engagement are such that we have no obligation to update this report because of events occurring, or data or information coming to our attention, subsequent to the date of this report. This report is intended solely for the information and use of the parties identified in this letter and is not intended to be and should not be used by anyone other than these specified parties.

Integrity Public Finance Consulting

November 9, 2023

Meadow Pointe II Community Development District - Special Assessment Bonds, Series 2018

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. The delivery date of the Bonds was October 31, 2018.
2. Computations are based upon a 30/360 day year and semi-annual compounding.
3. Purchase prices of investments are assumed to be at fair market value representing an arm's length transaction.
4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedules. Furthermore, it is assumed that disbursements from accounts provided, unless clearly stated as transfers to another fund, represent expenditures of proceeds.
5. For purposes of computing the Rebate Amount, we assume no transactions have occurred during the Computation Period that would result in the creation of additional replacement proceeds.
6. The Interest, Prepayment, and Sinking Funds have been excluded from the calculation of the Rebate Amount for the periods in which they operate as a bona fide debt service fund and qualify for exclusion from the rebate requirement.
7. For purposes of computing the Bond Yield, the insurance premium shown on the schedule entitled "Total Debt Service Requirements and Yield on the Bonds" is included in the determination of Issue Price paid for the Bonds. It is assumed that the insurance premium includes only a reasonable charge for the transfer of credit risk and is less than the additional interest that would have been paid if the Bonds were not secured by the insurance policy.
8. For purposes of computing interest earnings and yield, investments outstanding at the end of the Computation Period were assumed to mature at their present value at the end of the Computation Period.
9. Certain gross proceeds of the Bonds are subject to the yield restriction requirements of the Code and Regulations. These proceeds have generated negative arbitrage for the period they have been yield restricted.
10. For purposes of computing the Rebate Amount, we have assumed that any proceeds allocated to a reimbursement for expenditures incurred prior to the delivery of the Bonds comply with the reimbursement requirements of Treasury Regulations Section 1.150-2.

Meadow Pointe II Community Development District - Special Assessment Bonds, Series 2018

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

11. Sections 141-147 of the Internal Revenue Code of 1986, as amended (the “Code”) and related regulations set forth requirements with respect to the amount of bond proceeds that may be used for the benefit of a private person or entity. Treasury Regulations Section 1.141-6(a) requires that allocations of expenditures of bond proceeds for purposes of computing the Rebate Amount must be the same as the allocations of expenditures used to test the private use of projects financed with proceeds of the Bonds. For purposes of calculating the Rebate Amount, our calculations assume that the allocations of expenditures of the Bond proceeds as provided to us are the same for both purposes of Sections 141-147 and Section 148 of the Code. The scope of this engagement did not include procedures to analyze the private use limitations associated with this bond issue.

REBATE DEFINITIONS

Computation Date:

Each date on which the rebate amount for an issue is computed. For a fixed yield issue, an issuer may treat any date as a computation date. For a variable yield issue, an issuer may treat the last day of any bond year as a computation date.

Installment Rebate Payment:

An Installment Rebate Payment must be in an amount that, when added to the future value, as of the computation date, of previous payments made for the issue, equals at least 90 percent of the Rebate Amount as of that date.

Installment Rebate Payment Date:

The first Installment Rebate Payment must be made for a Computation Date that is not later than five years after the issue date. Subsequent Installment Rebate Payments must be made for a Computation Date that is not later than five years after the previous computation date for which an installment payment was made.

Rebate Amount:

As of any date, the rebate amount for an issue is the excess of the future value, as of that date, of all receipts on nonpurpose investments over the future value of all payments on nonpurpose investments. The future value is computed using the Bond Yield.

Bond Yield:

For fixed yield issues, the discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest, fees for a qualified guarantee, and payments properly allocable to a qualified hedge paid and to be paid with respect to the Bonds, produces an amount equal to the present value of the Issue Price of the Bonds. Present value is computed as of the delivery date of the Bonds.

Meadow Pointe II Community Development District - Special Assessment Bonds, Series 2018**SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

For variable yield issues, it is the discount rate for each yield computation period that, when used in computing the present value as of the first day of the yield computation period of all the payments of principal, interest, qualified guarantee and qualified hedge fees attributable to the yield computation period produces an amount equal to the present value of the Bonds as of the first day of the yield computation period.

Investment Yield:

The discount rate that, when used in computing the present value as of the date an investment is first allocated to the issue of all unconditionally payable receipts from the investment, produces an amount equal to the present value of all unconditionally payable payments for the investment. For this purpose, payments means amounts to be actually or constructively paid to acquire the investment, and receipts means amounts to be actually or constructively received from the investment, such as earnings and return of principal. The Investment Yield stated herein is cumulative for all includable investments contained in this report.

Issue Price:

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold to the public.

Computation Credit:

A computation credit is allowed on the last day of each bond year during which there are investments subject to the rebate requirement, and on the final maturity date of the issue.

Meadow Point II Community Development District
(Pasco County, Florida)

Special Assessment Bonds, Series 2018

TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS

Payment Date	Interest Rate	Principal	Interest	Total Debt Payment	Adjustment	Adjusted Debt Payment	Present Value 10/31/2018 4.319376%
05/01/2019			152,421.48	152,421.48	-	152,421.48	149,181.53
11/01/2019			151,579.38	151,579.38	-	151,579.38	145,221.01
05/01/2020	2.375%	305,000.00	151,579.38	456,579.38	-	456,579.38	428,179.69
11/01/2020			147,957.50	147,957.50	-	147,957.50	135,821.09
05/01/2021	2.500%	310,000.00	147,957.50	457,957.50	-	457,957.50	411,505.68
11/01/2021			144,082.50	144,082.50	-	144,082.50	126,730.84
05/01/2022	2.625%	320,000.00	144,082.50	464,082.50	-	464,082.50	399,564.35
11/01/2022			139,882.50	139,882.50	-	139,882.50	117,889.56
05/01/2023	2.750%	330,000.00	139,882.50	469,882.50	-	469,882.50	387,633.85
11/01/2023			135,345.00	135,345.00	-	135,345.00	109,293.69
05/01/2024	2.875%	340,000.00	135,345.00	475,345.00	-	475,345.00	375,735.50
11/01/2024			130,457.50	130,457.50	-	130,457.50	100,939.88
05/01/2025	3.000%	350,000.00	130,457.50	480,457.50	-	480,457.50	363,889.20
11/01/2025			125,207.50	125,207.50	-	125,207.50	92,825.00
05/01/2026	3.125%	360,000.00	125,207.50	485,207.50	-	485,207.50	352,113.41
11/01/2026			119,582.50	119,582.50	-	119,582.50	84,946.04
05/01/2027	3.250%	370,000.00	119,582.50	489,582.50	-	489,582.50	340,425.30
11/01/2027			113,570.00	113,570.00	-	113,570.00	77,300.09
05/01/2028	3.400%	385,000.00	113,570.00	498,570.00	-	498,570.00	332,171.96
11/01/2028			107,025.00	107,025.00	-	107,025.00	69,797.92
05/01/2029	3.500%	395,000.00	107,025.00	502,025.00	-	502,025.00	320,481.57
11/01/2029			100,112.50	100,112.50	-	100,112.50	62,558.52
05/01/2030	3.875%	410,000.00	100,112.50	510,112.50	-	510,112.50	312,021.53
11/01/2030			92,168.75	92,168.75	-	92,168.75	55,185.21
05/01/2031	3.875%	430,000.00	92,168.75	522,168.75	-	522,168.75	306,034.48
11/01/2031			83,837.50	83,837.50	-	83,837.50	48,097.03
05/01/2032	3.875%	445,000.00	83,837.50	528,837.50	-	528,837.50	296,976.86
11/01/2032			75,215.63	75,215.63	-	75,215.63	41,345.56
05/01/2033	3.875%	465,000.00	75,215.63	540,215.63	-	540,215.63	290,675.47
11/01/2033			66,206.25	66,206.25	-	66,206.25	34,870.70
05/01/2034	4.125%	480,000.00	66,206.25	546,206.25	-	546,206.25	281,603.98
11/01/2034			56,306.25	56,306.25	-	56,306.25	28,415.75
05/01/2035	4.125%	500,000.00	56,306.25	556,306.25	-	556,306.25	274,812.79
11/01/2035			45,993.75	45,993.75	-	45,993.75	22,240.38
05/01/2036	4.125%	525,000.00	45,993.75	570,993.75	-	570,993.75	270,268.38
11/01/2036			35,165.63	35,165.63	-	35,165.63	16,293.06
05/01/2037	4.125%	545,000.00	35,165.63	580,165.63	-	580,165.63	263,121.76
11/01/2037			23,925.00	23,925.00	-	23,925.00	10,621.29
05/01/2038	4.125%	570,000.00	23,925.00	593,925.00	-	593,925.00	258,093.62
11/01/2038			12,168.75	12,168.75	-	12,168.75	5,176.21
05/01/2039	4.125%	590,000.00	12,168.75	602,168.75	-	602,168.75	250,729.11
		\$8,425,000.00	\$3,964,000.23	\$12,389,000.23	\$0.00	\$12,389,000.23	\$8,050,788.86

Meadow Point II Community Development District

(Pasco County, Florida)

Special Assessment Bonds, Series 2018

TOTAL DEBT SERVICE REQUIREMENTS AND YIELD ON THE BONDS

<u>Payment Date</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Payment</u>	<u>Adjustment</u>	<u>Adjusted Debt Payment</u>	<u>Present Value 10/31/2018</u> 4.319376%
The present value of the future payments equals to:					Principal Amount of the Bonds		\$8,425,000.00
					Original Issue Discount		(121,503.95)
					Bond Insurance		(252,707.19)
					Issue Price		<u>\$8,050,788.86</u>

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

REOFFERING PRICE

Series: 2018

Dated Date:	10/31/2018	Issue Basis:	30/360
Delivery Date:	10/31/2018	Payment Periods:	2
Maturity Date:	05/01/2039	Accrued Interest:	\$0.00
1st Available Call Date:	05/01/2029	OID/OIP:	\$(121,503.95)

Maturity Date	Principal	Coupon Rate	Yield	Price to Maturity	Price to Call	Cost of Principal	OID/OIP	Bond Type
05/01/2020	305,000.00	2.375%	2.550%*	99.744%*		304,219.20	(780.80)	Serial 1
05/01/2021	310,000.00	2.500%	2.670%*	99.591%*		308,732.10	(1,267.90)	Serial 1
05/01/2022	320,000.00	2.625%	2.810%*	99.387%*		318,038.40	(1,961.60)	Serial 1
05/01/2023	330,000.00	2.750%	2.950%*	99.162%*		327,234.60	(2,765.40)	Serial 1
05/01/2024	340,000.00	2.875%	3.090%*	98.920%*		336,328.00	(3,672.00)	Serial 1
05/01/2025	350,000.00	3.000%	3.230%*	98.661%*		345,313.50	(4,686.50)	Serial 1
05/01/2026	360,000.00	3.125%	3.360%*	98.453%*		354,430.80	(5,569.20)	Serial 1
05/01/2027	370,000.00	3.250%	3.500%*	98.175%*		363,247.50	(6,752.50)	Serial 1
05/01/2028	385,000.00	3.400%	3.630%*	98.165%*		377,935.25	(7,064.75)	Serial 1
c 05/01/2029	395,000.00	3.500%	3.750%*	97.846%*		386,491.70	(8,508.30)	Serial 1
c 05/01/2030	410,000.00	3.875%	4.000%*	98.634%*		404,399.40	(5,600.60)	Term 1
c 05/01/2031	430,000.00	3.875%	4.000%*	98.634%*		424,126.20	(5,873.80)	Term 1
c 05/01/2032	445,000.00	3.875%	4.000%*	98.634%*		438,921.30	(6,078.70)	Term 1
c 05/01/2033	465,000.00	3.875%	4.000%*	98.634%*		458,648.10	(6,351.90)	Term 1
c 05/01/2034	480,000.00	4.125%	4.250%*	98.300%*		471,840.00	(8,160.00)	Term 2
c 05/01/2035	500,000.00	4.125%	4.250%*	98.300%*		491,500.00	(8,500.00)	Term 2
c 05/01/2036	525,000.00	4.125%	4.250%*	98.300%*		516,075.00	(8,925.00)	Term 2
c 05/01/2037	545,000.00	4.125%	4.250%*	98.300%*		535,735.00	(9,265.00)	Term 2
c 05/01/2038	570,000.00	4.125%	4.250%*	98.300%*		560,310.00	(9,690.00)	Term 2
c 05/01/2039	590,000.00	4.125%	4.250%*	98.300%*		579,970.00	(10,030.00)	Term 2
	\$8,425,000.00					\$ 8,303,496.05	\$(121,503.95)	

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Acquisition and Construction Fund

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
10/31/2018	(7,297,807.53)	0.00	(7,297,807.53)	100.00000%	(7,297,807.53)	7,297,807.53
11/02/2018	(60.82)	60.82	0.00	100.00000%	0.00	7,297,868.35
11/15/2018	847,256.85	0.00	847,256.85	100.00000%	847,256.85	6,450,611.50
12/04/2018	(1,711.50)	1,711.50	0.00	100.00000%	0.00	6,452,323.00
12/05/2018	(37.90)	0.00	(37.90)	100.00000%	(37.90)	6,452,360.90
12/13/2018	(1.26)	0.00	(1.26)	100.00000%	(1.26)	6,452,362.16
01/02/2019	0.00	1,666.86	1,666.86	100.00000%	1,666.86	6,452,362.16
01/03/2019	(1,666.86)	0.00	(1,666.86)	100.00000%	(1,666.86)	6,454,029.02
01/04/2019	(39.17)	0.00	(39.17)	100.00000%	(39.17)	6,454,068.19
02/04/2019	(1,667.30)	1,667.30	0.00	100.00000%	0.00	6,455,735.49
02/05/2019	(39.16)	0.00	(39.16)	100.00000%	(39.16)	6,455,774.65
02/06/2019	(5.05)	0.00	(5.05)	100.00000%	(5.05)	6,455,779.70
03/04/2019	(1,536.67)	1,506.35	(30.32)	100.00000%	(30.32)	6,457,316.37
04/02/2019	(1,668.14)	1,668.14	0.00	100.00000%	0.00	6,458,984.51
04/03/2019	(39.16)	0.00	(39.16)	100.00000%	(39.16)	6,459,023.67
04/11/2019	(2,509.69)	0.00	(2,509.69)	100.00000%	(2,509.69)	6,461,533.36
04/15/2019	(0.58)	0.00	(0.58)	100.00000%	(0.58)	6,461,533.94
05/02/2019	(1,615.17)	1,615.17	0.00	100.00000%	0.00	6,463,149.11
05/06/2019	(37.90)	0.00	(37.90)	100.00000%	(37.90)	6,463,187.01
06/04/2019	(1,669.66)	1,669.66	0.00	100.00000%	0.00	6,464,856.67
06/05/2019	(39.16)	0.00	(39.16)	100.00000%	(39.16)	6,464,895.83
07/01/2019	(1,616.23)	1,616.23	0.00	100.00000%	0.00	6,466,512.06
07/03/2019	(37.90)	0.00	(37.90)	100.00000%	(37.90)	6,466,549.96
07/15/2019	17,810.00	0.00	17,810.00	100.00000%	17,810.00	6,448,739.96
07/17/2019	5,670.50	0.00	5,670.50	100.00000%	5,670.50	6,443,069.46
07/26/2019	20,200.00	0.00	20,200.00	100.00000%	20,200.00	6,422,869.46
08/01/2019	(1,388.57)	0.00	(1,388.57)	100.00000%	(1,388.57)	6,424,258.03
08/02/2019	0.00	1,388.57	1,388.57	100.00000%	1,388.57	6,424,258.03
08/05/2019	(32.64)	0.00	(32.64)	100.00000%	(32.64)	6,424,290.67
08/06/2019	40,342.50	0.00	40,342.50	100.00000%	40,342.50	6,383,948.17
08/09/2019	27,305.00	0.00	27,305.00	100.00000%	27,305.00	6,356,643.17
09/04/2019	(8,228.16)	8,228.16	0.00	100.00000%	0.00	6,364,871.33
09/05/2019	47,789.18	0.00	47,789.18	100.00000%	47,789.18	6,317,082.15
09/09/2019	39,087.50	0.00	39,087.50	100.00000%	39,087.50	6,277,994.65
10/01/2019	22,682.00	0.00	22,682.00	100.00000%	22,682.00	6,255,312.65
10/02/2019	(7,449.96)	7,449.96	0.00	100.00000%	0.00	6,262,762.61
10/04/2019	(179.40)	0.00	(179.40)	100.00000%	(179.40)	6,262,942.01
10/15/2019	14,738.24	0.00	14,738.24	100.00000%	14,738.24	6,248,203.77
10/16/2019	11,815.00	0.00	11,815.00	100.00000%	11,815.00	6,236,388.77
11/04/2019	(6,969.14)	6,969.14	0.00	100.00000%	0.00	6,243,357.91
11/05/2019	(169.08)	0.00	(169.08)	100.00000%	(169.08)	6,243,526.99
11/15/2019	72,960.00	0.00	72,960.00	100.00000%	72,960.00	6,170,566.99
12/03/2019	(5,946.07)	5,946.07	0.00	100.00000%	0.00	6,176,513.06
12/04/2019	(145.29)	0.00	(145.29)	100.00000%	(145.29)	6,176,658.35
01/03/2020	(6,116.60)	6,116.60	0.00	100.00000%	0.00	6,182,774.95
01/06/2020	(150.13)	0.00	(150.13)	100.00000%	(150.13)	6,182,925.08
01/10/2020	17,810.00	0.00	17,810.00	100.00000%	17,810.00	6,165,115.08
01/13/2020	46,907.00	0.00	46,907.00	100.00000%	46,907.00	6,118,208.08
02/04/2020	(6,081.80)	6,081.80	0.00	100.00000%	0.00	6,124,289.88
02/06/2020	(150.13)	0.00	(150.13)	100.00000%	(150.13)	6,124,440.01
02/27/2020	(46,907.00)	0.00	(46,907.00)	100.00000%	(46,907.00)	6,171,347.01
03/03/2020	(5,465.23)	5,465.23	0.00	100.00000%	0.00	6,176,812.24

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Acquisition and Construction Fund

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
03/05/2020	3,467.31	0.00	3,467.31	100.00000%	3,467.31	6,173,344.93
03/12/2020	76,510.09	0.00	76,510.09	100.00000%	76,510.09	6,096,834.84
03/20/2020	46,907.00	0.00	46,907.00	100.00000%	46,907.00	6,049,927.84
04/01/2020	(2,054.65)	2,054.65	0.00	100.00000%	0.00	6,051,982.49
04/02/2020	(50.61)	0.00	(50.61)	100.00000%	(50.61)	6,052,033.10
04/09/2020	62,205.16	0.00	62,205.16	100.00000%	62,205.16	5,989,827.94
05/01/2020	10,897.00	0.00	10,897.00	100.00000%	10,897.00	5,978,930.94
05/04/2020	81,108.86	100.11	81,208.97	100.00000%	81,208.97	5,897,822.08
06/02/2020	(101.71)	101.71	0.00	100.00000%	0.00	5,897,923.79
06/03/2020	(2.61)	0.00	(2.61)	100.00000%	(2.61)	5,897,926.40
07/02/2020	(80.66)	78.64	(2.02)	100.00000%	(2.02)	5,898,007.06
07/15/2020	119,322.45	0.00	119,322.45	100.00000%	119,322.45	5,778,684.61
08/03/2020	85,000.00	0.00	85,000.00	100.00000%	85,000.00	5,693,684.61
08/04/2020	(52.11)	52.11	0.00	100.00000%	0.00	5,693,736.72
08/05/2020	(1.35)	0.00	(1.35)	100.00000%	(1.35)	5,693,738.07
08/25/2020	10,714.00	0.00	10,714.00	100.00000%	10,714.00	5,683,024.07
09/01/2020	(24.54)	24.54	0.00	100.00000%	0.00	5,683,048.61
09/02/2020	74,676.85	0.00	74,676.85	100.00000%	74,676.85	5,608,371.76
09/09/2020	163,406.59	0.00	163,406.59	100.00000%	163,406.59	5,444,965.17
09/18/2020	151,562.70	0.00	151,562.70	100.00000%	151,562.70	5,293,402.47
09/21/2020	2,091.43	0.00	2,091.43	100.00000%	2,091.43	5,291,311.04
09/22/2020	786.00	0.00	786.00	100.00000%	786.00	5,290,525.04
10/02/2020	(22.60)	22.60	0.00	100.00000%	0.00	5,290,547.64
10/05/2020	(0.63)	0.00	(0.63)	100.00000%	(0.63)	5,290,548.27
11/03/2020	(22.78)	22.78	0.00	100.00000%	0.00	5,290,571.05
11/04/2020	(0.65)	0.00	(0.65)	100.00000%	(0.65)	5,290,571.70
11/05/2020	118,874.00	0.00	118,874.00	100.00000%	118,874.00	5,171,697.70
12/02/2020	(21.61)	21.61	0.00	100.00000%	0.00	5,171,719.31
12/03/2020	(0.63)	0.00	(0.63)	100.00000%	(0.63)	5,171,719.94
12/28/2020	48,896.50	0.00	48,896.50	100.00000%	48,896.50	5,122,823.44
01/05/2021	(22.25)	22.25	0.00	100.00000%	0.00	5,122,845.69
01/06/2021	(0.65)	0.00	(0.65)	100.00000%	(0.65)	5,122,846.34
01/15/2021	1,186,254.14	0.00	1,186,254.14	100.00000%	1,186,254.14	3,936,592.20
02/02/2021	(19.24)	19.24	0.00	100.00000%	0.00	3,936,611.44
02/03/2021	(0.65)	0.00	(0.65)	100.00000%	(0.65)	3,936,612.09
02/11/2021	2,850.00	0.00	2,850.00	100.00000%	2,850.00	3,933,762.09
02/12/2021	655.00	0.00	655.00	100.00000%	655.00	3,933,107.09
02/16/2021	60,736.41	0.00	60,736.41	100.00000%	60,736.41	3,872,370.68
03/02/2021	(15.19)	15.19	0.00	100.00000%	0.00	3,872,385.87
03/03/2021	(0.59)	0.00	(0.59)	100.00000%	(0.59)	3,872,386.46
04/01/2021	(16.68)	16.68	0.00	100.00000%	0.00	3,872,403.14
04/05/2021	(0.65)	0.00	(0.65)	100.00000%	(0.65)	3,872,403.79
04/23/2021	14,450.00	0.00	14,450.00	100.00000%	14,450.00	3,857,953.79
04/26/2021	120,000.00	0.00	120,000.00	100.00000%	120,000.00	3,737,953.79
05/04/2021	(16.04)	16.04	0.00	100.00000%	0.00	3,737,969.83
05/05/2021	(0.63)	0.00	(0.63)	100.00000%	(0.63)	3,737,970.46
05/13/2021	1,013,427.71	0.00	1,013,427.71	100.00000%	1,013,427.71	2,724,542.75
06/02/2021	(13.42)	13.42	0.00	100.00000%	0.00	2,724,556.17
06/03/2021	(0.65)	0.00	(0.65)	100.00000%	(0.65)	2,724,556.82
07/02/2021	(11.36)	11.36	0.00	100.00000%	0.00	2,724,568.18
07/06/2021	(0.63)	0.00	(0.63)	100.00000%	(0.63)	2,724,568.81
07/21/2021	53,108.00	0.00	53,108.00	100.00000%	53,108.00	2,671,460.81

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Acquisition and Construction Fund

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
08/03/2021	(11.65)	11.65	0.00	100.00000%	0.00	2,671,472.46
08/04/2021	(0.65)	0.00	(0.65)	100.00000%	(0.65)	2,671,473.11
09/02/2021	(12.15)	11.50	(0.65)	100.00000%	(0.65)	2,671,485.26
10/04/2021	(11.76)	11.13	(0.63)	100.00000%	(0.63)	2,671,497.02
11/02/2021	(12.15)	11.50	(0.65)	100.00000%	(0.65)	2,671,509.17
12/01/2021	(11.13)	11.13	0.00	100.00000%	0.00	2,671,520.30
12/02/2021	(0.63)	0.00	(0.63)	100.00000%	(0.63)	2,671,520.93
12/16/2021	1,160.50	0.00	1,160.50	100.00000%	1,160.50	2,670,360.43
01/04/2022	(12.14)	11.49	(0.65)	100.00000%	(0.65)	2,670,372.57
02/02/2022	(12.14)	11.49	(0.65)	100.00000%	(0.65)	2,670,384.71
03/02/2022	(10.97)	10.38	(0.59)	100.00000%	(0.59)	2,670,395.68
03/07/2022	2,340.00	0.00	2,340.00	100.00000%	2,340.00	2,668,055.68
03/29/2022	9,763.00	0.00	9,763.00	100.00000%	9,763.00	2,658,292.68
03/30/2022	195.00	0.00	195.00	100.00000%	195.00	2,658,097.68
04/04/2022	(12.13)	11.48	(0.65)	100.00000%	(0.65)	2,658,109.81
05/03/2022	(11.71)	11.08	(0.63)	100.00000%	(0.63)	2,658,121.52
06/02/2022	(12.10)	11.45	(0.65)	100.00000%	(0.65)	2,658,133.62
06/06/2022	9,568.00	0.00	9,568.00	100.00000%	9,568.00	2,648,565.62
06/21/2022	292.50	0.00	292.50	100.00000%	292.50	2,648,273.12
06/29/2022	(9,568.00)	0.00	(9,568.00)	100.00000%	(9,568.00)	2,657,841.12
07/05/2022	(11.68)	11.05	(0.63)	100.00000%	(0.63)	2,657,852.80
07/28/2022	4,430.00	0.00	4,430.00	100.00000%	4,430.00	2,653,422.80
08/01/2022	(11.44)	11.44	0.00	100.00000%	0.00	2,653,434.24
08/02/2022	(0.65)	0.00	(0.65)	100.00000%	(0.65)	2,653,434.89
08/12/2022	51,303.18	0.00	51,303.18	100.00000%	51,303.18	2,602,131.71
09/02/2022	(11.94)	11.29	(0.65)	100.00000%	(0.65)	2,602,143.65
09/12/2022	174,450.00	0.00	174,450.00	100.00000%	174,450.00	2,427,693.65
09/22/2022	(50,503.18)	0.00	(50,503.18)	100.00000%	(50,503.18)	2,478,196.83
10/04/2022	(11.07)	10.44	(0.63)	100.00000%	(0.63)	2,478,207.90
10/14/2022	600.00	0.00	600.00	100.00000%	600.00	2,477,607.90
11/02/2022	(11.31)	10.66	(0.65)	100.00000%	(0.65)	2,477,619.21
11/07/2022	100.00	0.00	100.00	100.00000%	100.00	2,477,519.21
12/02/2022	(10.95)	10.32	(0.63)	100.00000%	(0.63)	2,477,530.16
12/06/2022	500.00	0.00	500.00	100.00000%	500.00	2,477,030.16
01/03/2023	400.00	0.00	400.00	100.00000%	400.00	2,476,630.16
01/04/2023	(11.31)	10.66	(0.65)	100.00000%	(0.65)	2,476,641.47
02/02/2023	(11.31)	10.66	(0.65)	100.00000%	(0.65)	2,476,652.78
02/08/2023	1,700.00	0.00	1,700.00	100.00000%	1,700.00	2,474,952.78
03/01/2023	(9.62)	9.62	0.00	100.00000%	0.00	2,474,962.40
03/02/2023	(0.59)	0.00	(0.59)	100.00000%	(0.59)	2,474,962.99
03/07/2023	400.00	0.00	400.00	100.00000%	400.00	2,474,562.99
03/21/2023	100.00	0.00	100.00	100.00000%	100.00	2,474,462.99
04/04/2023	(11.30)	10.65	(0.65)	100.00000%	(0.65)	2,474,474.29
04/24/2023	200.00	0.00	200.00	100.00000%	200.00	2,474,274.29
05/02/2023	(10.31)	10.31	0.00	100.00000%	0.00	2,474,284.60
05/03/2023	(0.63)	0.00	(0.63)	100.00000%	(0.63)	2,474,285.23
05/12/2023	300.00	0.00	300.00	100.00000%	300.00	2,473,985.23
06/02/2023	(11.30)	10.65	(0.65)	100.00000%	(0.65)	2,473,996.53
06/07/2023	(800.00)	0.00	(800.00)	100.00000%	(800.00)	2,474,796.53
06/27/2023	(2.40)	2.40	0.00	100.00000%	0.00	2,474,798.93
07/03/2023	0.00	5,668.30	5,668.30	100.00000%	5,668.30	2,474,798.93
07/05/2023	(6,015.54)	0.00	(6,015.54)	100.00000%	(6,015.54)	2,480,814.47

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Acquisition and Construction Fund

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
08/01/2023	0.00	9,025.98	9,025.98	100.00000%	9,025.98	2,480,814.47
08/02/2023	(9,578.78)	0.00	(9,578.78)	100.00000%	(9,578.78)	2,490,393.25
08/15/2023	200.00	0.00	200.00	100.00000%	200.00	2,490,193.25
08/22/2023	(0.15)	0.00	(0.15)	100.00000%	(0.15)	2,490,193.40
09/01/2023	0.00	11,314.04	11,314.04	100.00000%	11,314.04	2,490,193.40
09/05/2023	(12,002.91)	0.00	(12,002.91)	100.00000%	(12,002.91)	2,502,196.31
09/26/2023	300.00	0.00	300.00	100.00000%	300.00	2,501,896.31
10/02/2023	(10,995.55)	10,995.55	0.00	100.00000%	0.00	2,512,891.86
10/03/2023	(666.65)	0.00	(666.65)	100.00000%	(666.65)	2,513,558.51
10/11/2023	100.00	0.00	100.00	100.00000%	100.00	2,513,458.51
10/31/2023	2,513,458.51	10,684.15	2,524,142.66	100.00000%	2,524,142.66	0.00
	\$0.00	\$111,362.94	\$111,362.94		\$111,362.94	

Investment Yield for Acquisition and Construction Fund: 0.527441%

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Debt Service Reserve Fund

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
10/31/2018	(151,605.47)	0.00	(151,605.47)	100.00000%	(151,605.47)	151,605.47
11/02/2018	(1.26)	1.26	0.00	100.00000%	0.00	151,606.73
12/04/2018	(37.90)	37.90	0.00	100.00000%	0.00	151,644.63
12/05/2018	37.90	0.00	37.90	100.00000%	37.90	151,606.73
12/12/2018	1.26	0.00	1.26	100.00000%	1.26	151,605.47
01/02/2019	(39.17)	0.00	(39.17)	100.00000%	(39.17)	151,644.64
01/03/2019	0.00	39.17	39.17	100.00000%	39.17	151,644.64
01/04/2019	39.17	0.00	39.17	100.00000%	39.17	151,605.47
02/04/2019	(39.16)	39.16	0.00	100.00000%	0.00	151,644.63
02/05/2019	39.16	5.05	44.21	100.00000%	44.21	151,605.47
03/01/2019	0.00	30.32	30.32	100.00000%	30.32	151,605.47
04/01/2019	0.00	39.16	39.16	100.00000%	39.16	151,605.47
05/01/2019	0.00	37.90	37.90	100.00000%	37.90	151,605.47
06/03/2019	0.00	39.16	39.16	100.00000%	39.16	151,605.47
07/01/2019	0.00	37.90	37.90	100.00000%	37.90	151,605.47
08/01/2019	0.00	32.64	32.64	100.00000%	32.64	151,605.47
09/03/2019	0.00	195.82	195.82	100.00000%	195.82	151,605.47
10/01/2019	0.00	179.40	179.40	100.00000%	179.40	151,605.47
11/01/2019	0.00	169.08	169.08	100.00000%	169.08	151,605.47
12/02/2019	0.00	145.29	145.29	100.00000%	145.29	151,605.47
01/02/2020	0.00	150.13	150.13	100.00000%	150.13	151,605.47
02/03/2020	0.00	150.13	150.13	100.00000%	150.13	151,605.47
03/02/2020	0.00	135.19	135.19	100.00000%	135.19	151,605.47
04/01/2020	0.00	50.61	50.61	100.00000%	50.61	151,605.47
05/01/2020	0.00	2.53	2.53	100.00000%	2.53	151,605.47
06/01/2020	0.00	2.61	2.61	100.00000%	2.61	151,605.47
07/01/2020	0.00	2.02	2.02	100.00000%	2.02	151,605.47
08/03/2020	0.00	1.35	1.35	100.00000%	1.35	151,605.47
09/01/2020	0.00	0.65	0.65	100.00000%	0.65	151,605.47
10/01/2020	0.00	0.63	0.63	100.00000%	0.63	151,605.47
11/02/2020	0.00	0.65	0.65	100.00000%	0.65	151,605.47
12/01/2020	0.00	0.63	0.63	100.00000%	0.63	151,605.47
01/04/2021	0.00	0.65	0.65	100.00000%	0.65	151,605.47
02/01/2021	0.00	0.65	0.65	100.00000%	0.65	151,605.47
03/01/2021	0.00	0.59	0.59	100.00000%	0.59	151,605.47
04/01/2021	0.00	0.65	0.65	100.00000%	0.65	151,605.47
05/03/2021	0.00	0.63	0.63	100.00000%	0.63	151,605.47
06/01/2021	0.00	0.65	0.65	100.00000%	0.65	151,605.47
07/01/2021	0.00	0.63	0.63	100.00000%	0.63	151,605.47
08/02/2021	0.00	0.65	0.65	100.00000%	0.65	151,605.47
09/01/2021	0.00	0.65	0.65	100.00000%	0.65	151,605.47
10/01/2021	0.00	0.63	0.63	100.00000%	0.63	151,605.47
11/01/2021	0.00	0.65	0.65	100.00000%	0.65	151,605.47
12/01/2021	0.00	0.63	0.63	100.00000%	0.63	151,605.47
01/03/2022	0.00	0.65	0.65	100.00000%	0.65	151,605.47
02/01/2022	0.00	0.65	0.65	100.00000%	0.65	151,605.47
03/01/2022	0.00	0.59	0.59	100.00000%	0.59	151,605.47
04/01/2022	0.00	0.65	0.65	100.00000%	0.65	151,605.47
05/02/2022	0.00	0.63	0.63	100.00000%	0.63	151,605.47
06/01/2022	0.00	0.65	0.65	100.00000%	0.65	151,605.47
07/01/2022	0.00	0.63	0.63	100.00000%	0.63	151,605.47
08/01/2022	0.00	0.65	0.65	100.00000%	0.65	151,605.47

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Debt Service Reserve Fund

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
09/01/2022	0.00	0.65	0.65	100.00000%	0.65	151,605.47
10/03/2022	0.00	0.63	0.63	100.00000%	0.63	151,605.47
11/01/2022	0.00	0.65	0.65	100.00000%	0.65	151,605.47
12/01/2022	0.00	0.63	0.63	100.00000%	0.63	151,605.47
01/03/2023	0.00	0.65	0.65	100.00000%	0.65	151,605.47
02/01/2023	0.00	0.65	0.65	100.00000%	0.65	151,605.47
03/01/2023	0.00	0.59	0.59	100.00000%	0.59	151,605.47
04/03/2023	0.00	0.65	0.65	100.00000%	0.65	151,605.47
05/01/2023	0.00	0.63	0.63	100.00000%	0.63	151,605.47
06/01/2023	0.00	0.65	0.65	100.00000%	0.65	151,605.47
06/08/2023	151,605.47	0.00	151,605.47	100.00000%	151,605.47	0.00
06/09/2023	(151,605.47)	0.00	(151,605.47)	100.00000%	(151,605.47)	151,605.47
06/27/2023	(0.15)	0.15	0.00	100.00000%	0.00	151,605.62
07/03/2023	0.00	347.24	347.24	100.00000%	347.24	151,605.62
08/01/2023	0.00	551.80	551.80	100.00000%	551.80	151,605.62
08/22/2023	0.15	0.00	0.15	100.00000%	0.15	151,605.47
09/01/2023	0.00	688.87	688.87	100.00000%	688.87	151,605.47
10/02/2023	(666.65)	666.65	0.00	100.00000%	0.00	152,272.12
10/03/2023	666.65	0.00	666.65	100.00000%	666.65	151,605.47
10/31/2023	151,605.47	644.52	152,249.99	100.00000%	152,249.99	0.00
	\$0.00	\$4,444.71	\$4,444.71		\$4,444.71	

Investment Yield for Debt Service Reserve Fund: 0.584107%

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Cost of Issuance Fund

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
10/31/2018	(15,499.36)	0.00	(15,499.36)	100.00000%	(15,499.36)	15,499.36
11/02/2018	(0.13)	0.13	0.00	100.00000%	0.00	15,499.49
11/05/2018	1,500.00	0.00	1,500.00	100.00000%	1,500.00	13,999.49
11/14/2018	6,500.00	0.00	6,500.00	100.00000%	6,500.00	7,499.49
12/04/2018	(2.63)	2.63	0.00	100.00000%	0.00	7,502.12
01/02/2019	(1.94)	0.00	(1.94)	100.00000%	(1.94)	7,504.06
01/03/2019	0.00	1.94	1.94	100.00000%	1.94	7,504.06
02/04/2019	(1.94)	1.94	0.00	100.00000%	0.00	7,506.00
03/04/2019	(1.75)	1.75	0.00	100.00000%	0.00	7,507.75
04/02/2019	(1.94)	1.94	0.00	100.00000%	0.00	7,509.69
04/10/2019	5,000.00	0.00	5,000.00	100.00000%	5,000.00	2,509.69
04/11/2019	2,509.69	0.58	2,510.27	100.00000%	2,510.27	0.00
	\$0.00	\$10.91	\$10.91		\$10.91	

Investment Yield for Cost of Issuance Fund: 0.301895%

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

INVESTMENT CASHFLOW BY FUND

Capitalized Interest

Transaction Date	Principal	Interest	Total	Includable Percentage	Includable Amount	Balance
10/31/2018	(304,000.86)	0.00	(304,000.86)	100.00000%	(304,000.86)	304,000.86
11/02/2018	(2.53)	2.53	0.00	100.00000%	0.00	304,003.39
12/04/2018	(76.00)	76.00	0.00	100.00000%	0.00	304,079.39
01/02/2019	(78.56)	78.56	0.00	100.00000%	0.00	304,157.95
02/04/2019	(78.57)	78.57	0.00	100.00000%	0.00	304,236.52
03/04/2019	(70.99)	70.99	0.00	100.00000%	0.00	304,307.51
04/02/2019	(78.61)	78.61	0.00	100.00000%	0.00	304,386.12
05/01/2019	152,421.48	0.00	152,421.48	100.00000%	152,421.48	151,964.64
05/02/2019	(76.10)	76.10	0.00	100.00000%	0.00	152,040.74
06/04/2019	(39.28)	39.28	0.00	100.00000%	0.00	152,080.02
07/01/2019	(38.02)	38.02	0.00	100.00000%	0.00	152,118.04
08/01/2019	(32.75)	0.00	(32.75)	100.00000%	(32.75)	152,150.79
08/02/2019	0.00	32.75	32.75	100.00000%	32.75	152,150.79
09/04/2019	(196.53)	196.53	0.00	100.00000%	0.00	152,347.32
10/02/2019	(180.28)	180.28	0.00	100.00000%	0.00	152,527.60
10/31/2019	152,527.60	174.50	152,702.10	100.00000%	152,702.10	0.00
	\$0.00	\$1,122.72	\$1,122.72		\$1,122.72	

Investment Yield for Capitalized Interest: 0.491155%

Grand Total:	\$ 0.00	\$ 116,941.28	\$ 116,941.28		\$ 116,941.28	
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Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS

Transaction Date	Includable Principal	Includable Interest	Includable Total	Present Value Factor	Present Value 10/31/2018 0.528970%
10/31/2018	(7,768,913.22)	0.00	(7,768,913.22)	1.0000000	(7,768,913.22)
11/02/2018	(64.74)	64.74	0.00	0.9999707	0.00
11/05/2018	1,500.00	0.00	1,500.00	0.9999266	1,499.89
11/14/2018	6,500.00	0.00	6,500.00	0.9997946	6,498.66
11/15/2018	847,256.85	0.00	847,256.85	0.9997799	847,070.38
12/04/2018	(1,828.03)	1,828.03	0.00	0.9995012	0.00
12/05/2018	0.00	0.00	0.00	0.9994865	0.00
12/12/2018	1.26	0.00	1.26	0.9993839	1.26
12/13/2018	(1.26)	0.00	(1.26)	0.9993692	(1.26)
01/02/2019	(119.67)	1,745.42	1,625.75	0.9990906	1,624.27
01/03/2019	(1,666.86)	41.11	(1,625.75)	0.9990760	(1,624.25)
01/04/2019	0.00	0.00	0.00	0.9990613	0.00
02/04/2019	(1,786.97)	1,786.97	0.00	0.9986216	0.00
02/05/2019	0.00	5.05	5.05	0.9986069	5.04
02/06/2019	(5.05)	0.00	(5.05)	0.9985923	(5.04)
03/01/2019	0.00	30.32	30.32	0.9982260	30.27
03/04/2019	(1,609.41)	1,579.09	(30.32)	0.9981820	(30.26)
04/01/2019	0.00	39.16	39.16	0.9977866	39.07
04/02/2019	(1,748.69)	1,748.69	0.00	0.9977720	0.00
04/03/2019	(39.16)	0.00	(39.16)	0.9977574	(39.07)
04/10/2019	5,000.00	0.00	5,000.00	0.9976549	4,988.27
04/11/2019	0.00	0.58	0.58	0.9976402	0.58
04/15/2019	(0.58)	0.00	(0.58)	0.9975817	(0.58)
05/01/2019	152,421.48	37.90	152,459.38	0.9973475	152,054.98
05/02/2019	(1,691.27)	1,691.27	0.00	0.9973329	0.00
05/06/2019	(37.90)	0.00	(37.90)	0.9972743	(37.80)
06/03/2019	0.00	39.16	39.16	0.9968793	39.04
06/04/2019	(1,708.94)	1,708.94	0.00	0.9968646	0.00
06/05/2019	(39.16)	0.00	(39.16)	0.9968500	(39.04)
07/01/2019	(1,654.25)	1,692.15	37.90	0.9964698	37.77
07/03/2019	(37.90)	0.00	(37.90)	0.9964405	(37.77)
07/15/2019	17,810.00	0.00	17,810.00	0.9962651	17,743.48
07/17/2019	5,670.50	0.00	5,670.50	0.9962358	5,649.16
07/26/2019	20,200.00	0.00	20,200.00	0.9961043	20,121.31
08/01/2019	(1,421.32)	32.64	(1,388.68)	0.9960312	(1,383.17)
08/02/2019	0.00	1,421.32	1,421.32	0.9960166	1,415.66
08/05/2019	(32.64)	0.00	(32.64)	0.9959727	(32.51)
08/06/2019	40,342.50	0.00	40,342.50	0.9959581	40,179.44
08/09/2019	27,305.00	0.00	27,305.00	0.9959143	27,193.44
09/03/2019	0.00	195.82	195.82	0.9955636	194.95
09/04/2019	(8,424.69)	8,424.69	0.00	0.9955490	0.00
09/05/2019	47,789.18	0.00	47,789.18	0.9955344	47,575.77
09/09/2019	39,087.50	0.00	39,087.50	0.9954759	38,910.67
10/01/2019	22,682.00	179.40	22,861.40	0.9951546	22,750.63
10/02/2019	(7,630.24)	7,630.24	0.00	0.9951400	0.00
10/04/2019	(179.40)	0.00	(179.40)	0.9951108	(178.52)
10/15/2019	14,738.24	0.00	14,738.24	0.9949502	14,663.81
10/16/2019	11,815.00	0.00	11,815.00	0.9949356	11,755.16
10/31/2019	152,527.60	174.50	152,702.10	0.9947312	151,897.54

Meadow Point II Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2018

TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS

Transaction Date	Includable Principal	Includable Interest	Includable Total	Present Value Factor	Present Value 10/31/2018 0.528970%
11/01/2019	0.00	169.08	169.08	0.9947166	168.19
11/04/2019	(6,969.14)	6,969.14	0.00	0.9946728	0.00
11/05/2019	(169.08)	0.00	(169.08)	0.9946582	(168.18)
11/15/2019	72,960.00	0.00	72,960.00	0.9945123	72,559.62
12/02/2019	0.00	145.29	145.29	0.9942642	144.46
12/03/2019	(5,946.07)	5,946.07	0.00	0.9942496	0.00
12/04/2019	(145.29)	0.00	(145.29)	0.9942350	(144.45)
01/02/2020	0.00	150.13	150.13	0.9938266	149.20
01/03/2020	(6,116.60)	6,116.60	0.00	0.9938120	0.00
01/06/2020	(150.13)	0.00	(150.13)	0.9937683	(149.19)
01/10/2020	17,810.00	0.00	17,810.00	0.9937099	17,697.97
01/13/2020	46,907.00	0.00	46,907.00	0.9936662	46,609.90
02/03/2020	0.00	150.13	150.13	0.9933746	149.14
02/04/2020	(6,081.80)	6,081.80	0.00	0.9933600	0.00
02/06/2020	(150.13)	0.00	(150.13)	0.9933309	(149.13)
02/27/2020	(46,907.00)	0.00	(46,907.00)	0.9930248	(46,579.82)
03/02/2020	0.00	135.19	135.19	0.9929520	134.24
03/03/2020	(5,465.23)	5,465.23	0.00	0.9929374	0.00
03/05/2020	3,467.31	0.00	3,467.31	0.9929083	3,442.72
03/12/2020	76,510.09	0.00	76,510.09	0.9928063	75,959.70
03/20/2020	46,907.00	0.00	46,907.00	0.9926897	46,564.10
04/01/2020	(2,054.65)	2,105.26	50.61	0.9925295	50.23
04/02/2020	(50.61)	0.00	(50.61)	0.9925149	(50.23)
04/09/2020	62,205.16	0.00	62,205.16	0.9924130	61,733.21
05/01/2020	10,897.00	2.53	10,899.53	0.9920927	10,813.34
05/04/2020	81,108.86	100.11	81,208.97	0.9920490	80,563.28
06/01/2020	0.00	2.61	2.61	0.9916560	2.59
06/02/2020	(101.71)	101.71	0.00	0.9916415	0.00
06/03/2020	(2.61)	0.00	(2.61)	0.9916269	(2.59)
07/01/2020	0.00	2.02	2.02	0.9912196	2.00
07/02/2020	(80.66)	78.64	(2.02)	0.9912050	(2.00)
07/15/2020	119,322.45	0.00	119,322.45	0.9910159	118,250.45
08/03/2020	85,000.00	1.35	85,001.35	0.9907542	84,215.45
08/04/2020	(52.11)	52.11	0.00	0.9907397	0.00
08/05/2020	(1.35)	0.00	(1.35)	0.9907251	(1.34)
08/25/2020	10,714.00	0.00	10,714.00	0.9904344	10,611.51
09/01/2020	(24.54)	25.19	0.65	0.9903472	0.64
09/02/2020	74,676.85	0.00	74,676.85	0.9903327	73,954.93
09/09/2020	163,406.59	0.00	163,406.59	0.9902310	161,810.27
09/18/2020	151,562.70	0.00	151,562.70	0.9901002	150,062.26
09/21/2020	2,091.43	0.00	2,091.43	0.9900566	2,070.63
09/22/2020	786.00	0.00	786.00	0.9900421	778.17
10/01/2020	0.00	0.63	0.63	0.9899113	0.62
10/02/2020	(22.60)	22.60	0.00	0.9898968	0.00
10/05/2020	(0.63)	0.00	(0.63)	0.9898532	(0.62)
11/02/2020	0.00	0.65	0.65	0.9894611	0.64
11/03/2020	(22.78)	22.78	0.00	0.9894466	0.00
11/04/2020	(0.65)	0.00	(0.65)	0.9894321	(0.64)
11/05/2020	118,874.00	0.00	118,874.00	0.9894176	117,616.02

Meadow Point II Community Development District
(Pasco County, Florida)
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TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS

Transaction Date	Includable Principal	Includable Interest	Includable Total	Present Value Factor	Present Value 10/31/2018 0.528970%
12/01/2020	0.00	0.63	0.63	0.9890402	0.62
12/02/2020	(21.61)	21.61	0.00	0.9890256	0.00
12/03/2020	(0.63)	0.00	(0.63)	0.9890111	(0.62)
12/28/2020	48,896.50	0.00	48,896.50	0.9886484	48,341.44
01/04/2021	0.00	0.65	0.65	0.9885613	0.64
01/05/2021	(22.25)	22.25	0.00	0.9885468	0.00
01/06/2021	(0.65)	0.00	(0.65)	0.9885323	(0.64)
01/15/2021	1,186,254.14	0.00	1,186,254.14	0.9884018	1,172,495.69
02/01/2021	0.00	0.65	0.65	0.9881697	0.64
02/02/2021	(19.24)	19.24	0.00	0.9881552	0.00
02/03/2021	(0.65)	0.00	(0.65)	0.9881407	(0.64)
02/11/2021	2,850.00	0.00	2,850.00	0.9880247	2,815.87
02/12/2021	655.00	0.00	655.00	0.9880102	647.15
02/16/2021	60,736.41	0.00	60,736.41	0.9879522	60,004.67
03/01/2021	0.00	0.59	0.59	0.9877348	0.58
03/02/2021	(15.19)	15.19	0.00	0.9877203	0.00
03/03/2021	(0.59)	0.00	(0.59)	0.9877058	(0.58)
04/01/2021	(16.68)	17.33	0.65	0.9873001	0.64
04/05/2021	(0.65)	0.00	(0.65)	0.9872421	(0.64)
04/23/2021	14,450.00	0.00	14,450.00	0.9869814	14,261.88
04/26/2021	120,000.00	0.00	120,000.00	0.9869379	118,432.55
05/03/2021	0.00	0.63	0.63	0.9868366	0.62
05/04/2021	(16.04)	16.04	0.00	0.9868221	0.00
05/05/2021	(0.63)	0.00	(0.63)	0.9868076	(0.62)
05/13/2021	1,013,427.71	0.00	1,013,427.71	0.9866918	999,940.78
06/01/2021	0.00	0.65	0.65	0.9864312	0.64
06/02/2021	(13.42)	13.42	0.00	0.9864167	0.00
06/03/2021	(0.65)	0.00	(0.65)	0.9864022	(0.64)
07/01/2021	0.00	0.63	0.63	0.9859970	0.62
07/02/2021	(11.36)	11.36	0.00	0.9859826	0.00
07/06/2021	(0.63)	0.00	(0.63)	0.9859247	(0.62)
07/21/2021	53,108.00	0.00	53,108.00	0.9857077	52,348.96
08/02/2021	0.00	0.65	0.65	0.9855486	0.64
08/03/2021	(11.65)	11.65	0.00	0.9855341	0.00
08/04/2021	(0.65)	0.00	(0.65)	0.9855197	(0.64)
09/01/2021	0.00	0.65	0.65	0.9851293	0.64
09/02/2021	(12.15)	11.50	(0.65)	0.9851148	(0.64)
10/01/2021	0.00	0.63	0.63	0.9846957	0.62
10/04/2021	(11.76)	11.13	(0.63)	0.9846523	(0.62)
11/01/2021	0.00	0.65	0.65	0.9842623	0.64
11/02/2021	(12.15)	11.50	(0.65)	0.9842479	(0.64)
12/01/2021	(11.13)	11.76	0.63	0.9838291	0.62
12/02/2021	(0.63)	0.00	(0.63)	0.9838147	(0.62)
12/16/2021	1,160.50	0.00	1,160.50	0.9836126	1,141.48
01/03/2022	0.00	0.65	0.65	0.9833672	0.64
01/04/2022	(12.14)	11.49	(0.65)	0.9833528	(0.64)
02/01/2022	0.00	0.65	0.65	0.9829633	0.64
02/02/2022	(12.14)	11.49	(0.65)	0.9829488	(0.64)
03/01/2022	0.00	0.59	0.59	0.9825306	0.58

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TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS

Transaction Date	Includable Principal	Includable Interest	Includable Total	Present Value Factor	Present Value 10/31/2018 0.528970%
03/02/2022	(10.97)	10.38	(0.59)	0.9825162	(0.58)
03/07/2022	2,340.00	0.00	2,340.00	0.9824441	2,298.92
03/29/2022	9,763.00	0.00	9,763.00	0.9821270	9,588.51
03/30/2022	195.00	0.00	195.00	0.9821126	191.51
04/01/2022	0.00	0.65	0.65	0.9820982	0.64
04/04/2022	(12.13)	11.48	(0.65)	0.9820550	(0.64)
05/02/2022	0.00	0.63	0.63	0.9816515	0.62
05/03/2022	(11.71)	11.08	(0.63)	0.9816371	(0.62)
06/01/2022	0.00	0.65	0.65	0.9812339	0.64
06/02/2022	(12.10)	11.45	(0.65)	0.9812195	(0.64)
06/06/2022	9,568.00	0.00	9,568.00	0.9811619	9,387.76
06/21/2022	292.50	0.00	292.50	0.9809459	286.93
06/29/2022	(9,568.00)	0.00	(9,568.00)	0.9808308	(9,384.59)
07/01/2022	0.00	0.63	0.63	0.9808020	0.62
07/05/2022	(11.68)	11.05	(0.63)	0.9807444	(0.62)
07/28/2022	4,430.00	0.00	4,430.00	0.9804135	4,343.23
08/01/2022	(11.44)	12.09	0.65	0.9803703	0.64
08/02/2022	(0.65)	0.00	(0.65)	0.9803559	(0.64)
08/12/2022	51,303.18	0.00	51,303.18	0.9802121	50,288.00
09/01/2022	0.00	0.65	0.65	0.9799388	0.64
09/02/2022	(11.94)	11.29	(0.65)	0.9799245	(0.64)
09/12/2022	174,450.00	0.00	174,450.00	0.9797807	170,922.74
09/22/2022	(50,503.18)	0.00	(50,503.18)	0.9796369	(49,474.78)
10/03/2022	0.00	0.63	0.63	0.9794788	0.62
10/04/2022	(11.07)	10.44	(0.63)	0.9794644	(0.62)
10/14/2022	600.00	0.00	600.00	0.9793207	587.59
11/01/2022	0.00	0.65	0.65	0.9790764	0.64
11/02/2022	(11.31)	10.66	(0.65)	0.9790621	(0.64)
11/07/2022	100.00	0.00	100.00	0.9789902	97.90
12/01/2022	0.00	0.63	0.63	0.9786455	0.62
12/02/2022	(10.95)	10.32	(0.63)	0.9786311	(0.62)
12/06/2022	500.00	0.00	500.00	0.9785737	489.29
01/03/2023	400.00	0.65	400.65	0.9781861	391.91
01/04/2023	(11.31)	10.66	(0.65)	0.9781717	(0.64)
02/01/2023	0.00	0.65	0.65	0.9777842	0.64
02/02/2023	(11.31)	10.66	(0.65)	0.9777699	(0.64)
02/08/2023	1,700.00	0.00	1,700.00	0.9776838	1,662.06
03/01/2023	(9.62)	10.21	0.59	0.9773539	0.58
03/02/2023	(0.59)	0.00	(0.59)	0.9773395	(0.58)
03/07/2023	400.00	0.00	400.00	0.9772678	390.91
03/21/2023	100.00	0.00	100.00	0.9770671	97.71
04/03/2023	0.00	0.65	0.65	0.9768950	0.64
04/04/2023	(11.30)	10.65	(0.65)	0.9768807	(0.64)
04/24/2023	200.00	0.00	200.00	0.9765941	195.32
05/01/2023	0.00	0.63	0.63	0.9764937	0.62
05/02/2023	(10.31)	10.31	0.00	0.9764794	0.00
05/03/2023	(0.63)	0.00	(0.63)	0.9764651	(0.62)
05/12/2023	300.00	0.00	300.00	0.9763361	292.90
06/01/2023	0.00	0.65	0.65	0.9760640	0.63

Meadow Point II Community Development District
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TOTAL INVESTMENT CASHFLOW AND YIELD ON ALL FUNDS

Transaction Date	Includable Principal	Includable Interest	Includable Total	Present Value Factor	Present Value 10/31/2018 0.528970%
06/02/2023	(11.30)	10.65	(0.65)	0.9760496	(0.63)
06/07/2023	(800.00)	0.00	(800.00)	0.9759780	(780.78)
06/08/2023	151,605.47	0.00	151,605.47	0.9759637	147,961.44
06/09/2023	(151,605.47)	0.00	(151,605.47)	0.9759494	(147,959.26)
06/27/2023	(2.55)	2.55	0.00	0.9756916	0.00
07/03/2023	0.00	6,015.54	6,015.54	0.9756057	5,868.80
07/05/2023	(6,015.54)	0.00	(6,015.54)	0.9755771	(5,868.62)
08/01/2023	0.00	9,577.78	9,577.78	0.9752050	9,340.30
08/02/2023	(9,578.78)	0.00	(9,578.78)	0.9751906	(9,341.14)
08/15/2023	200.00	0.00	200.00	0.9750046	195.00
08/22/2023	0.00	0.00	0.00	0.9749045	0.00
09/01/2023	0.00	12,002.91	12,002.91	0.9747757	11,700.15
09/05/2023	(12,002.91)	0.00	(12,002.91)	0.9747185	(11,699.46)
09/26/2023	300.00	0.00	300.00	0.9744182	292.33
10/02/2023	(11,662.20)	11,662.20	0.00	0.9743324	0.00
10/03/2023	0.00	0.00	0.00	0.9743181	0.00
10/11/2023	100.00	0.00	100.00	0.9742037	97.42
10/31/2023	2,665,063.98	11,328.67	2,676,392.65	0.9739322	2,606,624.89
	\$0.00	\$116,941.28	\$116,941.28		\$0.00

\$8,425,000
Meadow Point II Community Development District
(Pasco County, Florida)
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COMPUTATION OF THE REBATE AMOUNT

Transaction Date	Includable Principal	Includable Interest	Includable Total	Future Value Factor	Future Value 10/31/2023 4.319376%
10/31/2018	(7,768,913.22)	0.00	(7,768,913.22)	1.2382136	(9,619,574.39)
11/02/2018	(64.74)	64.74	0.00	1.2380667	0.00
11/05/2018	1,500.00	0.00	1,500.00	1.2376259	1,856.44
11/14/2018	6,500.00	0.00	6,500.00	1.2363043	8,035.98
11/15/2018	847,256.85	0.00	847,256.85	1.2361576	1,047,343.00
12/04/2018	(1,828.03)	1,828.03	0.00	1.2333727	0.00
12/05/2018	0.00	0.00	0.00	1.2332263	0.00
12/12/2018	1.26	0.00	1.26	1.2322020	1.55
12/13/2018	(1.26)	0.00	(1.26)	1.2320557	(1.55)
01/02/2019	(119.67)	1,745.42	1,625.75	1.2292801	1,998.50
01/03/2019	(1,666.86)	41.11	(1,625.75)	1.2291342	(1,998.26)
01/04/2019	0.00	0.00	0.00	1.2289883	0.00
02/04/2019	(1,786.97)	1,786.97	0.00	1.2246194	0.00
02/05/2019	0.00	5.05	5.05	1.2244741	6.18
02/06/2019	(5.05)	0.00	(5.05)	1.2243287	(6.18)
03/01/2019	0.00	30.32	30.32	1.2207008	37.01
03/04/2019	(1,609.41)	1,579.09	(30.32)	1.2202661	(37.00)
04/01/2019	0.00	39.16	39.16	1.2163614	47.63
04/02/2019	(1,748.69)	1,748.69	0.00	1.2162170	0.00
04/03/2019	(39.16)	0.00	(39.16)	1.2160726	(47.62)
04/10/2019	5,000.00	0.00	5,000.00	1.2150626	6,075.31
04/11/2019	0.00	0.58	0.58	1.2149183	0.70
04/15/2019	(0.58)	0.00	(0.58)	1.2143416	(0.70)
05/01/2019	152,421.48	37.90	152,459.38	1.2120374	184,786.47
05/02/2019	(1,691.27)	1,691.27	0.00	1.2118936	0.00
05/06/2019	(37.90)	0.00	(37.90)	1.2113183	(45.91)
06/03/2019	0.00	39.16	39.16	1.2074421	47.28
06/04/2019	(1,708.94)	1,708.94	0.00	1.2072988	0.00
06/05/2019	(39.16)	0.00	(39.16)	1.2071555	(47.27)
07/01/2019	(1,654.25)	1,692.15	37.90	1.2034356	45.61
07/03/2019	(37.90)	0.00	(37.90)	1.2031499	(45.60)
07/15/2019	17,810.00	0.00	17,810.00	1.2014373	21,397.60
07/17/2019	5,670.50	0.00	5,670.50	1.2011521	6,811.13
07/26/2019	20,200.00	0.00	20,200.00	1.1998695	24,237.36
08/01/2019	(1,421.32)	32.64	(1,388.68)	1.1991576	(1,665.25)
08/02/2019	0.00	1,421.32	1,421.32	1.1990152	1,704.18
08/05/2019	(32.64)	0.00	(32.64)	1.1985883	(39.12)
08/06/2019	40,342.50	0.00	40,342.50	1.1984460	48,348.31
08/09/2019	27,305.00	0.00	27,305.00	1.1980193	32,711.92
09/03/2019	0.00	195.82	195.82	1.1946111	233.93
09/04/2019	(8,424.69)	8,424.69	0.00	1.1944693	0.00
09/05/2019	47,789.18	0.00	47,789.18	1.1943275	57,075.93
09/09/2019	39,087.50	0.00	39,087.50	1.1937606	46,661.12
10/01/2019	22,682.00	179.40	22,861.40	1.1906471	27,219.86
10/02/2019	(7,630.24)	7,630.24	0.00	1.1905058	0.00
10/04/2019	(179.40)	0.00	(179.40)	1.1902232	(213.53)
10/15/2019	14,738.24	0.00	14,738.24	1.1886700	17,518.90
10/16/2019	11,815.00	0.00	11,815.00	1.1885290	14,042.47
10/31/2019	152,527.60	174.50	152,702.10	1.1864146	181,168.00
11/01/2019	0.00	169.08	169.08	1.1864146	200.60

\$8,425,000
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COMPUTATION OF THE REBATE AMOUNT

Transaction Date	Includable Principal	Includable Interest	Includable Total	Future Value Factor	Future Value 10/31/2023 4.319376%
11/04/2019	(6,969.14)	6,969.14	0.00	1.1859921	0.00
11/05/2019	(169.08)	0.00	(169.08)	1.1858514	(200.50)
11/15/2019	72,960.00	0.00	72,960.00	1.1844445	86,417.07
12/02/2019	0.00	145.29	145.29	1.1820567	171.74
12/03/2019	(5,946.07)	5,946.07	0.00	1.1819164	0.00
12/04/2019	(145.29)	0.00	(145.29)	1.1817761	(171.70)
01/02/2020	0.00	150.13	150.13	1.1778547	176.83
01/03/2020	(6,116.60)	6,116.60	0.00	1.1777149	0.00
01/06/2020	(150.13)	0.00	(150.13)	1.1772956	(176.75)
01/10/2020	17,810.00	0.00	17,810.00	1.1767367	20,957.68
01/13/2020	46,907.00	0.00	46,907.00	1.1763177	55,177.54
02/03/2020	0.00	150.13	150.13	1.1735283	176.18
02/04/2020	(6,081.80)	6,081.80	0.00	1.1733891	0.00
02/06/2020	(150.13)	0.00	(150.13)	1.1731105	(176.12)
02/27/2020	(46,907.00)	0.00	(46,907.00)	1.1701898	(54,890.09)
03/02/2020	0.00	135.19	135.19	1.1694955	158.10
03/03/2020	(5,465.23)	5,465.23	0.00	1.1693567	0.00
03/05/2020	3,467.31	0.00	3,467.31	1.1690791	4,053.56
03/12/2020	76,510.09	0.00	76,510.09	1.1681080	89,372.05
03/20/2020	46,907.00	0.00	46,907.00	1.1669993	54,740.44
04/01/2020	(2,054.65)	2,105.26	50.61	1.1654765	58.98
04/02/2020	(50.61)	0.00	(50.61)	1.1653381	(58.98)
04/09/2020	62,205.16	0.00	62,205.16	1.1643702	72,429.83
05/01/2020	10,897.00	2.53	10,899.53	1.1613334	12,657.99
05/04/2020	81,108.86	100.11	81,208.97	1.1609199	94,277.11
06/01/2020	0.00	2.61	2.61	1.1572050	3.02
06/02/2020	(101.71)	101.71	0.00	1.1570677	0.00
06/03/2020	(2.61)	0.00	(2.61)	1.1569303	(3.02)
07/01/2020	0.00	2.02	2.02	1.1530914	2.33
07/02/2020	(80.66)	78.64	(2.02)	1.1529545	(2.33)
07/15/2020	119,322.45	0.00	119,322.45	1.1511767	137,361.22
08/03/2020	85,000.00	1.35	85,001.35	1.1487196	97,642.72
08/04/2020	(52.11)	52.11	0.00	1.1485832	0.00
08/05/2020	(1.35)	0.00	(1.35)	1.1484469	(1.55)
08/25/2020	10,714.00	0.00	10,714.00	1.1457236	12,275.28
09/01/2020	(24.54)	25.19	0.65	1.1449079	0.74
09/02/2020	74,676.85	0.00	74,676.85	1.1447720	85,487.96
09/09/2020	163,406.59	0.00	163,406.59	1.1438211	186,907.91
09/18/2020	151,562.70	0.00	151,562.70	1.1425998	173,175.51
09/21/2020	2,091.43	0.00	2,091.43	1.1421930	2,388.82
09/22/2020	786.00	0.00	786.00	1.1420574	897.66
10/01/2020	0.00	0.63	0.63	1.1408379	0.72
10/02/2020	(22.60)	22.60	0.00	1.1407025	0.00
10/05/2020	(0.63)	0.00	(0.63)	1.1402963	(0.72)
11/02/2020	0.00	0.65	0.65	1.1366475	0.74
11/03/2020	(22.78)	22.78	0.00	1.1365126	0.00
11/04/2020	(0.65)	0.00	(0.65)	1.1363777	(0.74)
11/05/2020	118,874.00	0.00	118,874.00	1.1362428	135,069.73
12/01/2020	0.00	0.63	0.63	1.1327414	0.71
12/02/2020	(21.61)	21.61	0.00	1.1326069	0.00

\$8,425,000
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(Pasco County, Florida)
Special Assessment Bonds, Series 2018

COMPUTATION OF THE REBATE AMOUNT

Transaction Date	Includable Principal	Includable Interest	Includable Total	Future Value Factor	Future Value 10/31/2023 4.319376%
12/03/2020	(0.63)	0.00	(0.63)	1.1324725	(0.71)
12/28/2020	48,896.50	0.00	48,896.50	1.1291167	55,209.85
01/04/2021	0.00	0.65	0.65	1.1283128	0.73
01/05/2021	(22.25)	22.25	0.00	1.1281788	0.00
01/06/2021	(0.65)	0.00	(0.65)	1.1280449	(0.73)
01/15/2021	1,186,254.14	0.00	1,186,254.14	1.1268404	1,336,719.13
02/01/2021	0.00	0.65	0.65	1.1247023	0.73
02/02/2021	(19.24)	19.24	0.00	1.1245688	0.00
02/03/2021	(0.65)	0.00	(0.65)	1.1244353	(0.73)
02/11/2021	2,850.00	0.00	2,850.00	1.1233680	3,201.60
02/12/2021	655.00	0.00	655.00	1.1232346	735.72
02/16/2021	60,736.41	0.00	60,736.41	1.1227014	68,188.85
03/01/2021	0.00	0.59	0.59	1.1207041	0.66
03/02/2021	(15.19)	15.19	0.00	1.1205711	0.00
03/03/2021	(0.59)	0.00	(0.59)	1.1204381	(0.66)
04/01/2021	(16.68)	17.33	0.65	1.1167202	0.73
04/05/2021	(0.65)	0.00	(0.65)	1.1161901	(0.73)
04/23/2021	14,450.00	0.00	14,450.00	1.1138077	16,094.52
04/26/2021	120,000.00	0.00	120,000.00	1.1134111	133,609.34
05/03/2021	0.00	0.63	0.63	1.1124863	0.70
05/04/2021	(16.04)	16.04	0.00	1.1123543	0.00
05/05/2021	(0.63)	0.00	(0.63)	1.1122223	(0.70)
05/13/2021	1,013,427.71	0.00	1,013,427.71	1.1111665	1,126,086.97
06/01/2021	0.00	0.65	0.65	1.1087949	0.72
06/02/2021	(13.42)	13.42	0.00	1.1086632	0.00
06/03/2021	(0.65)	0.00	(0.65)	1.1085316	(0.72)
07/01/2021	0.00	0.63	0.63	1.1048533	0.70
07/02/2021	(11.36)	11.36	0.00	1.1047221	0.00
07/06/2021	(0.63)	0.00	(0.63)	1.1041977	(0.70)
07/21/2021	53,108.00	0.00	53,108.00	1.1022333	58,537.41
08/02/2021	0.00	0.65	0.65	1.1007950	0.72
08/03/2021	(11.65)	11.65	0.00	1.1006644	0.00
08/04/2021	(0.65)	0.00	(0.65)	1.1005337	(0.72)
09/01/2021	0.00	0.65	0.65	1.0970121	0.71
09/02/2021	(12.15)	11.50	(0.65)	1.0968819	(0.71)
10/01/2021	0.00	0.63	0.63	1.0931124	0.69
10/04/2021	(11.76)	11.13	(0.63)	1.0927232	(0.69)
11/01/2021	0.00	0.65	0.65	1.0892266	0.71
11/02/2021	(12.15)	11.50	(0.65)	1.0890973	(0.71)
12/01/2021	(11.13)	11.76	0.63	1.0853546	0.68
12/02/2021	(0.63)	0.00	(0.63)	1.0852257	(0.68)
12/16/2021	1,160.50	0.00	1,160.50	1.0834237	1,257.31
01/03/2022	0.00	0.65	0.65	1.0812396	0.70
01/04/2022	(12.14)	11.49	(0.65)	1.0811113	(0.70)
02/01/2022	0.00	0.65	0.65	1.0776518	0.70
02/02/2022	(12.14)	11.49	(0.65)	1.0775239	(0.70)
03/01/2022	0.00	0.59	0.59	1.0738209	0.63
03/02/2022	(10.97)	10.38	(0.59)	1.0736935	(0.63)
03/07/2022	2,340.00	0.00	2,340.00	1.0730564	2,510.95
03/29/2022	9,763.00	0.00	9,763.00	1.0702577	10,448.93

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COMPUTATION OF THE REBATE AMOUNT

Transaction Date	Includable Principal	Includable Interest	Includable Total	Future Value Factor	Future Value 10/31/2023 4.319376%
03/30/2022	195.00	0.00	195.00	1.0700037	208.65
04/01/2022	0.00	0.65	0.65	1.0700037	0.70
04/04/2022	(12.13)	11.48	(0.65)	1.0696227	(0.70)
05/02/2022	0.00	0.63	0.63	1.0660734	0.67
05/03/2022	(11.71)	11.08	(0.63)	1.0659469	(0.67)
06/01/2022	0.00	0.65	0.65	1.0624098	0.69
06/02/2022	(12.10)	11.45	(0.65)	1.0622837	(0.69)
06/06/2022	9,568.00	0.00	9,568.00	1.0617795	10,159.11
06/21/2022	292.50	0.00	292.50	1.0598906	310.02
06/29/2022	(9,568.00)	0.00	(9,568.00)	1.0588845	(10,131.41)
07/01/2022	0.00	0.63	0.63	1.0586332	0.67
07/05/2022	(11.68)	11.05	(0.63)	1.0581306	(0.67)
07/28/2022	4,430.00	0.00	4,430.00	1.0552456	4,674.74
08/01/2022	(11.44)	12.09	0.65	1.0548699	0.69
08/02/2022	(0.65)	0.00	(0.65)	1.0547447	(0.69)
08/12/2022	51,303.18	0.00	51,303.18	1.0534934	54,047.56
09/01/2022	0.00	0.65	0.65	1.0511200	0.68
09/02/2022	(11.94)	11.29	(0.65)	1.0509952	(0.68)
09/12/2022	174,450.00	0.00	174,450.00	1.0497484	183,128.61
09/22/2022	(50,503.18)	0.00	(50,503.18)	1.0485030	(52,952.74)
10/03/2022	0.00	0.63	0.63	1.0471348	0.66
10/04/2022	(11.07)	10.44	(0.63)	1.0470105	(0.66)
10/14/2022	600.00	0.00	600.00	1.0457684	627.46
11/01/2022	0.00	0.65	0.65	1.0436602	0.68
11/02/2022	(11.31)	10.66	(0.65)	1.0435363	(0.68)
11/07/2022	100.00	0.00	100.00	1.0429171	104.29
12/01/2022	0.00	0.63	0.63	1.0399502	0.66
12/02/2022	(10.95)	10.32	(0.63)	1.0398267	(0.66)
12/06/2022	500.00	0.00	500.00	1.0393331	519.67
01/03/2023	400.00	0.65	400.65	1.0360073	415.08
01/04/2023	(11.31)	10.66	(0.65)	1.0358844	(0.67)
02/01/2023	0.00	0.65	0.65	1.0325696	0.67
02/02/2023	(11.31)	10.66	(0.65)	1.0324470	(0.67)
02/08/2023	1,700.00	0.00	1,700.00	1.0317120	1,753.91
03/01/2023	(9.62)	10.21	0.59	1.0288990	0.61
03/02/2023	(0.59)	0.00	(0.59)	1.0287769	(0.61)
03/07/2023	400.00	0.00	400.00	1.0281664	411.27
03/21/2023	100.00	0.00	100.00	1.0264592	102.65
04/03/2023	0.00	0.65	0.65	1.0249981	0.67
04/04/2023	(11.30)	10.65	(0.65)	1.0248764	(0.67)
04/24/2023	200.00	0.00	200.00	1.0224461	204.49
05/01/2023	0.00	0.63	0.63	1.0215969	0.64
05/02/2023	(10.31)	10.31	0.00	1.0214756	0.00
05/03/2023	(0.63)	0.00	(0.63)	1.0213544	(0.64)
05/12/2023	300.00	0.00	300.00	1.0202638	306.08
06/01/2023	0.00	0.65	0.65	1.0179653	0.66
06/02/2023	(11.30)	10.65	(0.65)	1.0178444	(0.66)
06/07/2023	(800.00)	0.00	(800.00)	1.0172405	(813.79)
06/08/2023	151,605.47	0.00	151,605.47	1.0171198	154,200.92
06/09/2023	(151,605.47)	0.00	(151,605.47)	1.0169990	(154,182.62)

\$8,425,000
Meadow Point II Community Development District
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COMPUTATION OF THE REBATE AMOUNT

Transaction Date	Includable Principal	Includable Interest	Includable Total	Future Value Factor	Future Value 10/31/2023 4.319376%	
06/27/2023	(2.55)	2.55	0.00	1.0148283	0.00	
07/03/2023	0.00	6,015.54	6,015.54	1.0141058	6,100.39	
07/05/2023	(6,015.54)	0.00	(6,015.54)	1.0138651	(6,098.95)	
08/01/2023	0.00	9,577.78	9,577.78	1.0107408	9,680.65	
08/02/2023	(9,578.78)	0.00	(9,578.78)	1.0106208	(9,680.51)	
08/15/2023	200.00	0.00	200.00	1.0090624	201.81	
08/22/2023	0.00	0.00	0.00	1.0082243	0.00	
09/01/2023	0.00	12,002.91	12,002.91	1.0071477	12,088.70	
09/05/2023	(12,002.91)	0.00	(12,002.91)	1.0066696	(12,082.97)	
09/26/2023	300.00	0.00	300.00	1.0041633	301.25	
10/02/2023	(11,662.20)	11,662.20	0.00	1.0034484	0.00	
10/03/2023	0.00	0.00	0.00	1.0033293	0.00	
10/11/2023	100.00	0.00	100.00	1.0023769	100.24	
10/31/2023	2,665,063.98	11,328.67	2,676,392.65	1.0000000	2,676,392.65	
	\$0.00	\$116,941.28	\$116,941.28		\$(945,055.32)	
10/31/2019			(1,730.00)	1.1864146	(2,052.50)	Computation Credit
10/31/2020			(1,760.00)	1.1367824	(2,000.74)	Computation Credit
10/31/2021			(1,780.00)	1.0892266	(1,938.82)	Computation Credit
10/31/2022			(1,830.00)	1.0436602	(1,909.90)	Computation Credit
10/31/2023			(1,960.00)	1.0000000	(1,960.00)	Computation Credit
			\$(9,060.00)		\$(9,861.96)	
			\$107,881.28		\$(954,917.28)	REBATE AMOUNT

\$8,425,000
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Special Assessment Bonds, Series 2018

INVESTMENT SUMMARY BY FUND DURING THE COMPUTATION PERIOD

								Bond Yield:	4.319376%		
Fund	Inv #	Investment Description	Par	Avg Daily Bal or Cost of Principal	Purch Date	Maturity Date	Days O/S	Coupon	Interest	Invest Yield	Rebate
Acquisition and Construction Fund											
	1	US Bank NaCP 0.000% 2018-2023	-	4,212,716.18	10/31/18	10/31/23	1,826	-	111,362.94	0.527441%	(903,029.25)
									\$111,362.94		(903,029.25)
Debt Service Reserve Fund											
	2	US Bank NaCP 0.000% 2018-2023	-	151,522.93	10/31/18	10/31/23	1,826	-	4,444.71	0.584107%	(31,342.56)
									\$4,444.71		(31,342.56)
Cost of Issuance Fund											
	3	US Bank NaCP 0.000% 2018-2019	-	8,081.22	10/31/18	04/11/19	162	-	10.91	0.301895%	(174.02)
									\$10.91		(174.02)
Capitalized Interest											
	4	US Bank NaCP 0.000% 2018-2019	-	227,988.07	10/31/18	10/31/19	365	-	1,122.72	0.491155%	(10,509.49)
									\$1,122.72		(10,509.49)
Adjustments											
		Computation Credit	-	-	10/31/19				(1,730.00)		(2,052.50)
		Computation Credit	-	-	10/31/20				(1,760.00)		(2,000.74)
		Computation Credit	-	-	10/31/21				(1,780.00)		(1,938.82)
		Computation Credit	-	-	10/31/22				(1,830.00)		(1,909.90)
		Computation Credit	-	-	10/31/23				(1,960.00)		(1,960.00)
									(9,060.00)		(9,861.96)
Grand Total:									\$107,881.28		(954,917.28)

(1) = Multiple Purchase
(2) = Total Early Sale
(3) = Partial Early Sale

TENTH ORDER OF BUSINESS

10A

**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, November 1, 2023 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present were:

Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
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:

Government/Community Updates

- *Discussion of Iverson Property.*

Approval/Disapproval/Discussion

- *Discussion of the New Waste Pails.*
- *Discussion of the Tree Letter.*
- *Discussion of the Welcome Letter.*

FIFTH ORDER OF BUSINESS

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

- Ms. Kelly Wright of Iverson expressed gratitude for support from volunteers.
- Ms. Patricia Gray of Glenham requested clarification regarding enforcement of decoration restrictions for businesses. She requested clarification as she experienced a situation near her residence, which prompted her to believe that a neighboring resident was operating a grooming business/service outside of their home. Mr. Picarelli commented the Deed Restrictions do not allow businesses to be managed from any residence, and if someone has made someone from the Board aware of it, the Board would investigate and pursue the situation, and if it was determined the homeowner was not in compliance with the Deed Restrictions, the person would receive a violation. Mr. Ginsburg is not aware of a Deed Restriction in this regard. Mr. Picarelli informed Ms. Gray she will need to file a Deed Restriction violation request in order for the Board to investigate the matter.
- Mr. Tony G. of Tremont expressed concern about a resident possibly operating an automotive shop outside of their home, as he has heard and/or seen revving engines and multiple vehicles driving during the day. Mr. Picarelli responded it may be a difficult situation if the residence is part of Meadow Pointe III. Meadow Pointe II may not be able to investigate and file a Deed Restriction violation against this homeowner. However, he may be able to inform law enforcement in the District to investigate that area.
- Mr. Steven Berger of Glenham asked the Board who gives the authority to spend the funds for the community without the vote of the community. Mr. Picarelli stated that before acquiring the 2018 Bond, a Public Hearing was scheduled, and the Board sent put a notification in the newsletter of this Hearing, and the reason for it. All decisions of the community are based on necessity. He further stated the Board had several meetings with the community and took some of their suggestions. Mr. Picarelli supported the statement

75 with examples such as a pool and a dog park, the majority of the community wanting
76 more space for meetings and other events.

77 ➤ Mr. Berger asked if major spending would be put to a vote by the community again. Mr.
78 Picarelli he is hoping to ensure the current Bond is the last one, as long as he is on the
79 Board.

80 ➤ Mr. Berger expressed concern about Meadow Pointe Boulevard being closed. Mr.
81 Picarelli noted he cannot get the County to close that road, as he is already having
82 difficulty with keeping Mansfield Road closed. Mr. Picarelli recommended Mr. Berger
83 email the County Commissioners and attend their Board meetings. He stated if more
84 residents address the County Commissioners, they may be more likely to addressing the
85 problem and obtain a solution.

86 ➤ Ms. Joan Caffarelli of Longleaf asked Coastal Waste to inquire about smaller waste pails.
87 The representative was not aware there were smaller pails. Mr. Picarelli responded that
88 as of October 27, 2023, the system to receive calls to request smaller pails was finalized.
89 He informed her to request again.

90 ➤ A resident, Melissa, inquired about the status of the trees for Longleaf. Mr. Picarelli
91 commented the Board received a couple of bids which they are going to discuss later in
92 the meeting.

93
94 **SIXTH ORDER OF BUSINESS**

District Manager Report

95 Mr. Picarelli updated the Board on item A-C in the absence of District Manager, Robert Nanni.

96 **A. Advertisement of Architectural Position for New Building**

97 ➤ Staff is finalizing the advertisement. It should be advertised before the next meeting.

98 **B. Addendum to Coastal Waste Contract**

99 ➤ The addendum consisted of the availability to swap out the large garbage pail for a
100 smaller 65-gallon pail. Although it has been free, there will be a charge after January 1,
101 2024. Residents also have the option of back door service for a charge of \$49.95 per
102 month.

103 **C. Discussion of ROW Transfer from County**

104 ➤ The sidewalks and aprons in Deer Run and Morningside have been contracted to the
105 District by the County for maintenance and liability, but no jurisdiction. The tree lawns
106 are still County property. He reminded the Board of the discussion to take over
107 maintenance of all the areas, including the roads.

108 ➤ Mr. Picarelli was informed that any residents in Pasco County who live on County roads
109 are going to have tax increases on the assessment of their property.

110
111 **SEVENTH ORDER OF BUSINESS District Engineer Report**
112 **A. Update on RFP for Architect for New Building**
113 ➤ Mr. Jackson, from Mr. Cohen's office is finalizing the advertisement, and will inform
114 the Board once it is complete. Mr. Jackson had to prepare a US Bond Banking Report
115 how the bonds have been spent over the past five years, and what is remaining.

116 **B. Update on Sidewalk Repairs**
117 ➤ The District Engineer prepared a punch list of the Villages which have been completed,
118 and is waiting for an updated schedule from ACPLM regarding curbing, driveways and
119 asphalt work to be done.

120 ➤ Mr. Wright noted all the villages’ sidewalks are complete.
121 ➤ Mr. Wright and Mr. Whited will go through do punch list, verify, and grade them on what
122 was done.

123 ➤ Gutter work in Iverson has started. However, work on the gutters is going to be much
124 slower than sidewalks, as they are approximately 4 times thicker than the sidewalks. There
125 is no exact Village timeline, but if they stay on track, the work will continue into
126 Morningside and Deer Run.

127 **C. Update on Pond Repairs and Permits**
128 ➤ The permits needed by November 19, 2023 were submitted before the deadline, and the
129 next two permits are due May 15, 2024, and he is confident they will be submitted ahead
130 of time.

131 ➤ The list of pond repairs is being reconciled with the upcoming inspection to include any
132 additional defects, after which they will have them bid out.

133 **D. Update on Emergency Gate Permit for Wrencrest Drive**
134 ➤ Mr. Whited requested a proposal for a land survey of the property, which will be
135 required for the site plan and submission. A conceptual plan and an application for the
136 pre-application meeting with the County have been submitted through the County
137 portal. It is essential that a minimum of two BDI representatives attend meetings on
138 behalf of the CDD in order to proceed with the process and avoid further comments by
139 County, and staff, in conjunction with the application.

- 140 ➤ Mr. Picarelli informed the Board they are working on the detailed site plan for the
- 141 proposed warning gate, construction, and surrounding areas. Also included is the
- 142 blueprint of the gates to appear to be the same as the gate on Mansfield.

- 143
- 144 **EIGHTH ORDER OF BUSINESS** **District Counsel Report**
- 145 **A. Guidelines for Deed Restrictions of Rental Companies**
- 146 ➤ Mr. Picarelli noted that Deed Restrictions must be the same for everyone.
 - 147 ➤ Mr. Picarelli affirmed Ms. Fernandez would this item. Preliminary Deed Restrictions
 - 148 are set according to the State requirement. Ms. Fernandez will review the process for a
 - 149 Deed Restriction and whether they can be changed.

- 150 **B. Morningside/Deer Run Sidewalk/Aprons/Tree Lawns Ownership and Jurisdiction**
- 151 ➤ Mr. Picarelli requested Board discussion on approaching the County to deed the
 - 152 sidewalks, tree lawns, the aprons, and roads in Deer Run and Morningside.
 - 153 ➤ Mr. Cohen suggested the Board may authorize the District Engineer to assess the roads
 - 154 and report the findings to the County, and for the County to consider some form of
 - 155 payment to the CDD to repave the roads they have not maintained.
 - 156 ➤ Mr. Picarelli asked the Board if they agreed to prepare a list of items for discussion on
 - 157 the next agenda to present to the residents of Morningside and Deer Run.
 - 158 ➤ The Board was in favor of notifying Mr. Nanni they would like to hold a Public Hearing
 - 159 for the CDD to take ownership of Deer Run and Morningside, with the expectation of
 - 160 the County giving some form of reimbursement to the CDD for maintenance of the
 - 161 property. The Board was also in concurrence to direct the Engineer to assess the roads.

- 162
- 163 **NINTH ORDER OF BUSINESS** **Consent Agenda**
- 164 **A. Deed Restrictions/DRVC**
- 165 ➤ Ms. Childers noted there is no mention in the Deed Restrictions prohibiting
 - 166 management of a business if the primary purpose is residential. She stated it is an
 - 167 interpretation which must be determined internally and presented to District Counsel
 - 168 for review.
 - 169 ➤ Mr. Molder noted all but two Villages (Colehaven and Manor Isle) have the same 30
 - 170 Deed Restrictions.

171 ➤ Mr. Picarelli would like to meet with Ms. Fernandez to determine clarification on the
172 Deed Restrictions verbiage before pursuing what Ms. Gray has brought to the Board’s
173 attention.

174

175 On MOTION by Ms. Childers, seconded by Mr. Signoretti,
176 with all in favor, the Consent Agenda was approved. (5-0)

177

178

179 **TENTH ORDER OF BUSINESS** **Architectural Review Discussion Items**

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

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

182 **A. Government/Community Updates**

183 **i. Wrencrest Emergency Gate**

184 Mr. Signoretti updated the Board on the Wrencrest Emergency Gate.

185

186 ➤ The Board has submitted the pre-application to the County planners for discussion. The
187 County will be preparing a traffic study, which will include a final assessment of the
188 area.

189 ➤ Principals for the schools on Wrencrest were contacted and sent the approved broadcast
190 communication to parents regarding parking.

191 **ii. Sidewalks on Beardsley**

192 ➤ Mr. Signoretti spoke with several people in the County who agree departmentally that
193 the County does not own the sidewalks on Beardsley. The CDD purchased the
194 sidewalks, installed them, and is responsible for them.

195 ➤ Mr. Signoretti directed the individuals to the County’s involvement in a current pending
196 litigation lawsuit, with someone who tripped on the sidewalk.

197 ➤ Mr. Signoretti responded is seeking formal written notice/documentation regarding
198 ownership of the Beardsley sidewalks, as approved by Mr. Cohen from an official in
199 the County.

200 ➤ Discussion ensued regarding Meadow Pointe I being able to repair their sidewalks and
201 whether it was Meadow Point III or the County that cut their trees.

202 ➤ Mr. Signoretti was directed to ask Meadow Pointe I how they were able to repair their
203 sidewalks, Meadow Point III about the tree cutting, and their knowledge of the current
204 pending lawsuit.

205 **iii. RFFP Crosswalk Flashing Light Signs**
 206 ➤ The first crosswalk will be installed between November and December, and the
 207 subsequent ones will be installed in the spring.

208 **iv. Discussion of Iverson Property**
 209 ➤ Mr. Picarelli informed the Board the property was purchased at the auction which took
 210 place on October 26, 2023.
 211 ➤ Mr. Cohen sent an email indicating the purchaser was a third party and they paid the
 212 taxes.
 213 ➤ Mr. Signoretti commented Mr. Cohen mentioned keeping an eye on the purchaser, so
 214 they may be fully aware of what maintenance can be done to the property.

215 **B. Event Planning Committee**

216 **i. Results of the Halloween Event**
 217 ➤ Ms. Thomas commented the event went well, and the committee was given positive
 218 feedback, and has started to mend relationships with local businesses as a result of the
 219 event.

220 **ii. Update on the Holiday Event**

221 Ms. Thomas informed the Board of upcoming events.
 222 ➤ Yard of the Month, which is featured in the newsletter begins in December. Ms.
 223 Thomas explained the yard will be chosen on December 15, 2023. There is a link on
 224 the website, Facebook, and through the newsletter for residents to register.
 225 ➤ The all-day holiday event times were discussed.

226
 227 **TWELFTH ORDER OF BUSINESS** **Operations Manager Report**
 228 Mr. Wright presented his report, a copy of which was included in the full agenda package.

229 **A. Bids for Tree Planting in Longleaf**

230 ➤ Mr. Picarelli noted the bids he received were costly.
 231 ➤ Ms. Darner noted a watering schedule was not included.
 232 ➤ LMP will revise their bid.

233
 234 **THIRTEENTH ORDER OF BUSINESS** **Approval/ Disapproval/Discussion**

235 **A. Discussion of New Waste Pails**

236 ➤ Mr. Molder expressed concern about giving residents a 30-day pass allowing them
 237 to leave the pails out. Enforcement of the deed restriction should commence.

238 ➤ Mr. Picarelli explained that before they enforcement may commence, the decision
239 to clarify certain Deed Restrictions with regards to enforcement needs to be done
240 first.

241 ➤ Ms. Darner commented the Board needs to update the dimensions of the new
242 garbage pails on the restriction guidelines, after which it may be enforced.

243 ➤ Ms. Darner suggested the Board send a notice that effective November 18, 2023
244 the Deed Restriction shall be enforced. The interpretation needs to be updated to
245 include the proper height.

246 ➤ Mr. Picarelli asked Mr. Ginsburg to update the interpretation to ensure it meets the
247 requirement of hiding the pail at the right height, and on November 18, 2023 the
248 Deed Restriction may be enforced.

249 **B. Discussion of the Tree Letter**

250 ➤ Mr. Picarelli asked the Board if there were any significant changes needed.

251 ➤ Ms. Darner gave suggestions for verbiage that would help the reader have a better
252 understanding of the letter. The letter should be put in a bullet point format so that
253 it can be understood.

254 **C. Discussion of the Welcome Letter**

255 ➤ No further changes were requested

256 ➤ Mr. Molder requested that the welcome letter be sent by the second or third week
257 of the month.

258
259 **FOURTEENTH ORDER OF BUSINESS**

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

261 Hearing no comments from the audience, the next order of business followed.

262
263 **FIFTEENTH ORDER OF BUSINESS**

Supervisor Comments

264 ➤ Mr. Signoretti reminded the audience the only time the CDD may discuss items is at the
265 meeting twice per month.

266 ➤ Mr. Picarelli discussed the bid for the Iverson Property.

267 ➤ Anand Vihar is preparing to build more homes on the Hillsborough side of the property.
268 Mr. Picarelli explained the residents do not want that street open, but the developer does,
269 so he can sell the homes on the Hillsborough side.

November 1, 2023 Meeting

270 ➤ Mr. Picarelli suggested the developer build a road behind the community that connects the
271 two communities, which will allow the residents living in Hillsborough on the Anand Vihar
272 side to come through the back of the community to the Pasco side.

273 ➤ Mr. Picarelli thanked everyone for attending the meeting and he is happy with the progress
274 of projects.
275

276 **SIXTEENTH ORDER OF BUSINESS**

**Adjourn the Regular Meeting and Proceed
to a Workshop**

277
278
279
280 On MOTION by Mr. Signoretti, seconded by Ms. Childers, with
281 all in favor, the meeting was adjourned at 8:21 p.m., and the
282 Board proceeded to a workshop. 5-0

283
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289

John Picarelli
Chairman

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

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

Present were:

John Picarelli	Chairperson
Jamie Childers	Vice Chairperson
Nicole Darner	Assistant Secretary
Kyle Molder	Assistant Secretary
Robert Signoretti	Assistant Secretary
Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the workshop to order.

SECOND ORDER OF BUSINESS

Items for Discussion

A. Discussion of Non-Compliance Issues

- There was discussion regarding the next steps once a violator has reached the \$1,000 maximum fine. There is a 40-day maximum if the fine is not paid, and Mr. Wright would create a file and send it to Ms. Fernandez, after which it will go to Small Claims Court. Mr. Wright indicated the violation can be reinstated, and the same process applies. He will confirm this with Ms. Fernandez.

39 • Ms. Fernandez will be asked to provide a process with regards to the point at which
40 the violation goes to Small Claims Court.

41 **D. Mailboxes**

42 • Mr. Ginsburg discussed a resident who was uncooperative with regards to the poor
43 condition of the mailbox.

44 • The Board will examine all photos of mailboxes in poor condition and determine
45 whether it should be repaired or replaced.

46 • There are now two companies which provide PVC mailbox posts.

47 **B. Investor-Owned Properties' Issues**

48 • Ms. Darner suggested a standard that renters who get three Deed Restriction
49 violations, should be told to leave the home permanently.

50 • Mr. Ginsburg compiled a list of the three investor companies. The investors
51 communicate via email only.

52 • Mr. Molder suggested the CDD send a letter to the investors noting the violators
53 and the CDD's desire to work with the investor in rectifying any issues. Mr.
54 Picarelli does not believe doing this will alleviate the problems. Discussion ensued.

55 • Mr. Signoretti noted the renters may possibly file lawsuits indicating they were
56 targeted.

57 • Ms. Childers believes Ms. Fernandez should determine how often they may be
58 written up, continue to write them up and pass on the attorney fees.

59 • Mr. Ginsburg asked the investor companies to submit a signed acknowledgment
60 form noting they gave the tenant a copy of the Deed Restrictions.

61 **C. Grass**

62 • The height of the grass is seven inches. Any grass over seven inches which is
63 unkempt should receive a violation notice.

64 • Mr. Ginsburg was directed to give a violation regarding the height of the grass if
65 he passes by the home, and notices this to be the case.

66 **D. Mailboxes**

67 • The Board concurred with the method in which the mailboxes are to be replaced.

68 • Deed Restriction 18 covers everything the Board discussed with regards to the
69 mailboxes.

70 • Mr. Molder noted that Deed Restriction 18 includes no clotheslines, radio antennas,
 71 television and electronic antennas, or any apparatus attached to the outside of the
 72 home. Discussion ensued. Ms. Childers noted anything attached to the home which
 73 was not original should be considered an architectural review item. These items
 74 would be declined under the ARC.

75 • The home in which the apron was painted was discussed.

76 • Mr. Signoretti discussed items which may have been *grandfathered in*. Ms.
 77 Childers noted these items were likely approved by prior Boards.

78 Mr. Molder requested the following items for discussion at the next workshop:

79 • Deed Restriction Item 6 – obnoxious activity. Perhaps Ms. Fernandez can provide
 80 guidance.

81 • Deed Restriction Item 9 – no display of signs in public view, including commercial
 82 vehicles.

83 • Deed Restriction Item 10 – water softeners.

84 • Deed Restriction 17 – no boats, trailers, campers, etc., which must be stored out of
 85 public view.

86 • Deed Restriction 19 – stripped vehicles. Other items are associated with this Deed
 87 Restriction.

88

89 **THIRD ORDER OF BUSINESS**

Adjournment

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

91

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John Picarelli
 Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, November 15, 2023 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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
Kelly Wright	Event Planning Committee
Kevin Ginsburg	ARC/DRC
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

Supervisors and staff introduced themselves, and a quorum was established.

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

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

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

44 The following item was added to the agenda:

- 45 • *Requests for Agenda Packages under District Manager’s Report.*

46
47 **FIFTH ORDER OF BUSINESS** **Audience Comments (Comments will be**
48 **limited to three minutes.)**

- 49 • Mr. George Neuendorf of Longleaf noted the light is out on the right back gate in
50 Longleaf.
- 51 • Ms. Cheryl Mader of Lettingwell discussed the bond process, and she requested a
52 project cost for the lap pool. Mr. Picarelli noted there is a budget for the lap pool in
53 the amount of \$968,256, which was set aside from the bond. Ms. Childers noted
54 approximately \$35,000 has been spent to date. Additional funds may be needed
55 from the budget for costs relating to restrooms, pool structure and pool equipment.
56 Ms. Childers noted the Board is waiting for final pricing. Funds are available in the
57 budget to avoid an assessment.
- 58 • Ms. Cindy McCrary of Wrencrest commented on the following items:
59 ➤ There is an echo on the zoom line.
60 ➤ She thanked the Board for all public records she requested.
61 ➤ She made a request regarding handling of DRVC violations.
- 62 • Ms. Crystal Lazar of Wrencrest commented on assessments.
- 63 • A resident commented on sidewalk repairs in Wrencrest. Mr. Picarelli noted all
64 sidewalk repairs are complete. This resident found another issue with the sidewalk
65 near her home. Mr. Picarelli will go to the resident’s home with the District
66 Engineer to investigate.

67
68 **SIXTH ORDER OF BUSINESS** **District Manager Report**

- 69 **D. Requests for Agenda Packages**
- 70 • Mr. Nanni noted residents may make public records requests, except for items not
71 yet approved or discussed by the Board.
- 72 • Mr. Nanni commented the complete agenda package will replace the previous
73 package sent by Inframark once the meeting has ended.
- 74 • The Operations Manager adds all his information the day before the meeting.
- 75 • Chapter 189 of the Florida Statutes requires the agenda only to be posted.

76 • Ms. Childers noted that some items do not have to be approved by the Board, as
77 they may be within Mr. Wright’s expense authority, and are not considered public
78 records.

79 **A. Presentation of 3rd Quarter Website Audit Report**

80 • The webmaster provides this report on a quarterly basis.
81 • The report reflects the District is in compliance with the ADA for posting of
82 information on the website.

83 **C. Discussion of Public Advertisement for Architect**

84 • Mr. Nanni indicated the advertisement will be submitted Thursday morning,
85 November 16, 2023.

86 • Mr. Picarelli noted Mr. Cohen and Mr. Whited prepared the RFP.

87 **B. Discussion of Public Hearing for Deer Run and Morningside**

88 • The Public Hearing is only for residents of Deer Run and Morningside, as they are
89 affected in terms of property consideration to have the County deed their property
90 to the CDD.

91 • The Public Hearing will address ownership of the roads, tree lawns, sidewalks and
92 aprons in the two Villages.

93 • Mr. Nanni noted specific parcels should be mentioned in the advertisement. Mr.
94 Signoretti is concerned about use of funds for other residents.

95 • Mr. Picarelli indicated the public funds to be sent will be associated with the cost
96 of the advertisement, time of the meeting and any fees to Mr. Cohen when he
97 contacts the County. Any business associated with the CDD is considered public
98 funds. There are no Reserves for the two properties.

99 • Ms. Childers noted the CDD will determine whether this is a good business move
100 for the CDD, not necessarily for the benefit of those communities.

101 • Residents from other Villages may attend this Public Hearing and speak.

102

103 **SEVENTH ORDER OF BUSINESS**

District Engineer Report

104 Mr. Whited’s report was presented, a copy of which was included in the full agenda
105 package. The Board determined it was not necessary for him to attend this meeting.

106 **A. Update on Sidewalk Repairs**

107 • No work will be done on weekends.

108

- 109 **B. Update on Permits for Wrencrest Emergency Gate**
- 110 • There is a County meeting in December to discuss permits for the gate.

- 111 **C. Update on Bids for Retention Ponds' Repairs**
- 112 • Staff is still working on the bids.

113
114 **EIGHTH ORDER OF BUSINESS** **District Counsel Report**

- 115 **A. Deed Restriction on Grooming of Pets**
- 116 • Mr. Picarelli read an interpretation sent by Ms. Fernandez which indicated a dog
- 117 grooming business operating in a home would not constitute maintenance of
- 118 animals for a commercial purpose.
- 119 • The Glenham Deed Restrictions note a business cannot be operated out of a home.
- 120 • Ms. Darner noted it appears there is no proof this is taking place.
- 121 • The process would start with someone making a formal complaint, the CDD
- 122 investigating and sending results to Ms. Fernandez.

- 123 **B. RFP for Building Architect**
- 124 This item was addressed under the District Manager Report.

125
126 **NINTH ORDER OF BUSINESS** **Consent Agenda**

- 127 **A. Minutes of the October 4, 2023 Meeting and October 18, 2023 Meeting**
- 128 **B. Financial Report as of October 31, 2023**
- 129 **C. Deed Restrictions**

130 Mr. Picarelli requested any additions, corrections or deletions to the items under the
131 Consent Agenda.

132
133 Ms. Childers MOVED to approve the Consent Agenda, consisting
134 of the Minutes of the October 4, 2023 and October 18, 2023
135 Meetings, Financial Report as of October 31, 2023 and Deed
136 Restrictions, and Mr. Molder seconded the motion.

137
138 There being no comments or questions,

139
140 On VOICE vote, with all in favor, the prior motion was approved
141 (5-0)

142
143
144 **TENTH ORDER OF BUSINESS** **Architectural Review Discussion Items**

145 There being no comments or questions, the next order of business followed.

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

148 **A. Government/Community Updates**

149 **i. Permit Meeting with Pasco County**

150 • Mr. Signoretti noted there will be a pre-meeting in December regarding the
151 Wrencrest Gate.

152 • A topographic and tree location survey will be required in accordance with the
153 County code.

154 **ii. RFP for Crosswalk Lights**

155 • The crosswalk is scheduled to be completed in Wrencrest at the end of December
156 in Meadow Pointe I, after which next steps will be discussed with Meadow Pointe
157 II.

158 • There will be one installed between Morningside and Deer Run at no charge to the
159 District.

160 • A second crosswalk may be installed at the District’s expense, subject to the success
161 of the first and second one. A new permitting process would be required.

162 **iii. Traffic Light at Wiregrass Ranch Elementary School**

163 • The work is scheduled to be done in December.

164 **i. Permit Meeting with Pasco County (Continued)**

165

166

167 Mr. Signoretti MOVED to approve payment to MRIC Spatial in the
168 amount of \$1,500 for topographic and tree location surveys for the
169 Wrencrest Gate, and Ms. Childers seconded the motion.

170

171 • Mr. Picarelli noted the payment will come from that District’s fees.

172 There being no further discussion,

173

174 On VOICE vote, with all in favor, the prior motion was approved.
175 (5-0)

176

177 **B. MPH Event Planning Committee**

178 **i. Update on Holiday Event**

179 • Ms. Wright noted the Breakfast with Santa will be held December 2, 2023 from
180 9:00 a.m. to 11:00 a.m., family pictures will be taken from 11:00 a.m. to 1:00 p.m.
181 and Quiet Reading with Santa will be held from 2:00 p.m. to 4:00 p.m.

182 **TWELFTH ORDER OF BUSINESS** **Operations Manager Report**

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

- 185 • Anthony from LMP addressed the Board regarding landscaping. Ms. Childers
- 186 noted there are weeds at the entrances and in the plant beds. Anthony indicated he
- 187 will send a proposal for planting of the Perennials. LMP staff will have workers on
- 188 Friday and Saturday to install the mulch.

189 **A. Updated on the Welcome and Tree Letter**

- 190 • Two welcome letters were sent to homes purchased in October.
- 191 • The revised tree letter was approved.

192 **B. Update on Bids for Tree Installation in Longleaf**

- 193 • The Board reviewed the three bids.
- 194 • The bids are for trees which were removed during the Bond Project for Oak Tree
- 195 Removal.
- 196 • Replacement will come from the bond money.
- 197 • The difference between the lowest bid and the LMP’s bid is \$3,000. Mr. Picarelli is
- 198 in favor of using the District’s landscaper, LMP.
- 199 • Board discussion ensued regarding the bids.
- 200 • Mr. Picarelli noted that Mr. Wood from OLM will be monitoring the project.

201
202 Ms. Childers MOVED to accept the bid from LMP for installation
203 of trees in Longleaf in the amount of \$24,925, and Mr. Signoretti
204 seconded the motion.

205
206 There being no further discussion,

207
208 On VOICE vote, with all in favor, the prior motion was approved.
209 (5-0)

210
211 Board members discussed the Operations Manager Report.

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

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

214
215

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

- 218 • Mr. Ross Albert of Longleaf noted a neighbor approached him that there is standing
219 water at a curb near his neighbor’s home. Gutters were repaired. The District
220 Engineer will investigate.
- 221 • Ms. Cindy McCrary of Wrencrest commented on the following items:
 - 222 ➤ The November 1, 2023 Agenda was not posted.
 - 223 ➤ She requested there be more information available regarding budgeted
224 items.
 - 225 ➤ Contracts are considered public records.
 - 226 ➤ DRVC meetings.
 - 227 ➤ The Event Planning Committee agendas should be posted.
 - 228 ➤ Consistency is necessary.
 - 229 ➤ She is working on a Coffee with a Cop meeting for January.
 - 230 ➤ The list of CDD vendors should be posted.
 - 231 ➤ FHP issues.
 - 232 ➤ Communications with the District Manager.
- 233 • Ms. Crystal Lazar of Wrencrest commented on the following items:
 - 234 ➤ Sunshine Law.
 - 235 ➤ The cost to place the rocks. Mr. Wright noted the rocks cost approximately
236 \$700 each.
 - 237 ➤ Mr. Picarelli discussed future posting of agenda packages.
 - 238 ➤ She noted the Event Committee should be under the Sunshine Law. Mr.
239 Picarelli will confirm this with District Counsel.
- 240 • Mr. Kevin Rivers of Morningside commented his grass was dug up when the
241 sidewalk repairs were being done. Mr. Picarelli noted they will have the lawn
242 repaired.
- 243 • Ms. Cheryl Mader of Lettingwell discussed the following items:
 - 244 ➤ The rocks.
 - 245 ➤ Zoom issues.
- 246 • Ms. Christine Evelyn of Wrencrest confirmed location of the new stop light. Mr.
247 Picarelli discussed the schedule. Mr. Signoretti commented on Wrencrest and

248 Mansfield. He has videos which have been submitted to the County for an
249 emergency gate. The gate is kept open during school hours to ensure they do not
250 ride their bicycles through this area. She commented the pedestrian gate has been
251 open at all times. Mr. Picarelli noted this will be checked on.

252
253 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Comments**

- 254 • Ms. Childers commented on public records. She suggested any receipts for
255 purchases made by Mr. Wright for projects be included in the forwarding agenda
256 package.
- 257 • Mr. Molder noted he formerly had issues obtaining public records, as a resident.
- 258 • Mr. Picarelli expressed appreciation to the Board and residents.

259
260 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

261 There being no further business,

262
263

On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all 264 in favor, the meeting was adjourned at 7:58 p.m. (5-0)

265
266
267
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270

271 _____
272 John Picarelli
Chairman

10B

MEADOW POINTE II
Community Development District

Financial Report

November 30, 2023

Prepared by



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**MEADOW POINTE II
Community Development District**

Financial Statements

(Unaudited)

November 30, 2023

Balance Sheet
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
ASSETS										
Cash - Checking Account	\$ 979,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	108,616	335,034	85,508	380,540	53,759	313,806	38,044	477,106	244,175
Investments:										
Money Market Account	5,413,737	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,422,830	\$ 108,616	\$ 335,034	\$ 85,508	\$ 380,540	\$ 53,759	\$ 313,806	\$ 38,044	\$ 477,106	\$ 244,175
LIABILITIES										
Accounts Payable	\$ 28,737	\$ 166	\$ 49	\$ 49	\$ 49	\$ 71	\$ 49	\$ 46	\$ 49	\$ 49
Accrued Expenses	97,180	-	45	45	45	45	45	45	45	45
Accrued Taxes Payable	2,898	404	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,731,293	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,882,583	570	94	94	94	116	94	91	94	94
FUND BALANCES										
Nonspendable:										
Deposits	29,950	-	-	-	-	-	-	-	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-

Balance Sheet
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
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:	1,495,184	95,504	101,280	20,387	180,544	10,366	95,546	27,873	219,532	116,075
TOTAL FUND BALANCES	\$ 2,540,243	\$ 108,046	\$ 334,940	\$ 85,414	\$ 380,493	\$ 53,643	\$ 313,712	\$ 37,953	\$ 477,008	\$ 244,081
TOTAL LIABILITIES & FUND BALANCES	\$ 6,422,826	\$ 108,616	\$ 335,034	\$ 85,508	\$ 380,587	\$ 53,759	\$ 313,806	\$ 38,044	\$ 477,102	\$ 244,175

Balance Sheet
November 30, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 979,143
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	316,028	296,083	328,418	617,370	8,528	12,808	115,470	-	3,731,293
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	5,413,737
Construction Fund	-	-	-	-	-	-	-	2,522,167	2,522,167
Prepayment Account	-	-	-	-	-	-	5,344	-	5,344
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 316,028	\$ 296,083	\$ 328,418	\$ 617,370	\$ 8,528	\$ 12,808	\$ 272,419	\$ 2,522,167	\$ 12,833,239
LIABILITIES									
Accounts Payable	\$ 46	\$ 46	\$ 46	\$ 46	\$ (4)	\$ -	\$ -	\$ -	\$ 29,494
Accrued Expenses	45	45	45	45	45	45	-	-	97,810
Accrued Taxes Payable	-	-	-	-	-	-	-	-	3,302
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	3,731,293
TOTAL LIABILITIES	91	91	91	91	41	45	-	-	3,884,374
FUND BALANCES									
Nonspendable:									
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	272,419	-	272,419
Capital Projects	-	-	-	-	-	-	-	2,522,167	2,522,167

Balance Sheet
November 30, 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:	134,567	152,113	143,444	292,421	3,442	5,436	-	-	3,093,714
TOTAL FUND BALANCES	\$ 315,937	\$ 295,992	\$ 328,327	\$ 617,279	\$ 8,487	\$ 12,763	\$ 272,376	\$ 2,522,167	\$ 8,948,865
TOTAL LIABILITIES & FUND BALANCES	\$ 316,028	\$ 296,083	\$ 328,418	\$ 617,370	\$ 8,528	\$ 12,808	\$ 272,376	\$ 2,522,167	\$ 12,833,235

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 17	\$ -	\$ (17)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	209,779	41,956	39,227	(2,729)	18.70%	41,956	39,227	(2,729)
Interest - Tax Collector	-	-	210	210	0.00%	-	210	210
Special Assmnts- Tax Collector	1,784,259	356,852	333,639	(23,213)	18.70%	356,852	333,639	(23,213)
Special Assmnts- Discounts	(79,762)	(15,952)	(15,301)	651	19.18%	(15,952)	(15,297)	655
Other Miscellaneous Revenues	25,000	25,000	1,185	(23,815)	4.74%	-	1,034	1,034
Gate Bar Code/Remotes	5,000	833	1,190	357	23.80%	417	580	163
Access Cards	1,300	217	743	526	57.15%	108	330	222
TOTAL REVENUES	1,945,676	408,923	360,893	(48,030)	18.55%	383,389	359,723	(23,666)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	4,000	4,000	-	16.67%	2,000	2,000	-
FICA Taxes	1,836	306	306	-	16.67%	153	153	-
ProfServ-Arbitrage Rebate	-	-	3,850	(3,850)	0.00%	-	3,850	(3,850)
ProfServ-Dissemination Agent	-	-	1,000	(1,000)	0.00%	-	1,000	(1,000)
ProfServ-Engineering	64,500	10,750	5,100	5,650	7.91%	5,375	-	5,375
ProfServ-Legal Services	42,000	7,000	3,675	3,325	8.75%	3,500	3,675	(175)
ProfServ-Mgmt Consulting	77,293	12,882	12,882	-	16.67%	6,441	6,441	-
ProfServ-Property Appraiser	150	-	-	-	0.00%	-	-	-
ProfServ-Special Assessment	8,868	8,868	-	8,868	0.00%	-	-	-
ProfServ-Trustee Fees	4,050	4,050	337	3,713	8.32%	-	-	-
ProfServ-Web Site Maintenance	1,553	1,553	1,553	-	100.00%	-	-	-
Auditing Services	4,400	-	-	-	0.00%	-	-	-
Postage and Freight	500	83	97	(14)	19.40%	42	72	(30)
Insurance - General Liability	35,653	35,653	50,928	(15,275)	142.84%	-	6,544	(6,544)
Printing and Binding	100	17	-	17	0.00%	8	-	8
Legal Advertising	1,000	167	312	(145)	31.20%	83	312	(229)
Miscellaneous Services	-	-	-	-	0.00%	-	(16)	16
Misc-Assessment Collection Cost	35,685	7,137	6,399	738	17.93%	7,137	6,399	738
Misc-Supervisor Expenses	500	83	96	(13)	19.20%	42	96	(54)
Office Supplies	150	25	-	25	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	175	(175)
Total Administration	302,413	92,749	90,710	2,039	30.00%	24,794	30,701	(5,907)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field								
Contracts-Security Services	26,000	4,333	4,515	(182)	17.37%	2,167	2,240	(73)
Contracts-Security Alarms	516	86	86	-	16.67%	43	-	43
R&M-General	10,000	1,667	696	971	6.96%	833	596	237
Misc-Contingency	30,846	5,141	98	5,043	0.32%	2,571	60	2,511
Total Field	67,362	11,227	5,395	5,832	8.01%	5,614	2,896	2,718
Landscape Services								
ProfServ-Landscape Architect	10,080	1,680	1,680	-	16.67%	840	840	-
Contracts-Landscape	245,000	40,833	30,578	10,255	12.48%	20,417	15,289	5,128
R&M-Irrigation	10,000	1,667	-	1,667	0.00%	833	-	833
R&M-Landscape Renovations	20,000	3,333	-	3,333	0.00%	1,667	-	1,667
R&M-Mulch	25,000	4,167	-	4,167	0.00%	2,083	-	2,083
R&M-Trees and Trimming	7,000	1,167	-	1,167	0.00%	583	-	583
Total Landscape Services	317,080	52,847	32,258	20,589	10.17%	26,423	16,129	10,294
Utilities								
Contracts-Solid Waste Services	197,192	32,865	38,430	(5,565)	19.49%	16,433	38,430	(21,997)
Utility - General	8,500	1,417	1,079	338	12.69%	708	1,079	(371)
Electricity - Streetlights	250,000	41,667	41,780	(113)	16.71%	20,833	43,780	(22,947)
Utility - Reclaimed Water	8,000	1,333	3,085	(1,752)	38.56%	667	1,085	(418)
Misc-Property Taxes	11,000	11,000	-	11,000	0.00%	-	-	-
Misc-Assessment Collection Cost	4,196	839	752	87	17.92%	839	752	87
Total Utilities	478,888	89,121	85,126	3,995	17.78%	39,480	85,126	(45,646)
Lakes and Ponds								
Contracts-Lakes	75,000	12,500	11,680	820	15.57%	6,250	5,977	273
R&M-Mitigation	1,000	167	-	167	0.00%	83	-	83
R&M-Ponds	40,000	6,667	-	6,667	0.00%	3,333	-	3,333
Reserve - Ponds	5,000	833	-	833	0.00%	417	-	417
Total Lakes and Ponds	121,000	20,167	11,680	8,487	9.65%	10,083	5,977	4,106
Parks and Recreation								
ProfServ-Info Technology	14,000	2,333	1,230	1,103	8.79%	1,167	880	287
Contracts-Pools	30,000	5,000	5,020	(20)	16.73%	2,500	2,210	290
Communication - Telephone & WiFi	10,000	1,667	1,355	312	13.55%	833	677	156
Utility - General	1,500	250	207	43	13.80%	125	103	22
Utility - Water & Sewer	6,500	1,083	745	338	11.46%	542	745	(203)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Rec Center	17,500	2,917	3,410	(493)	19.49%	1,458	3,410	(1,952)
Lease - Copier	4,682	780	1,128	(348)	24.09%	390	763	(373)
R&M-Clubhouse	13,000	2,167	1,042	1,125	8.02%	1,083	671	412
R&M-Court Maintenance	1,000	167	519	(352)	51.90%	83	509	(426)
R&M-Pools	3,500	583	96	487	2.74%	292	96	196
R&M-Fitness Equipment	2,500	417	16	401	0.64%	208	16	192
R&M-Playground	1,000	167	-	167	0.00%	83	-	83
Misc-Clubhouse Activities	10,000	1,667	5,138	(3,471)	51.38%	833	4,863	(4,030)
Office Supplies	2,500	417	1,159	(742)	46.36%	208	699	(491)
Op Supplies - General	40,000	6,667	4,163	2,504	10.41%	3,333	3,337	(4)
Op Supplies - Fuel, Oil	6,000	1,000	868	132	14.47%	500	255	245
Cleaning Supplies	5,000	833	1,798	(965)	35.96%	417	898	(481)
Reserve - Renewal&Replacement	25,000	25,000	1,250	23,750	5.00%	-	1,250	(1,250)
Total Parks and Recreation	193,682	53,115	29,144	23,971	15.05%	14,055	21,382	(7,327)
Personnel								
Payroll-Maintenance	400,000	66,667	79,905	(13,238)	19.98%	33,333	31,719	1,614
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	-	-	-
FICA Taxes	30,600	5,100	6,113	(1,013)	19.98%	2,550	2,427	123
Workers' Compensation	20,000	20,000	-	20,000	0.00%	-	-	-
Unemployment Compensation	2,150	2,150	-	2,150	0.00%	-	-	-
ProfServ-Human Resources	900	900	-	900	0.00%	-	-	-
Op Supplies - Uniforms	5,000	833	2,290	(1,457)	45.80%	417	2,290	(1,873)
Subscriptions and Memberships	3,000	500	112	388	3.73%	250	112	138
Total Personnel	465,250	99,750	88,420	11,330	19.00%	36,550	36,548	2
TOTAL EXPENDITURES	1,945,675	418,976	342,733	76,243	17.62%	156,999	198,759	(41,760)
Excess (deficiency) of revenues Over (under) expenditures	-	(10,053)	18,160	28,213	0.00%	226,390	160,964	(65,426)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ (10,053)	\$ 18,160	\$ 28,213	0.00%	\$ 226,390	\$ 160,964	\$ (65,426)
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,522,083	2,522,080	2,522,083					
FUND BALANCE, ENDING	\$ 2,522,083	\$ 2,512,027	\$ 2,540,243					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 1,447	\$ (553)	72.35%	\$ -	\$ 715	\$ 715
Special Assmnts- Tax Collector	49,798	9,960	9,312	(648)	18.70%	9,960	9,312	(648)
Special Assmnts- Discounts	(1,992)	(398)	(382)	16	19.18%	(398)	(382)	16
Settlements	4,000	4,000	400	(3,600)	10.00%	-	250	250
TOTAL REVENUES	53,806	15,562	10,777	(4,785)	20.03%	9,562	9,895	333
EXPENDITURES								
Administration								
Payroll-Salaries	35,000	5,833	7,000	(1,167)	20.00%	2,917	2,800	117
FICA Taxes	2,678	446	536	(90)	20.01%	223	214	9
ProfServ-Legal Services	6,000	6,000	118	5,882	1.97%	-	118	(118)
ProfServ-Mgmt Consulting	2,295	383	371	12	16.17%	191	186	5
Postage and Freight	2,000	333	332	1	16.60%	167	332	(165)
Misc-Assessment Collection Cost	996	199	179	20	17.97%	199	179	20
Office Supplies	1,200	200	119	81	9.92%	100	-	100
Total Administration	50,169	13,394	8,655	4,739	17.25%	3,797	3,829	(32)
TOTAL EXPENDITURES	50,169	13,394	8,655	4,739	17.25%	3,797	3,829	(32)
Excess (deficiency) of revenues Over (under) expenditures	3,637	2,168	2,122	(46)	0.00%	5,765	6,066	301
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	\$ 2,168	\$ 2,122	\$ (46)	0.00%	\$ 5,765	\$ 6,066	\$ 301
FUND BALANCE, BEGINNING (OCT 1, 2023)	105,924	105,924	105,924					
FUND BALANCE, ENDING	\$ 109,561	\$ 108,092	\$ 108,046					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 4,462	\$ (3,538)	55.78%	\$ -	\$ 2,207	\$ 2,207
Special Assmnts- Tax Collector	25,205	5,041	4,713	(328)	18.70%	5,041	4,713	(328)
Special Assmnts- Discounts	(1,008)	(202)	(193)	9	19.15%	(202)	(193)	9
TOTAL REVENUES	32,197	12,839	8,982	(3,857)	27.90%	4,839	6,727	1,888
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	217	175	42	13.46%	108	175	(67)
R&M-Gate	4,500	4,500	2,880	1,620	64.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	64	2,936	2.13%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	101	90	11	17.86%	101	90	11
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	12,000	12,000	-	12,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	24,306	22,820	3,209	19,611	13.20%	209	297	(88)
TOTAL EXPENDITURES	24,306	22,820	3,209	19,611	13.20%	209	297	(88)
Excess (deficiency) of revenues Over (under) expenditures	7,891	(9,981)	5,773	15,754	0.00%	4,630	6,430	1,800
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	\$ (9,981)	\$ 5,773	\$ 15,754	0.00%	\$ 4,630	\$ 6,430	\$ 1,800
FUND BALANCE, BEGINNING (OCT 1, 2023)	329,167	329,167	329,167					
FUND BALANCE, ENDING	\$ 337,058	\$ 319,186	\$ 334,940					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 1,137	\$ (863)	56.85%	\$ -	\$ 562	\$ 562
Special Assmnts- Tax Collector	9,080	1,816	1,698	(118)	18.70%	1,816	1,698	(118)
Special Assmnts- Discounts	(363)	(73)	(70)	3	19.28%	(73)	(70)	3
TOTAL REVENUES	10,717	3,743	2,765	(978)	25.80%	1,743	2,190	447
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	182	36	33	3	18.13%	36	33	3
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	2,000	2,000	-	2,000	0.00%	-	-	-
Reserve - Sidewalks	1,000	1,000	-	1,000	0.00%	-	-	-
Total Field	10,734	9,296	272	9,024	2.53%	165	240	(75)
TOTAL EXPENDITURES	10,734	9,296	272	9,024	2.53%	165	240	(75)
Excess (deficiency) of revenues Over (under) expenditures	(17)	(5,553)	2,493	8,046	0.00%	1,578	1,950	372
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)	\$ (5,553)	\$ 2,493	\$ 8,046	0.00%	\$ 1,578	\$ 1,950	\$ 372
FUND BALANCE, BEGINNING (OCT 1, 2023)	82,921	82,921	82,921					
FUND BALANCE, ENDING	\$ 82,904	\$ 77,368	\$ 85,414					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 10,000	\$ 10,000	\$ 5,287	\$ (4,713)	52.87%	\$ -	\$ 2,616	\$ 2,616
Special Assmnts- Tax Collector	15,234	3,047	24	(3,023)	0.16%	3,047	24	(3,023)
Special Assmnts- Discounts	(609)	(122)	(1)	121	0.16%	(122)	(60)	62
TOTAL REVENUES	24,625	12,925	5,310	(7,615)	21.56%	2,925	2,580	(345)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	180	2,820	6.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	61	1	60	0.33%	61	1	60
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,857	14,321	420	13,901	2.65%	190	208	(18)
TOTAL EXPENDITURES	15,857	14,321	420	13,901	2.65%	190	208	(18)
Excess (deficiency) of revenues Over (under) expenditures	8,768	(1,396)	4,890	6,286	0.00%	2,735	2,372	(363)
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	\$ (1,396)	\$ 4,890	\$ 6,286	0.00%	\$ 2,735	\$ 2,372	\$ (363)
FUND BALANCE, BEGINNING (OCT 1, 2023)	375,603	375,603	375,603					
FUND BALANCE, ENDING	\$ 384,371	\$ 374,207	\$ 380,493					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 664	\$ (536)	55.33%	\$ -	\$ 329	\$ 329
Special Assmnts- Tax Collector	10,624	2,125	1,987	(138)	18.70%	2,125	1,987	(138)
Special Assmnts- Discounts	(425)	(85)	(82)	3	19.29%	(85)	(82)	3
TOTAL REVENUES	11,399	3,240	2,569	(671)	22.54%	2,040	2,234	194
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	42	38	4	17.92%	42	38	4
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	-	402	0.00%	-	-	-
Total Field	10,096	8,634	277	8,357	2.74%	171	245	(74)
TOTAL EXPENDITURES	10,096	8,634	277	8,357	2.74%	171	245	(74)
Excess (deficiency) of revenues Over (under) expenditures	1,303	(5,394)	2,292	7,686	0.00%	1,869	1,989	120
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	\$ (5,394)	\$ 2,292	\$ 7,686	0.00%	\$ 1,869	\$ 1,989	\$ 120
FUND BALANCE, BEGINNING (OCT 1, 2023)	51,351	51,351	51,351					
FUND BALANCE, ENDING	\$ 52,654	\$ 45,957	\$ 53,643					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 4,119	\$ 3,619	823.80%	\$ -	\$ 2,038	\$ 2,038
Special Assmnts- Tax Collector	25,724	5,145	4,810	(335)	18.70%	5,145	4,810	(335)
Special Assmnts- Discounts	(1,029)	(206)	(197)	9	19.14%	(206)	(197)	9
TOTAL REVENUES	25,195	5,439	8,732	3,293	34.66%	4,939	6,651	1,712
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	103	92	11	17.90%	103	92	11
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	20,066	18,363	331	18,032	1.65%	232	299	(67)
TOTAL EXPENDITURES	20,066	18,363	331	18,032	1.65%	232	299	(67)
Excess (deficiency) of revenues Over (under) expenditures	5,129	(12,924)	8,401	21,325	0.00%	4,707	6,352	1,645
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	\$ (12,924)	\$ 8,401	\$ 21,325	0.00%	\$ 4,707	\$ 6,352	\$ 1,645
FUND BALANCE, BEGINNING (OCT 1, 2023)	305,311	305,311	305,311					
FUND BALANCE, ENDING	\$ 310,440	\$ 292,387	\$ 313,712					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	3,606	5,503	1,897	30.52%	3,606	5,503	1,897
Special Assmnts- Other	11,402	2,280	-	(2,280)	0.00%	2,280	-	(2,280)
Special Assmnts- Discounts	(1,177)	(235)	(226)	9	19.20%	(235)	(226)	9
TOTAL REVENUES	28,254	5,651	5,277	(374)	18.68%	5,651	5,277	(374)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	720	2,280	24.00%	-	720	(720)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	118	106	12	18.00%	118	106	12
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	5,000	5,000	-	5,000	0.00%	-	-	-
Reserve - Sidewalks	3,000	3,000	-	3,000	0.00%	-	-	-
Total Field	16,141	14,378	1,065	13,313	6.60%	247	1,033	(786)
TOTAL EXPENDITURES	16,141	14,378	1,065	13,313	6.60%	247	1,033	(786)
Excess (deficiency) of revenues Over (under) expenditures	12,113	(8,727)	4,212	12,939	0.00%	5,404	4,244	(1,160)
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	\$ (8,727)	\$ 4,212	\$ 12,939	0.00%	\$ 5,404	\$ 4,244	\$ (1,160)
FUND BALANCE, BEGINNING (OCT 1, 2023)	33,741	33,741	33,741					
FUND BALANCE, ENDING	\$ 45,854	\$ 25,014	\$ 37,953					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 6,282	\$ (1,718)	78.53%	\$ -	\$ 3,108	\$ 3,108
Special Assmnts- Tax Collector	37,989	7,598	7,104	(494)	18.70%	7,598	7,104	(494)
Special Assmnts- Discounts	(1,520)	(304)	(292)	12	19.21%	(304)	(288)	16
TOTAL REVENUES	44,469	15,294	13,094	(2,200)	29.45%	7,294	9,924	2,630
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	4,500	4,500	1,355	3,145	30.11%	-	330	(330)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	64	2,936	2.13%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	152	136	16	17.89%	152	136	16
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	-	-	-
Total Field	23,812	21,912	1,730	20,182	7.27%	281	673	(392)
TOTAL EXPENDITURES	23,812	21,912	1,730	20,182	7.27%	281	673	(392)
Excess (deficiency) of revenues Over (under) expenditures	20,657	(6,618)	11,364	17,982	0.00%	7,013	9,251	2,238
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	\$ (6,618)	\$ 11,364	\$ 17,982	0.00%	\$ 7,013	\$ 9,251	\$ 2,238
FUND BALANCE, BEGINNING (OCT 1, 2023)	465,644	465,644	465,644					
FUND BALANCE, ENDING	\$ 486,301	\$ 459,026	\$ 477,008					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 5,000	\$ 3,218	\$ (1,782)	64.36%	\$ -	\$ 1,592	\$ 1,592
Special Assmnts- Tax Collector	21,473	4,295	4,015	(280)	18.70%	4,295	4,015	(280)
Special Assmnts- Discounts	(859)	(172)	(165)	7	19.21%	(172)	(165)	7
TOTAL REVENUES	25,614	9,123	7,068	(2,055)	27.59%	4,123	5,442	1,319
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	86	77	9	17.95%	86	77	9
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	10,000	10,000	-	10,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	19,981	18,346	316	18,030	1.58%	215	284	(69)
TOTAL EXPENDITURES	19,981	18,346	316	18,030	1.58%	215	284	(69)
Excess (deficiency) of revenues Over (under) expenditures	5,633	(9,223)	6,752	15,975	0.00%	3,908	5,158	1,250
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	\$ (9,223)	\$ 6,752	\$ 15,975	0.00%	\$ 3,908	\$ 5,158	\$ 1,250
FUND BALANCE, BEGINNING (OCT 1, 2023)	237,329	237,329	237,329					
FUND BALANCE, ENDING	\$ 242,962	\$ 228,106	\$ 244,081					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 4,252	\$ (2,748)	60.74%	\$ -	\$ 2,103	\$ 2,103
Special Assmnts- Tax Collector	23,039	4,608	4,308	(300)	18.70%	4,608	4,308	(300)
Special Assmnts- Discounts	(922)	(184)	(177)	7	19.20%	(184)	(177)	7
TOTAL REVENUES	29,117	11,424	8,383	(3,041)	28.79%	4,424	6,234	1,810
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	2,310	690	77.00%	-	2,310	(2,310)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	92	83	9	18.00%	92	83	9
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	9,720	9,720	-	9,720	0.00%	-	-	-
Reserve - Sidewalks	3,560	3,560	-	3,560	0.00%	-	-	-
Total Field	21,293	19,632	2,632	17,000	12.36%	221	2,600	(2,379)
TOTAL EXPENDITURES	21,293	19,632	2,632	17,000	12.36%	221	2,600	(2,379)
Excess (deficiency) of revenues Over (under) expenditures	7,824	(8,208)	5,751	13,959	0.00%	4,203	3,634	(569)
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	\$ (8,208)	\$ 5,751	\$ 13,959	0.00%	\$ 4,203	\$ 3,634	\$ (569)
FUND BALANCE, BEGINNING (OCT 1, 2023)	310,186	310,186	310,186					
FUND BALANCE, ENDING	\$ 318,010	\$ 301,978	\$ 315,937					

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	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 650	\$ 3,956	\$ 3,306	608.62%	\$ -	\$ 1,958	\$ 1,958
Special Assmnts- Tax Collector	19,944	3,989	3,729	(260)	18.70%	3,989	3,729	(260)
Special Assmnts- Discounts	(798)	(160)	(153)	7	19.17%	(160)	(153)	7
TOTAL REVENUES	19,796	4,479	7,532	3,053	38.05%	3,829	5,534	1,705
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	217	175	42	13.46%	108	175	(67)
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	80	72	8	18.05%	80	72	8
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	7,000	7,000	-	7,000	0.00%	-	-	-
Reserve - Sidewalks	2,000	2,000	-	2,000	0.00%	-	-	-
Total Field	16,701	15,299	311	14,988	1.86%	188	279	(91)
TOTAL EXPENDITURES	16,701	15,299	311	14,988	1.86%	188	279	(91)
Excess (deficiency) of revenues Over (under) expenditures	3,095	(10,820)	7,221	18,041	0.00%	3,641	5,255	1,614
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	\$ (10,820)	\$ 7,221	\$ 18,041	0.00%	\$ 3,641	\$ 5,255	\$ 1,614
FUND BALANCE, BEGINNING (OCT 1, 2023)	288,771	288,771	288,771					
FUND BALANCE, ENDING	\$ 291,866	\$ 277,951	\$ 295,992					

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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	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 4,478	\$ (2,522)	63.97%	\$ -	\$ 2,215	\$ 2,215
Special Assmnts- Tax Collector	18,660	3,732	3,489	(243)	18.70%	3,732	3,489	(243)
Special Assmnts- Discounts	(746)	(149)	(143)	6	19.17%	(149)	(143)	6
TOTAL REVENUES	24,914	10,583	7,824	(2,759)	31.40%	3,583	5,561	1,978
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	75	67	8	17.96%	75	67	8
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,925	14,335	306	14,029	1.92%	204	274	(70)
TOTAL EXPENDITURES	15,925	14,335	306	14,029	1.92%	204	274	(70)
Excess (deficiency) of revenues Over (under) expenditures	8,989	(3,752)	7,518	11,270	0.00%	3,379	5,287	1,908
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	\$ (3,752)	\$ 7,518	\$ 11,270	0.00%	\$ 3,379	\$ 5,287	\$ 1,908
FUND BALANCE, BEGINNING (OCT 1, 2023)	320,809	320,809	320,809					
FUND BALANCE, ENDING	\$ 329,798	\$ 317,057	\$ 328,327					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 8,323	\$ 7,023	640.23%	\$ -	\$ 4,117	\$ 4,117
Special Assmnts- Tax Collector	38,601	7,720	7,218	(502)	18.70%	7,720	7,218	(502)
Special Assmnts- Discounts	(1,544)	(309)	(296)	13	19.17%	(309)	(296)	13
TOTAL REVENUES	38,357	8,711	15,245	6,534	39.75%	7,411	11,039	3,628
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	258	175	83	11.29%	129	175	(46)
R&M-Gate	3,000	3,000	180	2,820	6.00%	-	180	(180)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	154	138	16	17.88%	154	138	16
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	15,000	15,000	-	15,000	0.00%	-	-	-
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	-	-	-
Total Field	28,324	26,414	557	25,857	1.97%	283	525	(242)
TOTAL EXPENDITURES	28,324	26,414	557	25,857	1.97%	283	525	(242)
Excess (deficiency) of revenues Over (under) expenditures	10,033	(17,703)	14,688	32,391	0.00%	7,128	10,514	3,386
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	\$ (17,703)	\$ 14,688	\$ 32,391	0.00%	\$ 7,128	\$ 10,514	\$ 3,386
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,591	602,591	602,591					
FUND BALANCE, ENDING	\$ 612,624	\$ 584,888	\$ 617,279					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	1,156	1,081	(75)	18.70%	1,156	1,081	(75)
Special Assmnts- Discounts	(231)	(46)	(44)	2	19.05%	(46)	(44)	2
TOTAL REVENUES	5,550	1,110	1,037	(73)	18.68%	1,110	1,037	(73)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	142	76	66	8.94%	71	76	(5)
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
Misc-Assessment Collection Cost	116	23	21	2	18.10%	23	21	2
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,841	4,040	161	3,879	3.33%	94	129	(35)
TOTAL EXPENDITURES	4,841	4,040	161	3,879	3.33%	94	129	(35)
Excess (deficiency) of revenues Over (under) expenditures	709	(2,930)	876	3,806	0.00%	1,016	908	(108)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	709	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	709	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 709	\$ (2,930)	\$ 876	\$ 3,806	0.00%	\$ 1,016	\$ 908	\$ (108)
FUND BALANCE, BEGINNING (OCT 1, 2023)	7,611	7,611	7,611					
FUND BALANCE, ENDING	\$ 8,320	\$ 4,681	\$ 8,487					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	1,250	1,169	(81)	18.70%	1,250	1,169	(81)
Special Assmnts- Discounts	(250)	(50)	(48)	2	19.20%	(50)	(48)	2
TOTAL REVENUES	6,000	1,200	1,121	(79)	18.68%	1,200	1,121	(79)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	142	76	66	8.94%	71	76	(5)
R&M-Security Cameras	2,000	2,000	64	1,936	3.20%	-	32	(32)
Misc-Assessment Collection Cost	125	25	22	3	17.60%	25	22	3
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,234	4,426	162	4,264	3.10%	96	130	(34)
TOTAL EXPENDITURES	5,234	4,426	162	4,264	3.10%	96	130	(34)
Excess (deficiency) of revenues Over (under) expenditures	766	(3,226)	959	4,185	0.00%	1,104	991	(113)
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	\$ (3,226)	\$ 959	\$ 4,185	0.00%	\$ 1,104	\$ 991	\$ (113)
FUND BALANCE, BEGINNING (OCT 1, 2023)	11,804	11,805	11,804					
FUND BALANCE, ENDING	\$ 12,570	\$ 8,579	\$ 12,763					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 25	\$ 2,607	\$ 2,582	10428.00%	\$ -	\$ 1,307	\$ 1,307
Special Assmnts- Tax Collector	644,490	128,898	120,513	(8,385)	18.70%	128,898	120,513	(8,385)
Special Assmnts- Discounts	(25,780)	(5,156)	(4,946)	210	19.19%	(5,156)	(4,904)	252
TOTAL REVENUES	618,735	123,767	118,174	(5,593)	19.10%	123,742	116,916	(6,826)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,890	2,578	2,311	267	17.93%	2,578	2,310	268
Total Field	12,890	2,578	2,311	267	17.93%	2,578	2,310	268
Debt Service								
Principal Debt Retirement	340,000	-	-	-	0.00%	-	-	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-	5,000	(5,000)
Interest Expense	270,084	135,042	134,945	97	49.96%	135,042	134,945	97
Total Debt Service	610,084	135,042	139,945	(4,903)	22.94%	135,042	139,945	(4,903)
TOTAL EXPENDITURES	622,974	137,620	142,256	(4,636)	22.83%	137,620	142,255	(4,635)
Excess (deficiency) of revenues Over (under) expenditures	(4,239)	(13,853)	(24,082)	(10,229)	0.00%	(13,878)	(25,339)	(11,461)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(1,356)	(1,356)	0.00%	-	(689)	(689)
Contribution to (Use of) Fund Balance	(4,239)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,239)	-	(1,356)	(1,356)	0.00%	-	(689)	(689)
Net change in fund balance	\$ (4,239)	\$ (13,853)	\$ (25,438)	\$ (11,585)	0.00%	\$ (13,878)	\$ (26,028)	\$ (12,150)
FUND BALANCE, BEGINNING (OCT 1, 2023)	297,814	297,814	297,814					
FUND BALANCE, ENDING	\$ 293,575	\$ 283,961	\$ 272,376					

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 BUDGET	NOV-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 22,415	\$ 22,415	0.00%	\$ -	\$ 11,419	\$ 11,419
TOTAL REVENUES	-	-	22,415	22,415	0.00%	-	11,419	11,419
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	3,500	(3,500)	0.00%	-	3,400	(3,400)
Total Construction In Progress	-	-	3,500	(3,500)	0.00%	-	3,400	(3,400)
TOTAL EXPENDITURES	-	-	3,500	(3,500)	0.00%	-	3,400	(3,400)
Excess (deficiency) of revenues Over (under) expenditures	-	-	18,915	18,915	0.00%	-	8,019	8,019
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	1,356	1,356	0.00%	-	689	689
TOTAL FINANCING SOURCES (USES)	-	-	1,356	1,356	0.00%	-	689	689
Net change in fund balance	\$ -	\$ -	\$ 20,271	\$ 20,271	0.00%	\$ -	\$ 8,708	\$ 8,708
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	2,501,896					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,522,167					

MEADOW POINTE II
Community Development District

Supporting Schedules

November 30, 2023

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund		002 Deed Fund
					O&M Assessments	Trash Assessments	Assessments
Assessments levied in FY 2024				\$ 2,960,255	\$ 1,784,259	\$ 209,779	\$ 49,798
Allocation %				100.0%	60.3%	7.1%	1.7%
11/03/23	\$ 56,802	\$ 3,036	\$ 1,159	\$ 60,997	\$ 36,765	\$ 4,323	\$ 1,026
11/20/23	\$ 134,917	\$ 5,713	\$ 2,753	\$ 143,383	\$ 86,423	\$ 10,161	\$ 2,412
11/09/23	\$ 191,091	\$ 8,125	\$ 3,900	\$ 203,115	\$ 122,425	\$ 14,394	\$ 3,417
11/22/23	\$ 137,398	\$ 5,842	\$ 2,804	\$ 146,043	\$ 88,026	\$ 10,349	\$ 2,457
TOTAL	\$ 520,207	\$ 22,716	\$ 10,616	\$ 553,539	\$ 333,639	\$ 39,227	\$ 9,312
% COLLECTED				19%	19%	19%	19%
TOTAL OUTSTANDING				\$ 2,406,716	\$ 1,450,620	\$ 170,552	\$ 40,486

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024

ALLOCATION BY FUND							
Date Received	003 Charlesworth Fund Assessments	004 Colehaven Fund Assessments	005 Covina Key Fund Assessments	006 Glenham Fund Assessments	007 Iverson Fund Assessments	008 Lettingwell Fund Assessments	009 Longleaf Fund Assessments
Assessments levied in FY 2024	\$ 25,205	\$ 9,080	\$ 128	\$ 10,624	\$ 25,724	\$ 29,431	\$ 37,989
Allocation %	0.9%	0.3%	0.0%	0.4%	0.9%	1.0%	1.3%
11/03/23	\$ 519	\$ 187	\$ 3	\$ 219	\$ 530	\$ 606	\$ 783
11/20/23	\$ 1,221	\$ 440	\$ 6	\$ 515	\$ 1,246	\$ 1,426	\$ 1,840
11/09/23	\$ 1,729	\$ 623	\$ 9	\$ 729	\$ 1,765	\$ 2,019	\$ 2,607
11/22/23	\$ 1,243	\$ 448	\$ 6	\$ 524	\$ 1,269	\$ 1,452	\$ 1,874
TOTAL	\$ 4,713	\$ 1,698	\$ 24	\$ 1,987	\$ 4,810	\$ 5,503	\$ 7,104
% COLLECTED	19%	19%	19%	19%	19%	19%	19%
TOTAL OUTSTANDING	\$ 20,492	\$ 7,382	\$ 104	\$ 8,637	\$ 20,914	\$ 23,927	\$ 30,886

Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024

ALLOCATION BY FUND								
Date Received	010 Manor Isle Fund Assessments	011 Sedgwick Fund Assessments	012 Tullamore Fund Assessments	013 Vermillion Fund Assessments	014 Wrencrest Fund Assessments	015 Deer Run Fund Assessments	016 Morning Fund Assessments	2018 DS Fund Assessment
Assessments levied in FY 2024	\$ 21,473	\$ 23,039	\$ 19,944	\$ 18,660	\$ 38,601	\$ 5,781	\$ 6,250	\$ 644,490
Allocation %	0.7%	0.8%	0.7%	0.6%	1.3%	0.2%	0.2%	21.8%
11/03/23	\$ 442	\$ 475	\$ 411	\$ 384	\$ 795	\$ 119	\$ 129	\$ 13,280
11/20/23	\$ 1,040	\$ 1,116	\$ 966	\$ 904	\$ 1,870	\$ 280	\$ 303	\$ 31,217
11/09/23	\$ 1,473	\$ 1,581	\$ 1,368	\$ 1,280	\$ 2,649	\$ 397	\$ 429	\$ 44,221
11/22/23	\$ 1,059	\$ 1,137	\$ 984	\$ 921	\$ 1,904	\$ 285	\$ 308	\$ 31,796
TOTAL	\$ 4,015	\$ 4,308	\$ 3,729	\$ 3,489	\$ 7,218	\$ 1,081	\$ 1,169	\$ 120,513
% COLLECTED	19%	19%	19%	19%	19%	19%	19%	19%
TOTAL OUTSTANDING	\$ 17,458	\$ 18,731	\$ 16,215	\$ 15,171	\$ 31,383	\$ 4,700	\$ 5,082	\$ 523,977

**Cash and Investment Balances
 November 30, 2023**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	Truist	Checking Account	n/a	n/a	\$27,884
Operating Checking Account	Bank United	Checking Account	n/a	0.00%	\$951,259
				Subtotal	<u>\$979,143</u>
Money Market	BankUnited	Money Market	n/a	5.45%	\$5,413,737
				Subtotal	<u>\$5,413,737</u>
DEBT SERVICE					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.30%	\$2,522,167
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.30%	\$5,344
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	5.30%	\$151,605
				Subtotal	<u>\$2,679,116</u>
				Total	<u>\$9,071,996</u>

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

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

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

Settlements
November 30, 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			

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity through Nov 30, 2023

Source of Funds:		<u>Amount</u>
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisiton and Construction Fund		\$ 112,099
Debt Service Reserve Fund Transfer		\$ 6,999
Total Source of Funds:		<u>\$ 119,098</u>
Use of Funds:		
Disbursements:	To Vendors	\$ 4,894,740
Net Available Amount to Spend in Project Fund Account at November 30, 2023		<u>\$ 2,522,166</u>

**MEADOW POINTE II
Community Development District**

Approval of Invoices

November 30, 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
11/01/23	4316	Persson & Cohen P.A.	Legal Invoice	\$ 117.60
11/01/23	4317	Persson & Cohen P.A.	Legal Invoice	\$ 3,675.00
Total				\$ <u>4,702.60</u>



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

INVOICE

Invoice # 4316
Date: 11/01/2023
Due On: 12/01/2023

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$117.60)- (\$0.00	\$117.60

MEADOWPT. HOA DEC

Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	10/18/2023	Review draft letters from Wright re: new residents and tree trimming	0.30	\$294.00	\$88.20
Service	KF	10/23/2023	Email exchange w/Picarelli re: deed restriction enforcement	0.10	\$294.00	\$29.40
Subtotal						\$117.60
Total						\$117.60

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4316	12/01/2023	\$117.60	\$0.00	\$117.60
Outstanding Balance				\$117.60
Total Amount Outstanding				\$117.60

Invoice # 4316 - 11/01/2023

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

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

002-531023 51401



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

INVOICE

Invoice # 4317
Date: 11/01/2023
Due On: 12/01/2023

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,675.00)- (\$0.00	= \$3,675.00

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	10/04/2023	Exchange e-mails re: fishing and required signage.	0.25	\$294.00	\$73.50
Service	RAK	10/09/2023	Receipt and review of email correspondence, and telephone conference with Board member regarding the status of the traffic study.	0.20	\$294.00	\$58.80
Service	AHC	10/09/2023	Review and respond to e-mail from Chair re: pending items related to Morningside and Deer Run as well as fishing issues.	0.25	\$294.00	\$73.50
Service	AHC	10/10/2023	Exchange e-mails with Pasco County Attorney re: Deer Run/Morningside and confer with associate counsel. Review Wrencrest traffic study and exchange e-mails related thereto.	0.75	\$294.00	\$220.50
Service	RAK	10/10/2023	Receipt and review of email correspondences regarding the status of the traffic study and permit application for the proposed gate.	0.20	\$294.00	\$58.80
Service	DPL	10/10/2023	DEER RUN/MORNINGSIDE: review of restrictions for right-of-way, sidewalk, treelawn enforcement.	0.70	\$294.00	\$205.80
Service	AHC	10/11/2023	Review agenda package for 10/18 CDD meeting and e-mail Chair re: Deer Run/	1.00	\$294.00	\$294.00

Invoice # 4317 - 11/01/2023

Morningside and maintenance facility construction. Review and reply to e-mails re: garbage/recycling service.						
Service	DPL	10/12/2023	DEER RUN/MORNINGSIDE: review of documents and drafted memo.	2.10	\$294.00	\$617.40
Service	AHC	10/12/2023	Continued e-mail exchange re: waste removal contract issues.	0.25	\$294.00	\$73.50
Service	DPL	10/14/2023	DEER RUN/MORNINGSIDE: finished draft of memo re: deed restriction enforcement in tree lawn area..	1.20	\$294.00	\$352.80
Service	DPL	10/17/2023	DEER RUN/MORNINGSIDE: review and revised memo and sent to AC to review.	0.10	\$294.00	\$29.40
Service	AHC	10/17/2023	Review e-mail re: Tullamore parking changes. Exchange e-mails with Pasco County Attorney re: coordination of call to discuss Deer Run/Morningside. Review memo from associate counsel re: Deer Run/Morningside covenant enforcement. Revise memo and e-mail to Chairman and District Manager.	0.75	\$294.00	\$220.50
Service	AHC	10/18/2023	Review and execute DEO Registered Agent form. Forward form with cover letter to coordinate payment.	0.25	\$294.00	\$73.50
Service	AHC	10/18/2023	Tele-conv. with Chairman and prepare for call with Pasco County Attorney re: Morningside/Deer Run potential property conveyance. Tele-conv. with County Attorney. Follow-up with Chairman post call.	1.00	\$294.00	\$294.00
Service	AHC	10/23/2023	Review and reply to e-mails from Chair re: architect RFQ and additional pending items. Review Tullamore meeting documents.	0.50	\$294.00	\$147.00
Service	AHC	10/25/2023	Confer with associate counsel re: RFQ for architect services. Review agenda for 11/1 CDD meeting.	0.25	\$294.00	\$73.50
Service	AHC	10/26/2023	Research and follow-up on Guzman parcel tax deed sale. E-mail Chair and management with sale results.	0.50	\$294.00	\$147.00
Service	AHC	10/27/2023	Exchange e-mails and tele-conv. re: Guzman tax certificate sale.	0.25	\$294.00	\$73.50
Service	RDJ	10/27/2023	Review amendment to residential waste and recycling pick up services agreement with Coastal Waste & Recycling; follow-up regarding same; prepare request for qualifications for architectural services for	1.75	\$294.00	\$514.50

Invoice # 4317 - 11/01/2023

design of District's maintenance facility.						
Service	AHC	10/31/2023	Review and reply to e-mails re: Wrencrest traffic study.	0.25	\$294.00	\$73.50
					Subtotal	\$3,675.00
					Total	\$3,675.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
4317	12/01/2023	\$3,675.00	\$0.00	\$3,675.00	
				Outstanding Balance	\$3,675.00
				Total Amount Outstanding	\$3,675.00

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.

001 531023-51401

Tab 2

Estimate

Project: Morningside at Meadow Pointe Date: April 27, 2022
 Estimator: Stephanie Kelm PVAS No. 3500
 Work Order No. _____ District No. 2

	Street Name	County Maint. Y/N	Road Rating	Width	Length	Sy.- Paving	Drives	Mailboxes	Hammerhead	T's	Manhole	W.Valve	Cut de Sac	Turnaround	Sidewalk Repair S	Base Repair SY
1	Solitude Drive	Y	E	22	470	1149.0										22.98
2	Fog Hollow Drive	Y	E	22	1735	4242.0					8					84.82
3	Golden Dawn Place	Y	E	22	317	775.0					3	1				15.5
4	Morwen Place	Y	E	22	1262	3085.0					4	1				61.7
5	Morningmist Drive	Y	E	22	3445	8422.0					13					168.42
6	Bright Way Place	Y	E	22	845	2066.0					2					41.31
7						0.0										0
8						0.0										0
9						0.0										0
10						0.0										0
11						0.0										0
12						0.0										0
13						0.0										0
14						0.0										0
15						0.0										0
16						0.0										0
17						0.0										0
18						0.0										0
19						0.0										0
20						0.0										0
21						0.0										0
22						0.0										0
23						0.0										0
24						0.0										0
25						0.0										0
26						0.0										0
27						0.0										0
28						0.0										0
29						0.0										0
30						0.0										0
31						0.0										0
32						0.0										0
33						0.0										0
34						0.0										0
35						0.0										0
36						0.0										0
37						0.0										0
38						0.0										0
39						0.0										0
40						0.0										0
41						0.0										0
42						0.0										0
43						0.0										0
44						0.0										0
45						0.0										0
TOTALS =					8,074.0	19,739.0	0	0	0	0	30	0	2	0	0	394.73
Combined Distance = 1.53 MILES					Length	Sy.- Paving	Drives	Mailboxes	Hammerhead	T's	Manhole	W.Valve	Cut de Sac	Turnaround	Sidewalk Repair S	Base Repair SY

AREA IN SY.	19,739.0
Spandrels @ 30 Sy. Ea.	0
"T" Turn Around @ 50 Sy. Ea.	0
Cul-de-Sac @ 520 Sy. Ea.	2
Drives @ 20SY Ea. (Turnouts)	0
Hammerhead	0
Total Sy. Ex. Pavement =	20,779.0 Sy.

Required Asphalt		Spread (lb/sy)	Tonnage
Type SP 9.5 Asphalt Concrete Cement (local)		110	1143
Type FC 9.5/PG 76-22 Asphalt with Polymer (Art/Coll)		0	0
Type SP 12.5 Asphalt Concrete Cement (local)		165	1714
Type FC 12.5/PG 76-22 Asphalt with Polymer (Art/Coll)		0	0
Superpave Asphaltic Concrete, Traffic C (high speed Hwy)		0	0
Type ABC-3 (widening w/o limerock)		0	0
Deep Base		525	104

BASE REPAIR PERCENTAGE MULTPLIER 2.00%
SIDEWALK PERCENTAGE MULTPLIER 0.00%
SIDEWALK WIDTH 0 FT
SIDEWALK THICKNESS 0 IN (4" OR 6")
SHOULDER REWORK WIDTH 0 FT
SOD WIDTH 0 FT

Updated
7/8/2021

Estimate

Project: Morningside at Meadow Pointe
 Estimator: Stephanie Kelm
 WO # _____

ASPHALT ITEMS

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS 19-253	AMOUNT APS 19-253
102-99	Temporary Portable Changeable Message Sign: As required by the approved MOT plan. This line item Not intended to cover the cost for the use of a MB for "public notification purposes", as required by the Special Conditions, SP 7; Advance Resident Notification,		EA/DAY	\$ 40.00	\$ -
102-14	Temporary Traffic Control Officer (Law Enforcement Officer to handle Traffic throughout Signalized Intersections) (This line item will be for two (2) law enforcement officers (LEOS) per hour		HR	\$ 86.00	\$ -
A104-10-1	Baled Hay (Staked)		EA	\$ 35.00	\$ -
A104-13	Silt Fence (Staked)		LF	\$ 0.90	\$ -
104-16	Rock Bags	80	EA	\$ 5.00	\$ 400.00
110-2	Selective Clearing and Grubbing	1	AC	\$ 2,000.00	\$ 2,000.00
110-4	Removal of Existing Pavement (Concrete)		SY	\$ 45.00	\$ -
110-47	Road Edge Preparation	16,148	LF	\$ 0.45	\$ 7,266.60
110-48	Sawcut Concrete Driveways		LF	\$ 5.00	\$ -
110-49	Sawcut Asphaltic Concrete		LF	\$ 5.00	\$ -
110-50	"Pickup" Type Power Broom	30	HR	\$ 126.00	\$ 3,780.00
110-7	Mailboxes (Relocation) (Furnish and Install)		EA	\$ 110.00	\$ -
120-1	Regular Excavation		CY	\$ 18.00	\$ -
120-2	Borrow Excavation		CY	\$ 22.50	\$ -
120-6	Embankment		CY	\$ 40.50	\$ -
106-4	Stabilization		SY	\$ 1.50	\$ -
162-2	Topsail		SY	\$ 21.00	\$ -
270-1	Soil Cement Base, 8" (300 PSI Plant Mix)		SY	\$ 2.50	\$ -
210-2	Limerock, New Material for reworking base		TN	\$ 21.60	\$ -
230-1	Limerock Stabilized Base		SY	\$ 37.00	\$ -
230-2	Limerock Material		CY	\$ 25.00	\$ -
270-1	Full Depth Reclamation (8" Depth)		SY	\$ 7.65	\$ -
270-1-A	Portland Cement		TN	\$ 180.00	\$ -
285-7	Optional Base (Type B- 12.5)		SY	\$ 30.00	\$ -
286-1	Turnout Construction (Concrete)		SY	\$ 58.50	\$ -
286-2	Turnout Construction (Asphalt)		TN	\$ 125.55	\$ -
327-70-8	Milling of Existing Asphalt Pavement (2"- 2-1/2" Maximum Depth) (Various Widths) (Local Roads)	27,012	SY	\$ 1.50	\$ 40,518.00
327-70-SA	Milling of Existing Asphalt Pavement (2"- 2-3/4" Maximum Depth) (Various Widths)		SY	\$ 2.00	\$ -
327-70-17	Milling of Existing Asphalt Pavement (3 1/4" Maximum Depth) (Various Widths)		SY	\$ 2.60	\$ -
XX	Millings taken by Contractor as Credit (CY)		CY	\$ (4.00)	\$ -
XX	Millings taken by Contractor as Credit (SY)		SY	\$ (0.10)	\$ -
327-70-SB	Haul and Stockpile Millings		CY-MI	\$ 0.95	\$ -
331-1	Asphalt Price Index Adjustment	54,325	GA	\$ 0.63	\$ 34,224.56
331-2-1	Type S-I Asphalt Concrete Cement (ACC), Leveling		TN	\$ 90.21	\$ -
331-2-4	Type S-III ACC, Leveling		TN	\$ 93.00	\$ -
331-2-6	Type S-III ACC, Surface or Intermediate Course		TN	\$ 93.00	\$ -
331-2-7	Type S-I ACC, Deep Patch		TN	\$ 105.50	\$ -
331-2-8	Type ABC-3 (deep base w/o limerock base)		TN	\$ 90.21	\$ -
334-1-1	Type SP-9.5 Asphalt Concrete Cement (local)	1,485	TN	\$ 102.30	\$ 151,915.50
334-1-2	Type SP 12.5 Asphalt Concrete Cement (local)	2,228	TN	\$ 97.65	\$ 217,564.20
331-2-9	Type FC-3 (without rubber)	135	TN	\$ 102.30	\$ 13,810.50
337-7-1	Type FC- 9.5/PG 76-22 Asphalt with Polymer (Art/Collector)		TN	\$ 120.90	\$ -
337-7-2	Type FC- 12.5/PG 76-22 Asphalt with Polymer (Art/Collector)		TN	\$ 116.25	\$ -
334-1-2A	Asphalt Emulsion Added		GA	\$ 3.75	\$ -
A400-1-2	Endwall (Class II Concrete)		CY	\$ 500.00	\$ -
400-1-15	Class I Concrete (Miscellaneous)		CY	\$ 400.00	\$ -
425-10	Yard Drains		EA	\$ 1,000.00	\$ -
425-1	Inlets		EA	\$ 2,000.00	\$ -
				Sub Total:	\$ 471,479.36

Estimate

Project: Morningside at Meadow Pointe

Estimator: Stephanie Kelm

WO # _____

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
425-4	Adjusting Inlets		EA	\$ 500.00	\$ -
425-5	Adjusting Manholes (riser rings)	30	EA	\$ 125.00	\$ 3,750.00
425-6	Adjusting Valve Boxes		EA	\$ 100.00	\$ -
431-1	Pipe Liner		LF	\$ 30.00	\$ -
440-70	Underdrain Inspection Box		EA	\$ 100.00	\$ -
440-73	Underdrain Outlet Pipe		LF	\$ 150.00	\$ -
520-1-7	Concrete Curb and Gutter (Type E)		LF	\$ 40.50	\$ -
520-1-10	Concrete Curb and Gutter (Type F)		LF	\$ 40.50	\$ -
520-3	Concrete Valley Gutter	300	LF	\$ 40.50	\$ 12,150.00
522-1	Concrete Sidewalk and Driveway		SY	\$ 72.00	\$ -
522-1	Concrete Sidewalk, 4" Thick, 3' - 5' Wide, Including furnishing and installation of ADA Ramps	250	SY	\$ 72.00	\$ 18,000.00
525-1	Asphaltic Concrete Curb		LF	\$ 30.00	\$ -
527-3	Detectable Warnings- Surface Preparation and Installation (concrete curbs and sidewalks)		SF	\$ 25.00	\$ -
575-1-1	Sodding (Bahia)	1,000	SY	\$ 3.75	\$ 3,750.00
577-70	Reworking Shoulders	1,000	SY	\$ 0.75	\$ 750.00
2501-1	Crack Sealing		LF	\$ 36.00	\$ -
2502-1	Microsurfacing (Single)		SY	\$ 3.91	\$ -
2502-2	Microsurfacing (Double)		SY	\$ 4.38	\$ -
2503	Asphalt Rejuvenation (Petroleum Based)		SY	\$ 8.00	\$ -
555-1-1	Directional Bore Less Than 6"		LF	\$ 27.50	\$ -
630-1-12	Conduit (Furnish & Install) (Underground)		LF	\$ 9.45	\$ -
Sub Total:					\$ 38,400.00

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
630-1-22	Conduit (Furnish) (Underground) (In directional bore)		LF	\$ 6.95	\$ -
660-03.4	Lead-in Cable/saw cut, 4 cables in saw cut, price per foot of saw cut		LF	\$ 8.50	\$ -
635-1-11	Pull & Junction Boxes (F&I) (Pull Box)		EA	\$ 801.00	\$ -
660-2-102	Loop Assembly Type B (Loop Only/No Home Run)		AS	\$ 411.00	\$ -
660-2-106	Loop Assembly Type F (6'X15") (Loop Only/No Home Run)		AS	\$ 594.00	\$ -
660-2-106A	Loop Assembly Type F (6'X30") (Loop Only/No Home Run)		AS	\$ 489.00	\$ -
741-70-111	TMS Vehicle Sensor (Class III) (F&I) (Type 1) (1 per/LN)		EA	\$ 1,110.00	\$ -
745-70-12	TMS Inductive Loop Assem (F&I) (2 Loops/LN)		AS	\$ 1,486.00	\$ -
0102107-1	Temporary Traffic Detection & Maintain INTER		EA	\$ 1,500.00	\$ -
701-11-111	Audible and Vibratory Pavement Markings, Std. White solid 6"		NM	\$ 3,870.00	\$ -
701-11-121	Audible and Vibratory Pavement Markings, Std. White skip 6"		GM	\$ 1,600.00	\$ -
701-11-221	Audible and Vibratory Pavement Markings, Std. Yellow Skip 6"		GM	\$ 1,600.00	\$ -
702-11-121	Wet Weather Markings, Skip, White 6"		GM	\$ 45.00	\$ -
702-11-221	Wet Weather Markings, Skip, Yellow 6"		GM	\$ 45.00	\$ -
702-12-121	Wet Weather and Audible Markings, Skip, White, 6"		GM	\$ 45.00	\$ -
702-12-221	Wet Weather and Audible Markings, Skip, Yellow, 6"		GM	\$ 45.00	\$ -
705-10	Object Marker		EA	\$ 200.00	\$ -
705-11	Delineator		EA	\$ 175.00	\$ -
706-1-32	Reflective Pavement Markers Remove		EA	\$ 6.00	\$ -
706-3	Retro-Reflective Pavement Markers		EA	\$ 4.80	\$ -
710-11-121	Painted Pavement Markings, Standard, White, Solid, 6"		LF	\$ 0.45	\$ -
710-11-122	Painted Pavement Markings, Standard, White, Solid, 8"		LF	\$ 0.90	\$ -
710-11-123	Painted Pavement Markings, Standard, White, Solid, 12"		LF	\$ 1.80	\$ -
710-11-124	Painted Pavement Markings, Standard, White, Solid, 18"		LF	\$ 2.70	\$ -
710-11-125	Painted Pavement Markings, Standard, White, Solid, 24"		LF	\$ 3.60	\$ -
710-11-131	Painted Pavement Markings, Standard, White, Skip, 6"		GM	\$ 900.00	\$ -
710-11-132	Painted Pavement Markings, Standard, White, Skip, 8"		GM	\$ 270.00	\$ -
710-11-151	Painted Pavement Markings, Standard, White, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.45	\$ -
710-11-160	Painted Pavement Markings, Standard, White, Message		EA	\$ 108.00	\$ -
710-11-170	Painted Pavement Markings, Standard, White, Arrows		EA	\$ 45.00	\$ -
710-11-190	Painted Pavement Markings, Standard, White, Island Nose		SF	\$ 4.50	\$ -
710-11-221	Painted Pavement Markings, Standard, Yellow, Solid, 6"		LF	\$ 0.45	\$ -
710-11-222	Painted Pavement Markings, Standard, Yellow, Solid, 8"		LF	\$ 1.12	\$ -
710-11-224	Painted Pavement Markings, Standard, Yellow, Solid, 18"		LF	\$ 2.25	\$ -
710-11-231	Painted Pavement Markings, Standard, Yellow, Skip, 6"		GM	\$ 900.00	\$ -
710-11-251	Painted Pavement Markings, Standard, Yellow, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.45	\$ -
710-11-290	Painted Pavement Markings, Standard, Yellow, Island Nose		SF	\$ 4.50	\$ -
710-11-321	Painted Pavement Markings, Standard, Black, Solid, 6"		LF	\$ 0.90	\$ -
710-11-331	Painted Pavement Markings, Standard, Black, Skip, 6"		GM	\$ 900.00	\$ -
710-17	Painted Pavement Markings, Remove		SF	\$ 4.50	\$ -
711-11-121	Thermoplastic, Standard, White, Solid, 6"		LF	\$ 0.62	\$ -
711-11-122	Thermoplastic, Standard, White, Solid, 8"		LF	\$ 0.68	\$ -
711-11-123	Thermoplastic, Standard, White, Solid, 12"		LF	\$ 2.25	\$ -
711-11-124	Thermoplastic, Standard, White, Solid, 18"		LF	\$ 2.93	\$ -
771-11-125	Thermoplastic, Standard, White, Solid, 24"		LF	\$ 3.83	\$ -
711-11-131	Thermoplastic, Standard, White, Skip, 6"		GM	\$ 1,170.00	\$ -
711-11-132	Thermoplastic, Standard, White, 3-9 Skip, 8"		GM	\$ 1,800.00	\$ -
711-11-151	Thermoplastic, Standard, White, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.24	\$ -
711-11-160	Thermoplastic, Standard, White, Message		EA	\$ 99.00	\$ -
711-11-170	Thermoplastic, Standard, White, Arrow		EA	\$ 45.00	\$ -
711-11-180	Thermoplastic, Standard, White, Yield Line		LF	\$ 4.50	\$ -
711-11-221	Thermoplastic, Standard, Yellow, Solid, 6"		LF	\$ 0.62	\$ -
711-11-222	Thermoplastic, Standard, White, Solid, 8"		LF	\$ 0.45	\$ -
711-11-224	Thermoplastic, Standard, White, Solid, 18"		LF	\$ 3.25	\$ -
711-11-231	Thermoplastic, Standard, Yellow, Skip, 6"		GM	\$ 1,170.00	\$ -
711-11-251	Thermoplastic, Standard, Yellow, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.90	\$ -
Sub Total:					\$ -

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
TC-1	12" Solid Stripe thermoplastic white (Table Marking)		LF	\$ 45.00	\$ -
TC-2	12" Solid Stripe thermoplastic white (Advance Marking)		LF	\$ 4.50	\$ -
TC-3	30"x30" Warning Sign		EA	\$ 360.00	\$ -
TC-4	18"x18" Speed Plate		EA	\$ 113.00	\$ -
TC-5	36" U-Channel post with Two OM2 Object Markers		EA	\$ 225.00	\$ -
TC-6	Asphalt Cushion 12 FT- 24' Wide Road (2 per installation)		Set	\$ 1,250.00	\$ -
Sub Total:					\$ -

	APS
Asphalt Contract SubTotal	\$ 509,879.36
Contingency	10%
Asphalt Contract Total	\$ 560,867.30

Estimate

Project: **Morningside at Meadow Pointe**
 Estimator: **Stephanie Kelm**

Date: April 27, 2022
 PVAS No. 3500
 District No. 2

Mobilization		LS X \$	1,015.00		\$	-
Site Prep.		Sy. X \$	1.69		\$	-
Clear & Grub	LT.	A X \$	2,200.00	= \$	-	-
	Med.	A X \$	4,850.00	= \$	-	-
	Hvy.	A X \$	8,800.00	= \$	-	-
Embankment & Fill		Cy. X \$	7.20		\$	-
Earth Work (Prep. For ABC)		Sy X \$	1.47		\$	-
9" Stab. Subgrade		Sy X \$	4.46		\$	-
12" Stab. Subgrade		Sy. X \$	5.95		\$	-
6" Base (Primed)		Sy. X \$	6.59		\$	-
8" Base (Primed)		Sy. X \$	8.78		\$	-
4" Limerock (Primed)		Sy. X \$	9.12		\$	-
6" Limerock (Primed)		Sy. X \$	13.68		\$	-
8" Limerock (Primed)		Sy. X \$	16.15		\$	-
10" Limerock (Primed)		Sy. X \$	20.78		\$	-
12" Limerock (Primed)		Sy. X \$	26.28		\$	-
Lean Mix		10# / Sy. \$	1.08		\$	-
		20# / Sy. \$	1.21		\$	-
Sod		Sy. X \$	1.53		\$	-
Sod (Edge)		Lf. X \$	0.26		\$	-
Seed & Mulch		Sy. X \$	1.28		\$	-
Bailed Hay		Ton X \$	118.00		\$	-
Install 15" HDPE under 10' driveway		Unit \$	2,500.00		\$	-
Clean Culverts		Lf. X \$	5.15		\$	-
Swales - 3:1 slopes, 2' deep with sod		Lf.X \$	27.00		\$	-
Survey & Test		LS X \$	4.00		\$	-
Traffic Control Devices		LS X \$	750.00		\$	-
Street Signs		\$	11.81		\$	-
Striping (incl Thermal)		Lf. X \$	1.67		\$	-
Drainage Design @ 50%					\$	-
Drainage Construction @ 50%					\$	25,493.00
Paid By Stormwater Funds		\$	(25,493.00)			

PUBLIC WORKS SUB TOTAL = \$ 25,493.00

ADMINISTRATION	7.5%	\$	1,911.98
CONTINGENCY	20%	\$	5,098.60

PUBLIC WORKS TOTAL \$ 32,503.58

ASPHALT TOTAL \$ 560,867.30

ASPHALT AND PUBLIC WORKS TOTAL = \$ 593,370.88

Engineering, Inspection & Administration +	7.00%	\$	41,535.96
-------------------------------------------------------	-------	----	-----------

CONSTRUCTION TOTAL = \$ 634,906.84

Number of Lots = 196.00

RECORDING	Resolutio	1	First page	\$ 10.00	\$ 10.00
		1	Pages	\$ 8.50	\$ 8.50
Roll:		1	First page	\$ 10.00	\$ 10.00
		22	pages	\$ 8.50	\$ 187.00
Subtotal					\$ 215.50

LIEN SATISFACTION 196 Pages \$ 10.00 \$ 1,960.00

OVERHEAD 196 Lots X Years 10 \$ 10.00 / year \$ 19,600.00

Subtotal Lien/Overhead \$ 21,560.00

TOTAL = \$ 656,682.34

Tax Office 2% Fee Added \$ 13,134
Project Cost \$ 669,816

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

MORNINGSIDE

PROJECT:	MILL AND RESURFACE
PROJECT DESCRIPTION:	MILL AND RESURFACE MORNINGSIDE VILLAGE ROADWAYS WITH ASSOCIATED RESTRPE OF PAVEMENT MARKINGS
SPEC YEAR:	2023
SUBMITTAL TYPE:	Engineers Estimate (Other)
COUNTY:	Pasco
DATE:	December 18th, 2023
ENGINEERING CONSULTANT FIRM:	BDi
CONTACT NAME:	Robert Dvorak & Jerry Whited
PHONE NUMBER:	(813) 361-1466
PAGE NUMBER:	1

COMPONENT GROUPS

Solitude Drive	\$26,358
Fog Hollow Drive	\$96,672
Golden Dawn Place	\$17,743
Morwen Place	\$70,332
Morningmist Drive	\$191,932
Bright Way Place	\$47,234

	COMPONENT SUB-TOTAL	\$450,271
MOT (Maintenance of Traffic)	5%	\$22,514
	SUB-TOTAL	\$472,784
MOB (Mobilization)	5%	\$22,514
	SUB-TOTAL	\$495,298
PU (Project Unknowns)	5%	\$22,514
	SUB-TOTAL	\$517,811
Public Works Estimation	10%	\$45,027
	SUB-TOTAL	\$562,838
Engineering, Inspections & Administration	5%	\$22,514
	SUB-TOTAL	\$585,352
Initial Contingency (Do Not Bid)	5%	\$22,514
	PROJECT GRAND TOTAL	\$608,000

**ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
MORNINGSIDE**

PROJECT:	MILL AND RESURFACE
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-2

Solitude Drive

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
0327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	1149	\$8.00	\$9,192.00
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	97	\$175.00	\$16,965.70
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	40	\$5.00	\$200.00
Solitude Drive			COMPONENT TOTAL		\$26,357.70

**ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
MORNINGSIDE**

PROJECT:	MILL AND RESURFACE
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-5

Morwen Place

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
0327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	3085	\$8.00	\$24,680.00
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	260	\$175.00	\$45,551.95
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	20	\$5.00	\$100.00
Morwen Place				COMPONENT TOTAL	\$70,331.95

**ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
MORNINGSIDE**

PROJECT:	MILL AND RESURFACE
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-6

Morningmist Drive

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
0327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	8422	\$8.00	\$67,376.00
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	711	\$175.00	\$124,356.09
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	40	\$5.00	\$200.00
Morningmist Drive				COMPONENT TOTAL	\$191,932.09

**ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST
MORNINGSIDE**

PROJECT:	MILL AND RESURFACE
FILE VERSION:	EE_03-15_Rev23
PAGE NUMBER:	-7

Bright Way Place

PAY ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
0327 70 6	MILLING EXIST ASPH PAVT, 1 1/2" AVG DEPTH	SY	2066	\$8.00	\$16,528.00
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B	TN	174	\$175.00	\$30,505.78
0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	40	\$5.00	\$200.00
Bright Way Place				COMPONENT TOTAL	
				\$47,233.78	

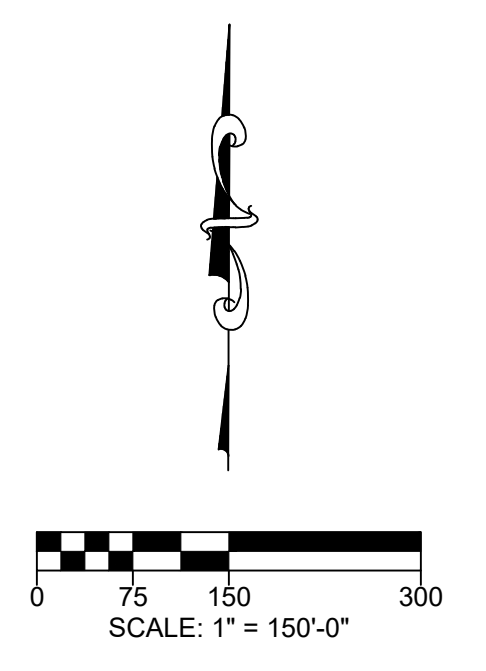
ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST

DEER RUN

	PROJECT:	MILL AND RESURFACE
PROJECT DESCRIPTION:	MILL AND RESURFACE DEER RUN VILLAGE ROADWAYS WITH ASSOCIATED RESTRPE OF PAVEMENT MARKINGS	
	SPEC YEAR:	2023
	SUBMITTAL TYPE:	Engineers Estimate (Other)
	COUNTY:	Pasco
	DATE:	December 18th, 2023
	ENGINEERING CONSULTANT FIRM:	BDi
	CONTACT NAME:	Robert Dvorak & Jerry Whited
	PHONE NUMBER:	(813) 361-1466
	PAGE NUMBER:	1

COMPONENT GROUPS

Forest Glen Drive		\$81,997
Eagle Station Drive		\$70,045
Stetson Place		\$80,449
Allegro Place		\$127,870
COMPONENT SUB-TOTAL		\$360,360
MOT (Maintenance of Traffic)	5%	\$18,018
	SUB-TOTAL	\$378,378
MOB (Mobilization)	5%	\$18,018
	SUB-TOTAL	\$396,396
PU (Project Unknowns)	5%	\$18,018
	SUB-TOTAL	\$414,414
Public Works Estimation	10%	\$36,036
	SUB-TOTAL	\$450,450
Engineering, Inspections & Administration	5%	\$18,018
	SUB-TOTAL	\$468,468
Initial Contingency (Do Not Bid)	5%	\$18,018
PROJECT GRAND TOTAL		\$487,000



LEGEND

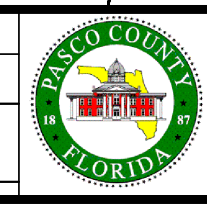
- 25% ASSESSMENT
- 50% ASSESSMENT
- 100% ASSESSMENT
- RESURFACING
- TRAFFIC CALMING
- STUDY AREA

REVISIONS	
DATE	DESCRIPTION

DATE	BY	DESCRIPTION

DESIGNED BY	NAME	DATE	DRAWN BY	NAME	DATE
CHECKED BY			CHECKED BY		
SUPERVISED BY					

PASCO COUNTY ENGINEERING SERVICES	
Approved By	
Florida P.E. No.:	
Date:	



MORNINGSIDE AT MEADOW POINTE

PVAS #3500

POLICY GUIDELINES FOR PAVING ASSESSMENT PROJECTS – 2/10/15

1. All unpaved County maintained roads receive a 25 percent reduction to the overall assessment of the project.
2. Board initiated assessments on County maintained paved roads in E, F, or G pavement rating condition (poor, very poor, and failing conditions, respectively), with assessments over \$1,000.00, receive a 25 percent reduction on that portion of the individual assessment over \$1,000.00.
3. All voluntary projects on County maintained paved roads in the E, F, or G pavement rating condition (poor, very poor, or failing condition, respectively), with assessments over \$1,000.00, receive a 25 percent reduction on that portion of the individual assessment over \$1,000.00.
4. Voluntary or Board initiated projects on County maintained paved roads in D pavement rating condition (Fair), with assessments over \$1,000.00, receive a 10 percent reduction on that portion of the individual assessment over \$1,000.00.
5. No discount be applied to assessment projects on non-County maintained roads, although repayment of the assessment will be extended to a 15 year amortization schedule.
6. To amortize projects on County-maintained roads with an assessment under \$1,000.00 over a five year period, and projects with an assessment exceeding \$1,000.00 over a ten year period. For non-County maintained roads, the costs would be amortized over a 15 year period.
7. To include all potential discounts, and County contributions applicable to a particular assessment project, in the individual assessment estimates provided to property owners included within the proposed assessment area, as part of the petition process for citizen initiated projects, or as part of the public hearing notice provided on Board initiated assessment projects.
8. To present to the Board for its consideration, all citizen initiated petitions that fail by 2 % or less (to meet the 50% or more of favorable votes required for passage under the Special Assessment Ordinance) for possible adoption as a Board initiated assessment.

**SPECIAL ASSESSMENT METHODOLOGY
BASED ON EQUIVALENT RESIDENTIAL UNITS (ERUâ€™S)**

All parcels of property benefited by the improvements forming the basis of a special assessment shall be assessed based on the number of Equivalent Residential Units (ERUs) assigned to such parcel. The number of ERUs assigned to each parcel is determined according to the following rules:

I. Parcels With a Legal Right⁽¹⁾ to Access the Improvements or Services Forming the Basis of the Special Assessment and that are Contiguous to the Improvements or Services Forming the Basis of the Special Assessment:

(a) Residential parcels:

(1) Improved residential parcels. Each parcel of property with an agricultural, residential or mobile home zoning district, single-family or multi-family, on which no additional residential units may be placed under applicable land development code requirements shall be assessed one (1) ERU for each existing single family detached residential unit (including mobile homes located on individual lots), and three/fifths (3/5) of an ERU for each existing multi-family residential unit (including, but not limited to, apartments, condominiums, townhouses, duplexes, and mobile homes located in mobile home parks).

(2) Partially improved residential parcels. Each parcel of property with an agricultural, residential or mobile home zoning district, single family or multi-family, on which one (1) or more dwelling units have been placed shall be assessed the greater of the number of ERUâ€™S determined according to subparagraph (a)(3) below, or the actual number of existing dwelling units on the parcel according to subparagraph (a)(1) above.

(3) Unimproved residential parcels. Each parcel of property with an agricultural, residential or mobile home zoning district, single family or multi-family, shall be assessed that number of ERUâ€™S determined by sixty-five percent (65%) of the maximum number of single family residential dwelling units allowed under applicable land development code requirements for that parcel.

(b) Nonresidential parcels: Each parcel of property zoned other than agricultural, residential or mobile home shall be assessed that number of ERUâ€™S determined by sixty-five percent (65%) of the maximum number of single family residential dwelling units allowed under the predominant residential zoning requirements for the assessment area.

II. Parcels with a Legal Right to Secondary or Alternative Access to the Improvements or Services forming the Basis of the Assessment, and that are Contiguous to the Improvements or Services forming the Basis of the Assessment:

Each parcel of property with secondary or alternative access to the improvements or services forming the basis of the assessment shall be assessed fifty percent (50%) of the ERUâ€™S determined according to paragraph I. above.

III. Parcels that are not Contiguous to the Improvements or Services forming the Basis of the Assessment, but Where At Least Fifty Percent (50%) of the Parcel Lies Within a 1,000 Foot Centerline of the Improvements or Services forming the Basis of the Assessment and the Parcel has Access to the Collector and Arterial Roadway Network through the Improvements or Services forming the Basis of the Assessment.

Such parcels shall be assessed twenty-five percent (25%) of the ERUâ€™s determined according to paragraph I. above.

IV. Parcels that are not Contiguous to the Improvements or Services forming the Basis of the Assessment, but Where the Parcelâ€™s Sole Means of Access to the Collector and Arterial Roadway Network is through the Improvements or Services forming the basis of the Assessment.

Such parcels shall be assessed twenty-five (25%) of the ERUâ€™s determined according to paragraph I. above.

VI. Exceptions:

(1) The following shall be assessed zero ERUâ€™s:

a. Any parcel of property determined to be unbuildable and which cannot be altered to become a buildable lot or combined with other parcels owned by the same owner to become part of a buildable lot;

b. Any parcel of property owned by the federal government, the State of Florida, its counties or its municipalities.

(2) The county administrator, or his designee, in response to the presentation of unique, exceptional or extraordinary circumstances, where strict application of the above method of determination would create a practical difficulty or an undue hardship, may recommend that the Board of County Commissioners approve an alternative method of determination on a case by case basis in the interest of fairness and administrative ease.

[1] â€œLegal Rightâ€ is defined as the legal right to connect to or access the improvements or services forming the basis of the special assessment under Florida statutory or common law, or pursuant to private agreement. For purposes of this section, the issuance of any state or local permit or approval as a precondition to connection or access shall not be construed as denying any parcel owner a â€œlegal rightâ€ to connect to or access the improvements or services forming the basis of the special assessment.

ARTICLE I. IN GENERAL*

***Editor's note:** Ordinance No. 97-08, §§ I--XXIV, adopted June 10, 1997, was treated as superseding §§ 94-1--94-24 in their entirety. Formerly, §§ 94-1--94-24 contained similar provisions and derived from those ordinances as are listed in the Code Comparative Table.

Sec. 94-1. Applicability.

This article shall apply to special assessments and to all projects commenced under this article.

(Ord. No. 97-08, § XXIV, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-2. Authorization.

(a) The board of county commissioners is granted the authority to adopt this article pursuant to F.S. ch. 125. The board of county commissioners is authorized to establish services and improvements and fund such services and improvements through special assessments pursuant to F.S. § 125.01(r). Such services and improvements may include:

- (1) Streets and roads.
- (2) Traffic calming devices and measures.
- (3) Water and sewage systems.
- (4) Water and sewage treatment plants.
- (5) Drainage.
- (6) Sidewalks.
- (7) Such other services or facilities as may be deemed essential.

The board is authorized to provide for the payment of the whole or part of the cost of said improvements by levying and collecting special assessments upon property deemed to benefit specially by the construction of such improvements. Special assessments must be reasonably apportioned among properties deemed improved. The board may adopt by resolution or otherwise any methodology it deems appropriate for reasonably apportioning the special assessments among the property owners deemed to specially benefit from such improvement.

(Ord. No. 97-08, § I, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-3. Petition--Submission by property owners.

Property owners may request that a petition be prepared for submission to the board of county commissioners to impose a special assessment upon specially benefited property. One property owner may act as petition leader. The petition shall be submitted to the county administrator or his designee for administrative evaluation and review, and for his recommendations to the county commission.

(Ord. No. 97-08, § II, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-4. Same--Form.

- (a) The petition shall contain the following information:
- (1) A specific designation of the boundaries of the area to be improved, including a description of the property involved;
 - (2) A specific designation of the improvements required;
 - (3) A specific statement of the total number and description of lots or parcels to be benefited by the improvements requested.
 - (4) Signatures of the owners of the land who respond to the petition and whose respective properties are located within the benefited area. The specific legal description of the lots or parcels shall be set forth opposite the name or names of the signer(s) of the petition.
 - (5) A project map.
- (b) The county in its discretion may modify the designation of the boundaries of the area to be improved, the designation of the improvements required, the statement of the number and description of the lots or parcels to be benefited by the improvements demanded, and/or the project map prior to mailing notice of the petition to specially benefited property owners or presenting the petition to the county commission.
(Ord. No. 97-08, § III, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-5. Same--Response time and re-petition.

- (a) The county shall furnish, via certified mail, return receipt requested, a letter to the owner(s) of each specially benefited property, notifying said owner(s) of the petition, and providing an estimate of the number of assessment units and estimated dollar value of the assessment against the property of the owner(s). Refusal or failure to acknowledge receipt of said notification letter shall be deemed adequate notice and receipt for purposes of this notification requirement. The owner(s) of each specially benefited property will be allowed 45 calendar days from the date the letter is mailed to respond favorably or unfavorably to the petition, and the owner(s) of each property shall be entitled to one favorable or unfavorable vote per assessment unit assigned to the owner(s) of said property. Those owners of benefited property who do not respond in writing, or whose responses have not been received within 45 calendar days from the date the letter was mailed, may not be considered in the findings of the commission or county staff.
- (b) If the county staff determines that greater than 50 percent of the votes received are not favorable, the staff shall make a determination that the petition failed, and shall not be required to present the petition to the county commission. If, however, the county staff determines that 50 percent or more of the votes received in response to the petition are favorable, the staff must present the petition to the county commission for its consideration.
- (c) Should the county staff determine that the petition failed under this section, the county administrator or his designee may present the petition to the county commission if he determines, in his sole discretion, that consideration of the petition by the board of county commissioners would address a specific need within the area of the proposed improvement.
- (d) Should the staff determines that the petition failed under this section, and the county administrator or his designee has not presented the petition to the county commission pursuant to subsection (c) of this section within 60 days from submission, then the property owners shall not be entitled to initiate any petition to make such improvements

or provide the services designated within this article for one year subsequent to the date on which all votes are due to be received by the county.

(Ord. No. 97-08, § IV, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-6. Same--Initiation by property owners.

After public hearings, the county commission may adopt and enact, if it so desires, all appropriate and legally required ordinances or resolutions to make the improvements or provide the services designated in the written petition. The board, however, must first make a finding that:

- (1) Fifty percent or more of the votes received in response to the petition were favorable, or the proposed improvements set forth in the petition are deemed by the county staff or the board of county commissioners to address specific need within the area of the proposed improvement;
- (2) The improvements or services designated have an ascertainable special benefit to the properties to be assessed; and
- (3) The special assessment is reasonably apportioned among the properties that are deemed to benefit specially from the improvements.

(Ord. No. 97-08, § V, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-7. Initiation by county commission.

The commission may initiate services, make improvements, or both, in its discretion, and without the necessity of a petition. The commission shall define the area to be included in such a special benefit area and shall have prepared a cost estimate of the project to be undertaken; however, the commission must first make a finding that:

- (1) The improvements or services designated have an ascertainable special benefit to the properties to be assessed; and
- (2) The special assessment is reasonably apportioned among the properties that are deemed to benefit specially from the improvements.

(Ord. No. 97-08, § VI, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-8. Notice for hearing on preliminary assessment roll.

(a) Upon completion of the preparation of the preliminary assessment roll, the commission shall cause to be published once, in a newspaper of general circulation, a resolution stating that a preliminary assessment roll has been completed; that the assessment roll is on file in the office of the county administrator or his designee; that the assessment roll is open to public inspection; that at a regular meeting of the board of county commissioners, on a certain day and hour to be specified in the resolution, and not earlier than 15 calendar days from such publication, the board of county commissioners will hear all interested persons regarding the proposed assessments contained in the preliminary assessment roll; and which shall state, in brief and general terms, a description of the improvement, together with the location thereof.

(b) At least 15 calendar days prior to the date of such hearing, notice by certified, first class mail shall be sent to each person whose name and address is either known, or may be reasonably ascertained, identified as the owner of record of any lot or parcel of land proposed for assessment or in whose name any such lot or parcel may otherwise be listed on the tax roll of the county tax appraiser, advising said person of:

- (1) The nature of the proposed improvements;
- (2) The estimated cost thereof;
- (3) The specific amount of assessment to be made against each lot or parcel of land; and
- (4) The place, date and time of the public hearing on the assessment.

Failure of the owner to receive such notice due to mistake or inadvertence shall not affect the validity of the preliminary assessment roll adopted by the board of county commissioners, nor release or discharge any obligation for payment of a special assessment imposed by the board of county commissioners pursuant to this article.

(Ord. No. 97-08, § VII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-9. Combined public hearings.

(a) In those instances in which estimated quantities and unit cost required to complete the proposed special assessment project have been previously estimated by the county administrator or his designee, the public hearings required for the adoption of the initial resolution declaring a special assessment and the resolution adopting the preliminary assessment roll may occur simultaneously at a single hearing and may be combined into a single resolution.

(b) All procedures respecting the issuance of notice for a hearing on a preliminary assessment roll under section 94-8 shall be followed.

(c) With respect to quantities, unit costs and award of bids:

(1) Quantities shall be deemed known by the county administrator or his designee only in those instances where appropriate departments have performed any required site inspection and field measurements to determine the quantities necessary to complete the project.

(2) Unit costs shall be deemed to be known by the county administrator or his designee only in those instances in which the county has established unit costs for the performance of the specified work or in which there exists a competitively bid annual contract which provides for specific unit costs or for the performance of the specified works, or both.

(3) Award of bid, in instances where a combined public hearing is held, shall be accomplished through provisions set forth in the purchasing ordinance, chapter 2, article IV, division 2, as amended.

(Ord. No. 97-08, § VIII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-10. Resolution--preparation.

When the board of county commissioners decides to make an improvement or provide a service, then it shall so declare by resolution, stating the nature of the proposed improvements, the total estimated cost, the method of payment of assessments, the number of annual installments, and the legal description of area specially benefited. The estimated cost of any services, and/or improvements, or both, shall include, to the extent applicable:

- (1) An estimate of the cost of preliminary and other surveys;
- (2) Acquisition of any real property;
- (3) Engineering services associated with project;
- (4) Inspection and superintendence of work;
- (5) Preparation of the plans, specifications and estimate;
- (6) Printing and publishing of notices and proceedings;

- (7) Preparation and recording of a preliminary assessment roll;
 - (8) Preparation and issuance of certificates;
 - (9) Actual costs of providing the services; and
 - (10) Any other expenses attributable to the service or improvement.
- (Ord. No. 97-08, § IX, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-11. Same--Publication.

The resolution to be adopted shall be published in any newspaper of general circulation in the county once at least 15 calendar days prior to its adoption at any regular or special meeting of the board of county commissioners.

(Ord. No. 97-08, § X, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-12. Same--Adoption.

At the time and place designated in the notice, the board of county commissioners shall conduct a public hearing on the proposed resolution and may adopt, modify, or reject the same. Any objections or comments to the resolution shall be made in writing and submitted to with the county administrator or his designee prior to adoption of the resolution or else may be deemed waived.

(Ord. No. 97-08, § XI, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-13. Implementation of services or improvements.

Upon passage of the resolution, the proposed project shall be specially designated for implementation. Funding shall be allocated for the project at the time the resolution is adopted based upon cost estimates prepared by the county administrator or his designee.

(Ord. No. 97-08, § XII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-14. Solicitation of bids and preparation of assessment roll.

The resolution approving the project shall authorize the county administrator or his designee to solicit bids for the construction of the improvement, utilize its own forces subject to F.S. ch. 125, or utilize any contractor who possesses an annual contract to perform such services for the county. Prior to award of contract or commencement of construction, the board of county commissioners shall cause to be prepared a preliminary assessment roll containing property descriptions and proposed assessments of cost against each lot or parcel of land benefiting from such improvement, based upon the estimated benefit received, as established in the original resolution.

(Ord. No. 97-08, § XIII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-15. Preliminary assessment roll and award of bid.

(a) At the public hearing the board of county commissioners shall annul, adopt or modify, in whole or in part, the assessments indicated on the preliminary assessment roll, either by confirming the assessment against any or all lots or parcels described therein, or by canceling, increasing or reducing the same, according to the special benefits which the board determines each lot or parcel will receive by virtue of the improvement, but shall not confirm any assessment in excess of the special benefit to the property or in excess of the flat rate approved and adopted for such projects. The board may elect to contribute up to 25 percent of the cost of any project for which special assessments may be imposed.

(b) Immediately after the determination by the board as to the special assessments to be imposed, the preliminary assessment roll as sustained or modified shall be approved (subject to subsection (c)(2) below), and the award of bid for construction made. Any necessary budget adjustments resulting from an increase or decrease in contract price with respect to the estimated price may be made upon approval of the preliminary roll and award of bid.

(c) Upon completion of the improvements for which the special assessments have been imposed, the board of county commissioners shall adopt a final assessment roll, based on the actual cost of the improvements. Whenever the board determines that the actual cost of the improvements has exceeded the estimated cost it originally approved, the special assessment billed shall not exceed the original estimated cost of the improvements, and the preliminary assessment roll shall become final; however, whenever the actual cost is less than the estimated cost originally approved by the board, the following shall apply.

(1) If the actual unit cost for each assessed property proves to be less than the original estimated cost by an amount not exceeding \$10.00, the original estimated cost shall be billed, and the preliminary assessment roll shall become final;

(2) If the actual unit cost for each assessed property proves to be less than the estimated unit cost by an amount greater than \$10.00, a new resolution and revised assessment roll will be prepared for approval as a final assessment roll by the board of county commissioners, and the lesser cost shall be billed.

(Ord. No. 97-08, § XIV, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-16. Payment of assessment.

(a) Assessments made hereunder shall become due and payable to the board of county commissioners 33 calendar days after the date of the initial billing following the completion of the improvements for the property benefited by the special assessment project. All assessments not paid within such period shall thereupon become payable in equal annual installments in each of the ten succeeding years with interest not to exceed that authorized by law from the expiration of such 33 days, payable annually, unless the commission shall fix a shorter or longer period of time for the payment of annual installments or a lower rate of annual interest; but any assessment becoming so payable may be paid in full at any time, together with interest accrued thereon to the date of the payment. At a minimum of at least once a year, the board shall have the discretion to adopt by resolution an interest rate applicable to special assessment projects.

(b) The board of county commissioners is authorized by resolution, in its discretion, to reduce interest rates or waive interest otherwise payable on special assessments pursuant to paragraph (a) of this section, or otherwise to extend, up to a maximum of 20 years, the time for payment of special assessments in installments, with respect to owners of assessed property whose income meets or falls below the low-income or very low-income thresholds established by the United States Department of Housing and Urban Development (HUD) in effect at the time the final assessment roll is adopted. At a minimum of at least once a year, the board, by resolution may adjust rates of interest to a rate not to exceed that which would otherwise have been imposed under paragraph (a) of this section at the time of adoption of the final roll, may impose or re-impose interest, or may alter the time for payment to a period not to exceed that which would have otherwise been imposed under paragraph (a) of this section, in the event the board determines the

income of the owner has increased above the applicable threshold, or if the ownership of the property has changed.

(Ord. No. 97-08, § XV, 6-10-97; Ord. No. 02-17, § 1, 7-30-02; Ord. No. 06-34, § 1, 10-24-06)

Sec. 94-17. Lien on properties assessed.

(a) When final completion has been achieved on the project and the board of county commissioners has approved and directed the recording of a final assessment roll, the final assessment roll shall constitute a lien on each property assessed for any improvements or services under the provisions of this ordinance. Any delinquent or unpaid assessment for any improvements or services under the provisions of this ordinance shall remain a liens until paid in full and shall be equal in rank and dignity with the liens of county ad valorem taxes and all other liens resulting from special assessments by the county, and superior in rank and dignity to all other liens, prior recorded mortgages, encumbrances, titles and claims in, to or against the improved real property involved. Payments on any special assessment shall first be applied to interest, then to unpaid principal.

(b) The county may enforce any lien imposed under this ordinance in the same manner as is provided for the foreclosure of mortgages, and the county shall thereby be entitled to collect the special assessment as well as interest, costs, penalties, and reasonable attorneys' fees. Upon the failure of a property owner to pay any installment of principal or interest on any assessment lien within 33 calendar days of its due date, the county may thereafter elect either to seek recovery of any outstanding and unpaid installments, or to accelerate the due date of all outstanding installments of principal remaining unpaid and pursue immediate recovery thereof, together with interest due thereon from date of default, as well as any applicable costs, penalties, and attorneys' fees.

(Ord. No. 97-08, § XVI, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-18. Properties subject to assessment.

No property that has been deemed by the board of county commissioners to enjoy a special benefit from an improvement for which a special assessment is imposed under this article shall be exempted from payment of the principal amount of that special assessment.

(Ord. No. 97-08, § XVII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-19. Correction of errors or adjustments in final assessment roll.

In case of any omission, error or mistake in generating the final assessment roll, or in imposing liens on properties against which special assessments have been levied, board of county commissioners may, at any time, correct such omission, error or mistake by resolution upon the request of a property owner adversely affected thereby, upon the recommendation of county staff, or upon its own motion without notice to the affected parties.

(Ord. No. 97-08, § XVIII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-20. Acquisition of right-of-way required.

No such road or street improvement project under this ordinance shall be undertaken until all rights-of-way required for the project have been acquired.

(Ord. No. 97-08, § XIX, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-21. Alternative methods.

This article shall be deemed to authorize any additional and alternative method for the imposition of assessments for improvements to properties specially benefited thereby as may be authorized and directed by the board of county commissioners.

(Ord. No. 97-08, § XX, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-22. Abandonment of board-approved projects.

In the event a service or improvement is abandoned prior to completion because of issues relating to the cost of the project, or for other good cause as determined by the board of county commissioners, all costs incurred to the point of abandonment may be assessed against the properties in the project area.

Factors that may be utilized in determining whether the costs of an abandoned project should be assessed in full, reduced or eliminated include:

- (1) Whether the county administrator or his designee has recommended the discontinuance of the project for lack of revenue, or manpower, or both, to complete the project;
- (2) Whether the discontinuation of the project would be of convenience to the county;
- (3) Whether actual or potential engineering, legal or fiscal problems developed, thereby making the continuance of the project unfeasible, impracticable, or undesirable due to no fault of the property owners;
- (4) Whether collecting the assessments for the discontinued project would result in undue hardship to the subject property owners due to the high cost of the project;
- (5) Whether there exist other circumstances, unique to the individual project, which would render an assessment unduly burdensome and oppressive to property owners;
- (6) Whether the assessment appears to exceed the special benefits property owners will receive.

If any of the above factors are found to exist, the board of county commissioners may forgive the cost incurred to the date of abandonment.

(Ord. No. 97-08, § XXI, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-23. Invalid assessments.

If any special assessment made under the provisions of this chapter to defray the whole or any part of the expense of any such service or improvement shall, either in whole or in part, be annulled, vacated, or set aside by the judgment of any court, or if the board of county commissioners shall be satisfied that any such assessment is so irregular or defective that the same cannot be enforced or collected, or if the board shall have omitted to make such an assessment when it might have done so, the board may take all necessary steps to correct the invalidity, including, but not limited to, causing a new assessment to be made for the whole, or for any part of, any improvement, or against any property benefited, in whole or in part, by any improvement, following as nearly as possible the provisions of this article.

(Ord. No. 97-08, § XXII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Sec. 94-24. Procedural irregularities.

Any informality or irregularity in the proceedings in connection with the levy of special assessments under the provisions of this article shall not affect the validity of the same after the approval thereof, and any special assessment as finally approved shall be competent and sufficient evidence that such special assessment was duly levied, that the special assessment was duly made and adopted, and that all other proceedings adequate to such special assessment were duly had, taken, and performed as required by this article.

No variance from the direction hereunder shall be held material unless it is clearly shown to the satisfaction of the board of county commissioners that the party objecting was materially injured thereby. Notwithstanding the provisions of this section, any party objecting to a special assessment imposed pursuant to this article must file a written objection with the board within 30 calendar days from the date of the adoption of the resolution under this article, or forever waive objection thereto.

(Ord. No. 97-08, § XXIII, 6-10-97; Ord. No. 02-17, § 1, 7-30-02)

Secs. 94-25--94-45. Reserved.

Estimate

Project: Morningside at Meadow Pointe Date: April 27, 2022
 Estimator: Stephanie Kelm PVAS No. 3500
 Work Order No. _____ District No. 2

	Street Name	County Maint. Y/N	Road Rating	Width	Length	Sy.- Paving	Drives	Mailboxes	Hammerhead	T's	Manhole	W.Valve	Cut de Sac	Turnaround	Sidewalk Repair S	Base Repair SY
1	Solitude Drive	Y	E	22	470	1149.0										22.98
2	Fog Hollow Drive	Y	E	22	1735	4242.0					8					84.82
3	Golden Dawn Place	Y	E	22	317	775.0					3	1				15.5
4	Morwen Place	Y	E	22	1262	3085.0					4	1				61.7
5	Morningmist Drive	Y	E	22	3445	8422.0					13					168.42
6	Bright Way Place	Y	E	22	845	2066.0					2					41.31
7						0.0										0
8						0.0										0
9						0.0										0
10						0.0										0
11						0.0										0
12						0.0										0
13						0.0										0
14						0.0										0
15						0.0										0
16						0.0										0
17						0.0										0
18						0.0										0
19						0.0										0
20						0.0										0
21						0.0										0
22						0.0										0
23						0.0										0
24						0.0										0
25						0.0										0
26						0.0										0
27						0.0										0
28						0.0										0
29						0.0										0
30						0.0										0
31						0.0										0
32						0.0										0
33						0.0										0
34						0.0										0
35						0.0										0
36						0.0										0
37						0.0										0
38						0.0										0
39						0.0										0
40						0.0										0
41						0.0										0
42						0.0										0
43						0.0										0
44						0.0										0
45						0.0										0
TOTALS =					8,074.0	19,739.0	0	0	0	0	30	0	2	0	0	394.73
Combined Distance = 1.53 MILES					Length	Sy.- Paving	Drives	Mailboxes	Hammerhead	T's	Manhole	W.Valve	Cut de Sac	Turnaround	Sidewalk Repair S	Base Repair SY

AREA IN SY.	19,739.0
Spandrels @ 30 Sy. Ea.	0
"T" Turn Around @ 50 Sy. Ea.	0
Cul-de-Sac @ 520 Sy. Ea.	2
Drives @ 20SY Ea. (Turnouts)	0
Hammerhead	0
Total Sy. Ex. Pavement =	20,779.0 Sy.

Required Asphalt		Spread (lb/sy)	Tonnage
Type SP 9.5 Asphalt Concrete Cement (local)		110	1143
Type FC 9.5/PG 76-22 Asphalt with Polymer (Art/Coll)		0	0
Type SP 12.5 Asphalt Concrete Cement (local)		165	1714
Type FC 12.5/PG 76-22 Asphalt with Polymer (Art/Coll)		0	0
Superpave Asphaltic Concrete, Traffic C (high speed Hwy)		0	0
Type ABC-3 (widening w/o limerock)		0	0
Deep Base		525	104

BASE REPAIR PERCENTAGE MULTPLIER 2.00%
SIDEWALK PERCENTAGE MULTPLIER 0.00%
SIDEWALK WIDTH 0 FT
SIDEWALK THICKNESS 0 IN (4" OR 6")
SHOULDER REWORK WIDTH 0 FT
SOD WIDTH 0 FT

Updated
7/8/2021

Estimate

Project: Morningside at Meadow Pointe
 Estimator: Stephanie Kelm
 WO # _____

ASPHALT ITEMS

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS 19-253	AMOUNT APS 19-253
102-99	Temporary Portable Changeable Message Sign: As required by the approved MOT plan. This line item Not intended to cover the cost for the use of a MB for "public notification purposes", as required by the Special Conditions, SP 7; Advance Resident Notification,		EA/DAY	\$ 40.00	\$ -
102-14	Temporary Traffic Control Officer (Law Enforcement Officer to handle Traffic throughout Signalized Intersections) (This line item will be for two (2) law enforcement officers (LEOS) per hour		HR	\$ 86.00	\$ -
A104-10-1	Baled Hay (Staked)		EA	\$ 35.00	\$ -
A104-13	Silt Fence (Staked)		LF	\$ 0.90	\$ -
104-16	Rock Bags	80	EA	\$ 5.00	\$ 400.00
110-2	Selective Clearing and Grubbing	1	AC	\$ 2,000.00	\$ 2,000.00
110-4	Removal of Existing Pavement (Concrete)		SY	\$ 45.00	\$ -
110-47	Road Edge Preparation	16,148	LF	\$ 0.45	\$ 7,266.60
110-48	Sawcut Concrete Driveways		LF	\$ 5.00	\$ -
110-49	Sawcut Asphaltic Concrete		LF	\$ 5.00	\$ -
110-50	"Pickup" Type Power Broom	30	HR	\$ 126.00	\$ 3,780.00
110-7	Mailboxes (Relocation) (Furnish and Install)		EA	\$ 110.00	\$ -
120-1	Regular Excavation		CY	\$ 18.00	\$ -
120-2	Borrow Excavation		CY	\$ 22.50	\$ -
120-6	Embankment		CY	\$ 40.50	\$ -
106-4	Stabilization		SY	\$ 1.50	\$ -
162-2	Topsail		SY	\$ 21.00	\$ -
270-1	Soil Cement Base, 8" (300 PSI Plant Mix)		SY	\$ 2.50	\$ -
210-2	Limerock, New Material for reworking base		TN	\$ 21.60	\$ -
230-1	Limerock Stabilized Base		SY	\$ 37.00	\$ -
230-2	Limerock Material		CY	\$ 25.00	\$ -
270-1	Full Depth Reclamation (8" Depth)		SY	\$ 7.65	\$ -
270-1-A	Portland Cement		TN	\$ 180.00	\$ -
285-7	Optional Base (Type B- 12.5)		SY	\$ 30.00	\$ -
286-1	Turnout Construction (Concrete)		SY	\$ 58.50	\$ -
286-2	Turnout Construction (Asphalt)		TN	\$ 125.55	\$ -
327-70-8	Milling of Existing Asphalt Pavement (2"- 2-1/2" Maximum Depth) (Various Widths) (Local Roads)	27,012	SY	\$ 1.50	\$ 40,518.00
327-70-SA	Milling of Existing Asphalt Pavement (2"- 2-3/4" Maximum Depth) (Various Widths)		SY	\$ 2.00	\$ -
327-70-17	Milling of Existing Asphalt Pavement (3 1/4" Maximum Depth) (Various Widths)		SY	\$ 2.60	\$ -
XX	Millings taken by Contractor as Credit (CY)		CY	\$ (4.00)	\$ -
XX	Millings taken by Contractor as Credit (SY)		SY	\$ (0.10)	\$ -
327-70-SB	Haul and Stockpile Millings		CY-MI	\$ 0.95	\$ -
331-1	Asphalt Price Index Adjustment	54,325	GA	\$ 0.63	\$ 34,224.56
331-2-1	Type S-I Asphalt Concrete Cement (ACC), Leveling		TN	\$ 90.21	\$ -
331-2-4	Type S-III ACC, Leveling		TN	\$ 93.00	\$ -
331-2-6	Type S-III ACC, Surface or Intermediate Course		TN	\$ 93.00	\$ -
331-2-7	Type S-I ACC, Deep Patch		TN	\$ 105.50	\$ -
331-2-8	Type ABC-3 (deep base w/o limerock base)		TN	\$ 90.21	\$ -
334-1-1	Type SP-9.5 Asphalt Concrete Cement (local)	1,485	TN	\$ 102.30	\$ 151,915.50
334-1-2	Type SP 12.5 Asphalt Concrete Cement (local)	2,228	TN	\$ 97.65	\$ 217,564.20
331-2-9	Type FC-3 (without rubber)	135	TN	\$ 102.30	\$ 13,810.50
337-7-1	Type FC- 9.5/PG 76-22 Asphalt with Polymer (Art/Collector)		TN	\$ 120.90	\$ -
337-7-2	Type FC- 12.5/PG 76-22 Asphalt with Polymer (Art/Collector)		TN	\$ 116.25	\$ -
334-1-2A	Asphalt Emulsion Added		GA	\$ 3.75	\$ -
A400-1-2	Endwall (Class II Concrete)		CY	\$ 500.00	\$ -
400-1-15	Class I Concrete (Miscellaneous)		CY	\$ 400.00	\$ -
425-10	Yard Drains		EA	\$ 1,000.00	\$ -
425-1	Inlets		EA	\$ 2,000.00	\$ -
				Sub Total:	\$ 471,479.36

Estimate

Project: Morningside at Meadow Pointe

Estimator: Stephanie Kelm

WO # _____

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
425-4	Adjusting Inlets		EA	\$ 500.00	\$ -
425-5	Adjusting Manholes (riser rings)	30	EA	\$ 125.00	\$ 3,750.00
425-6	Adjusting Valve Boxes		EA	\$ 100.00	\$ -
431-1	Pipe Liner		LF	\$ 30.00	\$ -
440-70	Underdrain Inspection Box		EA	\$ 100.00	\$ -
440-73	Underdrain Outlet Pipe		LF	\$ 150.00	\$ -
520-1-7	Concrete Curb and Gutter (Type E)		LF	\$ 40.50	\$ -
520-1-10	Concrete Curb and Gutter (Type F)		LF	\$ 40.50	\$ -
520-3	Concrete Valley Gutter	300	LF	\$ 40.50	\$ 12,150.00
522-1	Concrete Sidewalk and Driveway		SY	\$ 72.00	\$ -
522-1	Concrete Sidewalk, 4" Thick, 3' - 5' Wide, Including furnishing and installation of ADA Ramps	250	SY	\$ 72.00	\$ 18,000.00
525-1	Asphaltic Concrete Curb		LF	\$ 30.00	\$ -
527-3	Detectable Warnings- Surface Preparation and Installation (concrete curbs and sidewalks)		SF	\$ 25.00	\$ -
575-1-1	Sodding (Bahia)	1,000	SY	\$ 3.75	\$ 3,750.00
577-70	Reworking Shoulders	1,000	SY	\$ 0.75	\$ 750.00
2501-1	Crack Sealing		LF	\$ 36.00	\$ -
2502-1	Microsurfacing (Single)		SY	\$ 3.91	\$ -
2502-2	Microsurfacing (Double)		SY	\$ 4.38	\$ -
2503	Asphalt Rejuvenation (Petroleum Based)		SY	\$ 8.00	\$ -
555-1-1	Directional Bore Less Than 6"		LF	\$ 27.50	\$ -
630-1-12	Conduit (Furnish & Install) (Underground)		LF	\$ 9.45	\$ -
				Sub Total:	\$ 38,400.00

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
630-1-22	Conduit (Furnish) (Underground) (In directional bore)		LF	\$ 6.95	\$ -
660-03.4	Lead-in Cable/saw cut, 4 cables in saw cut, price per foot of saw cut		LF	\$ 8.50	\$ -
635-1-11	Pull & Junction Boxes (F&I) (Pull Box)		EA	\$ 801.00	\$ -
660-2-102	Loop Assembly Type B (Loop Only/No Home Run)		AS	\$ 411.00	\$ -
660-2-106	Loop Assembly Type F (6'X15") (Loop Only/No Home Run)		AS	\$ 594.00	\$ -
660-2-106A	Loop Assembly Type F (6'X30") (Loop Only/No Home Run)		AS	\$ 489.00	\$ -
741-70-111	TMS Vehicle Sensor (Class III) (F&I) (Type 1) (1 per/LN)		EA	\$ 1,110.00	\$ -
745-70-12	TMS Inductive Loop Assem (F&I) (2 Loops/LN)		AS	\$ 1,486.00	\$ -
0102107-1	Temporary Traffic Detection & Maintain INTER		EA	\$ 1,500.00	\$ -
701-11-111	Audible and Vibratory Pavement Markings, Std. White solid 6"		NM	\$ 3,870.00	\$ -
701-11-121	Audible and Vibratory Pavement Markings, Std. White skip 6"		GM	\$ 1,600.00	\$ -
701-11-221	Audible and Vibratory Pavement Markings, Std. Yellow Skip 6"		GM	\$ 1,600.00	\$ -
702-11-121	Wet Weather Markings, Skip, White 6"		GM	\$ 45.00	\$ -
702-11-221	Wet Weather Markings, Skip, Yellow 6"		GM	\$ 45.00	\$ -
702-12-121	Wet Weather and Audible Markings, Skip, White, 6"		GM	\$ 45.00	\$ -
702-12-221	Wet Weather and Audible Markings, Skip, Yellow, 6"		GM	\$ 45.00	\$ -
705-10	Object Marker		EA	\$ 200.00	\$ -
705-11	Delineator		EA	\$ 175.00	\$ -
706-1-32	Reflective Pavement Markers Remove		EA	\$ 6.00	\$ -
706-3	Retro-Reflective Pavement Markers		EA	\$ 4.80	\$ -
710-11-121	Painted Pavement Markings, Standard, White, Solid, 6"		LF	\$ 0.45	\$ -
710-11-122	Painted Pavement Markings, Standard, White, Solid, 8"		LF	\$ 0.90	\$ -
710-11-123	Painted Pavement Markings, Standard, White, Solid, 12"		LF	\$ 1.80	\$ -
710-11-124	Painted Pavement Markings, Standard, White, Solid, 18"		LF	\$ 2.70	\$ -
710-11-125	Painted Pavement Markings, Standard, White, Solid, 24"		LF	\$ 3.60	\$ -
710-11-131	Painted Pavement Markings, Standard, White, Skip, 6"		GM	\$ 900.00	\$ -
710-11-132	Painted Pavement Markings, Standard, White, Skip, 8"		GM	\$ 270.00	\$ -
710-11-151	Painted Pavement Markings, Standard, White, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.45	\$ -
710-11-160	Painted Pavement Markings, Standard, White, Message		EA	\$ 108.00	\$ -
710-11-170	Painted Pavement Markings, Standard, White, Arrows		EA	\$ 45.00	\$ -
710-11-190	Painted Pavement Markings, Standard, White, Island Nose		SF	\$ 4.50	\$ -
710-11-221	Painted Pavement Markings, Standard, Yellow, Solid, 6"		LF	\$ 0.45	\$ -
710-11-222	Painted Pavement Markings, Standard, Yellow, Solid, 8"		LF	\$ 1.12	\$ -
710-11-224	Painted Pavement Markings, Standard, Yellow, Solid, 18"		LF	\$ 2.25	\$ -
710-11-231	Painted Pavement Markings, Standard, Yellow, Skip, 6"		GM	\$ 900.00	\$ -
710-11-251	Painted Pavement Markings, Standard, Yellow, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.45	\$ -
710-11-290	Painted Pavement Markings, Standard, Yellow, Island Nose		SF	\$ 4.50	\$ -
710-11-321	Painted Pavement Markings, Standard, Black, Solid, 6"		LF	\$ 0.90	\$ -
710-11-331	Painted Pavement Markings, Standard, Black, Skip, 6"		GM	\$ 900.00	\$ -
710-17	Painted Pavement Markings, Remove		SF	\$ 4.50	\$ -
711-11-121	Thermoplastic, Standard, White, Solid, 6"		LF	\$ 0.62	\$ -
711-11-122	Thermoplastic, Standard, White, Solid, 8"		LF	\$ 0.68	\$ -
711-11-123	Thermoplastic, Standard, White, Solid, 12"		LF	\$ 2.25	\$ -
711-11-124	Thermoplastic, Standard, White, Solid, 18"		LF	\$ 2.93	\$ -
771-11-125	Thermoplastic, Standard, White, Solid, 24"		LF	\$ 3.83	\$ -
711-11-131	Thermoplastic, Standard, White, Skip, 6"		GM	\$ 1,170.00	\$ -
711-11-132	Thermoplastic, Standard, White, 3-9 Skip, 8"		GM	\$ 1,800.00	\$ -
711-11-151	Thermoplastic, Standard, White, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.24	\$ -
711-11-160	Thermoplastic, Standard, White, Message		EA	\$ 99.00	\$ -
711-11-170	Thermoplastic, Standard, White, Arrow		EA	\$ 45.00	\$ -
711-11-180	Thermoplastic, Standard, White, Yield Line		LF	\$ 4.50	\$ -
711-11-221	Thermoplastic, Standard, Yellow, Solid, 6"		LF	\$ 0.62	\$ -
711-11-222	Thermoplastic, Standard, White, Solid, 8"		LF	\$ 0.45	\$ -
711-11-224	Thermoplastic, Standard, White, Solid, 18"		LF	\$ 3.25	\$ -
711-11-231	Thermoplastic, Standard, Yellow, Skip, 6"		GM	\$ 1,170.00	\$ -
711-11-251	Thermoplastic, Standard, Yellow, Dotted/Guideline/ 6-10 Gap Extension, 6"		LF	\$ 0.90	\$ -
				Sub Total:	\$ -

ITEM NO.	DESCRIPTION	QTY.	UNITS	UNIT PRICE APS	AMOUNT APS
TC-1	12" Solid Stripe thermoplastic white (Table Marking)		LF	\$ 45.00	\$ -
TC-2	12" Solid Stripe thermoplastic white (Advance Marking)		LF	\$ 4.50	\$ -
TC-3	30"x30" Warning Sign		EA	\$ 360.00	\$ -
TC-4	18"x18" Speed Plate		EA	\$ 113.00	\$ -
TC-5	36" U-Channel post with Two OM2 Object Markers		EA	\$ 225.00	\$ -
TC-6	Asphalt Cushion 12 FT- 24' Wide Road (2 per installation)		Set	\$ 1,250.00	\$ -
				Sub Total:	\$ -

		APS
Asphalt Contract SubTotal	\$	509,879.36
Contingency		10%
Asphalt Contract Total	\$	560,867.30

Estimate

Project: **Morningside at Meadow Pointe**
 Estimator: **Stephanie Kelm**

Date: April 27, 2022
 PVAS No. 3500
 District No. 2

Mobilization		LS	X	\$	1,015.00					\$	-
Site Prep.		Sy.	X	\$	1.69					\$	-
Clear & Grub	LT.	A	X	\$	2,200.00	=	\$	-	\$	-	-
	Med.	A	X	\$	4,850.00	=	\$	-	\$	-	-
	Hvy.	A	X	\$	8,800.00	=	\$	-	\$	-	-
Embankment & Fill		Cy.	X	\$	7.20				\$	-	
Earth Work (Prep. For ABC)		Sy	X	\$	1.47				\$	-	
9" Stab. Subgrade		Sy	X	\$	4.46				\$	-	
12" Stab. Subgrade		Sy.	X	\$	5.95				\$	-	
6" Base (Primed)		Sy.	X	\$	6.59				\$	-	
8" Base (Primed)		Sy.	X	\$	8.78				\$	-	
4" Limerock (Primed)		Sy.	X	\$	9.12				\$	-	
6" Limerock (Primed)		Sy.	X	\$	13.68				\$	-	
8" Limerock (Primed)		Sy.	X	\$	16.15				\$	-	
10" Limerock (Primed)		Sy.	X	\$	20.78				\$	-	
12" Limerock (Primed)		Sy.	X	\$	26.28				\$	-	
Lean Mix		10# / Sy.		\$	1.08				\$	-	
		20# / Sy.		\$	1.21				\$	-	
Sod		Sy.	X	\$	1.53				\$	-	
Sod (Edge)		Lf.	X	\$	0.26				\$	-	
Seed & Mulch		Sy.	X	\$	1.28				\$	-	
Bailed Hay		Ton	X	\$	118.00				\$	-	
Install 15" HDPE under 10' driveway		Unit		\$	2,500.00				\$	-	
Clean Culverts		Lf.	X	\$	5.15				\$	-	
Swales - 3:1 slopes, 2' deep with sod		Lf.	X	\$	27.00				\$	-	
Survey & Test		LS	X	\$	4.00				\$	-	
Traffic Control Devices		LS	X	\$	750.00				\$	-	
Street Signs				\$	11.81				\$	-	
Striping (incl Thermal)		Lf.	X	\$	1.67				\$	-	
Drainage Design @ 50%									\$	-	
Drainage Construction @ 50%									\$	25,493.00	
Paid By Stormwater Funds	\$	(25,493.00)									

PUBLIC WORKS SUB TOTAL = \$ 25,493.00

ADMINISTRATION 7.5% \$ 1,911.98
 CONTINGENCY 20% \$ 5,098.60

PUBLIC WORKS TOTAL \$ 32,503.58

APS
ASPHALT TOTAL \$ 560,867.30

ASPHALT AND PUBLIC WORKS TOTAL = \$ 593,370.88

Engineering, Inspection & Administration + 7.00% \$ 41,535.96

CONSTRUCTION TOTAL = \$ 634,906.84

Number of Lots = **196.00**

RECORDING		Resolutio	1	First page	\$ 10.00	\$ 10.00
			1	Pages	\$ 8.50	\$ 8.50
						\$ -
		Roll:	1	First page	\$ 10.00	\$ 10.00
			22	pages	\$ 8.50	\$ 187.00
						\$ -
		Subtotal				\$ 215.50

LIEN SATISFACTION 196 Pages \$ 10.00 \$ 1,960.00

OVERHEAD 196 Lots X **10** Years \$ 10.00 / year \$ 19,600.00

Subtotal Lien/Overhead \$ 21,560.00

TOTAL = \$ 656,682.34

APS

Tax Office 2% Fee Added \$ 13,134

Project Cost \$ 669,816

Tab 3

MPII DRC LOG				CDD Meeting 12.20.2023				
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Property Ownership
2023-181	Wrencrest	30441	Tremont Dr	14: Rock bed next to the side of the home and front door and the front rock bed under the large window needs weeds killed. Best product is Capt. Jacks Deadweed Brew by Bronide. It's organic and doesn't kill plants. Border needs edged as well. Small rock bed around MB post needs weeded as well using the same method. Sago palms need the bottoms trimmed up. #14 Driveway needs weeds killed in expansion joints and then pressure washed. #18: Mailbox needs to be cleaned with a bleach/water solution and the MB post needs to be replaced with a PVC post. The post is damaged to be repaired. Enclosed is a vendor flyer.	14,18	ARC_DRC		
2023-182	Wrencrest	1923	Fellsway Ct	14: The front landscape bed is full of weeds and grass. The rock beds by the walkway are full of weeds. The large palms trees need to be trimmed, as well as the palm near the garage.. The driveway is dirty and weeds are in the joints. The sidewalk needs edged. !8: The mailbox is filthy as well as the Mailbox post. #14The tree lawn curb is overgrown onto the street.	14,18	ARC_DRC		PI
2023-183	Wrencrest	30551	Wrencrest Dr.	The landscape bed near the large front window and along the walkway leading to the driveway needs to be weeded, cleaned out and mulched. The Tree lawn is destroyed and rutted from cars being parked on it continuously. The grass that remains needs to be removed, the surface leveled off and sod replanted in the rutted area.	14	ARC_DRC		PI
2023-184	Wrencrest	30543	Wrencrest Dr	#18 Mailbox needs cleaned with a bleach/water solution and MB post needs replaced with a PVC post. Cracking along the post and near the top.	14	ARC_DRC		LLC
2023-185	Manor Isle	1252	Deerbourne Dr	#10 the garbage containers need to be stored out of sight. #16 The Fascia Boards around the entire perimeter of the home needs to be primed and painted to match the remainder of the trim. #16 The white vinyl fence needs to be pressure washed. #20 The mailbox needs to be cleaned with a water/bleach solution. the mailbox post is cracked and rotting, needs to be replaced with a PVC post.	10,16,20	ARC_DRC		
2023-186	Morningside	29647	Fog Hollow Dr	#14 Wooden fence on the West side of home is dirty and leaning on neighbors side of property. Needs to be repaired or replaced.	14	Web		PI
2023-187	Morningside	29648	Fog Hollow Dr	#10 Garbage containers are in the driveway and need to be stored away or walled in against the side of the home. #14 The weeds in the front rock bed need to be treated and removed. #18. The mailbox needs to be cleaned with a water/bleach solution and the mailbox post replaced with a PVC post.	14,18	ARC_DRC		

Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG					As of	12/20/2023					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES
2023-069	Iverson	30809	Burleigh Dr	Exterior Paint	98	SW6073	SW7005	SW6244	SW6073	Approve	
2023-070	Deer Run	29427	Allegro Dr	Exterior Paint	73	SW6122	SW6154	SW6328	SW6122	Approve	
2023-071	Wrencrest	1936	Blanchard Ct	Exterior Paint	85	SW6121	SW6119	SW7630	SW6121	Approve	
2023-072	Morningside	29640	Bright Way Pl	Roof						Approve	GAF Timberline Shakeswood Approved in all non-HOA villages
2023-073	Manor Isle	1442	Highwood Pl	Lanai and bronze colored pool cage						Board Discretion	In ground pool with a surrounding lanai and cage, not to exceed the outer borders of the home. Bronze colored cage with 10 foot walls and highest point will be 15 feet. See attached plans.

Tab 5

Justin Wright
Operations Manager/Maintenance Report
December 20, 2023



- Solitude Pond Maintenance Report/ attached.
- LMP Reports/nonattached.
- 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 went around villages and cleaned up debris after Saturday's storms.
- Maintenance staff repaired and painted the pool pump building.
- Maintenance staff replaced poles at the entrance to the main parking lot. Pole was hit by vehicle leaving and did not stop.
- Maintenance staff repaired the pole at exit of Glenham gate exit.
- The exit gate of Iverson had to be repaired by Metro Gate after being hit by truck hauling a flat bed trailer. No plate available.
- Three welcome letters sent out for October/November 2023 sales in MP11.
- Storm drain cover removed and taken from Morningside and the intersection of Solitude and Fog Hollow. Staff caution taped and coned off. Pasco county contacted to replace.

Board Discussion / Approval

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

Tab 6

From: "James Roberto Jr." <jroberto@coastalwasteinc.com>

Date: December 11, 2023 at 10:08:37 AM EST

To: John Picarelli <johnpicarelli@mpiicdd.org>

Cc: Mitchell Bower <mbower@coastalwasteinc.com>, Justin Wright <justinwright@mpiicdd.org>, Evan August <eaugust@coastalwasteinc.com>, LaKresha Talley <ltalley@coastalwasteinc.com>, Daphne Luck <dluck@coastalwasteinc.com>, Michael Koniarski <mkoniarski@coastalwasteinc.com>, Donald Land <dland@coastalwasteinc.com>

Subject: RE: Garbage cart exchange

Good morning,

65g carts will be arriving here Wednesday and we will start swapping out them out asap.

Thank you,

James Roberto Jr.
District Manager

From: John Picarelli <johnpicarelli@mpiicdd.org>

Sent: Saturday, December 9, 2023 8:42 AM

To: James Roberto Jr. <jroberto@coastalwasteinc.com>

Cc: Mitchell Bower <mbower@coastalwasteinc.com>; Justin Wright <justinwright@mpiicdd.org>

Subject: RE: Garbage cart exchange

Thank you very much

From: James Roberto Jr. <jroberto@coastalwasteinc.com>

Sent: Saturday, December 9, 2023 8:37 AM

To: John Picarelli <johnpicarelli@mpiicdd.org>; Mitchell Bower <mbower@coastalwasteinc.com>

Cc: Justin Wright <justinwright@mpiicdd.org>; Nanni, Bob (Bob.Nanni@inframark.com) <bob.nanni@inframark.com>

Subject: Re: Garbage cart exchange

Good morning, John,

Yes, we are waiting for them to be delivered they should be here within in the two weeks. The customers that requested the 65g before 1/1/24 will not be charged.

Get [Outlook for iOS](#)

James Roberto Jr.
District Manager

Notice: The information transmitted by this email is intended only for the person or entity to which it is addressed and may contain proprietary, business-confidential, and/or privileged material. If you are not the intended recipient of this email, please contact the sender, delete the email and do not disclose its contents.

From: John Picarelli <johnpicarelli@mpiicdd.org>

Sent: Saturday, December 9, 2023 8:28:28 AM

To: Mitchell Bower <mbower@coastalwasteinc.com>; James Roberto Jr. <jroberto@coastalwasteinc.com>

Cc: Justin Wright <justinwright@mpiicdd.org>; Nanni, Bob (Bob.Nanni@inframark.com) <bob.nanni@inframark.com>

Subject: Garbage cart exchange



Good morning, Mitchell and JR

A resident informed the board at the last meeting that they called to exchange their large 95-gallon cart for the smaller 65-gallon cart and were told that coastal had to order more because they had run out of them. Do you know when you will have the smaller pails in stock for exchange? Also, even though you may not have the pails before the 1/1/2024 which is the cut off for a free exchange can you honor that agreement if the resident has called in prior to the cutoff date and requested an exchange?

Sincerely, John Picarelli.

Tab 7

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow State II

Account Number: _____

Technician: Cory White

Date: 12/8/23

Time: 9:00

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	35	36	38	39	40	104	105	106	28	30	32	34	33	114	31	27	108	26	42	29	
Method Used	G																				
Treated Algae					X	X			X	X				X	X						
Treated Cyanobacteria																					
Treated Submersed Weeds																					
Treated Grasses/Brush	X																				
Treated Floating Weeds																					
Treated Mosquitoes and/or Midges																				X	
Lake Dye																					
Site Inspection																					

RESTRICTION TYPE(S) DO NOT: **I** (Irrigate) **F** (Fish) **S** (Swim) **O** (Other):

Restriction # of days	N/A																				
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 H(High) N(Normal) L(Low)																					

GENERAL FIELD OBSERVATIONS

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

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: 05.08.19

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: MP2
 Technician: Kentan Emerson

Account Number: _____
 Date: 12/15/23 Time: AM PM
815-130

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	1	2	4	5	6	8	9	10	11	12	13	16	103	109
Method Used														
Treated Algae														
Treated Cyanobacteria														
Treated Submersed Weeds														
Treated Grasses/Brush	all	all	all	all	all	all	all	all	all	all	all	all	all	all
Treated Floating Weeds	all	all	all	all	all	all	all	all	all	all	all	all	all	all
Treated Mosquitoes and/or Midges	all	all	all	all	all	all	all	all	all	all	all	all	all	all
Lake Dye														
Site Inspection														
WETLAND/UPLAND														
Spot Spraying														
Physical weed removal														
GARP PROGRAM														
Carp Observed														
Barriers Inspected														

RESTRICTION TYPE(S) DO NOT: **I** (Irrigate) **F** (Fish) **S** (Swim) **O** (Other):

Restriction # of days														
Restriction Type														

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY All
 <1', 1', 2', 3', 4', >4'

WATER FLOW All
 (None) (Slight) (Visible)

WATER LEVEL All
 (High) (Normal) (Low)

Treated ponds 1, 2, 4, 5, 6, 8, 9, 10, 11, 12, 13, 16, 103, 109 for grasses. Treated pond 2 for lily pads. Treated pond 2, 5, 6, 9, 11, 103, 109 for floating duck weed. Thank you - Kentan E

GENERAL FIELD OBSERVATIONS

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

CONCERNS FOR FOLLOW-UP

Recurring or excessive algae Lake # _____

Persistent invasive weeds Lake # _____

Fish/Wildlife Issues Lake # _____

Low water clarity Lake # _____

Bad Odors Lake # _____

Water Quality Assessment Recommended

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.

Tab 8

YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 12/13/23	314	111	2	37	23	168	94 warnings 24 citations

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

Tab 9



MEADOW POINTE II CDD

ENGINEER'S REPORT FOR DECEMBER 20th, 2023 BOARD MEETING

Discussion items:

1. **SWFWMD (South West Florida Water Management District) Permit Work** – The inspection for Permit # 3010.045 field work was completed on 12/05/2023 and the area was free from any defects effecting the recertification of the permit, so the statement of inspection was completed and turned in to SWFWMD and was approved. Permit # 3010.053 has an extension granted through the first week of February and will be completed and submitted ahead of that deadline, we have asked SWFWMD for clarification on the ponds to be inspected in correlation with this permit. There are two permits that are due for recertification 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** – BDi has conducted a site visit to measure and inspect pours for sidewalks, gutters and driveway aprons and has communicated issues to vendor for resolution in the form of a punch list on 12/04/2023. The punch list includes a handful of aprons and gutter work that was missed by the vendor and will require an additional mobilization to be scheduled by the vendor. Once the punch list work is completed it will be re-inspected for workmanship. All completed sidewalk, gutter and apron locations have been inspected and measured and a reconciliation of which will be compared to the amount billed before payment to the vendor is approved.
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 has advertised a formal RFP for architect services with the expectation that the architect fees will surpass the current required threshold needing to be advertised. The submittal deadline for RFQ submissions is due by 11:00 a.m. on Monday, January 8, 2024. Applicant's Qualifications Statement will be presented at the District's January 17, 2024, Board meeting to be held at 6:30 p.m.
5. **Warning Gate @ Wrencrest Drive** – A virtual pre-construction meeting was held on December 18th @ 4pm with County representatives and District staff. We await the reconciled feedback from the County which we expect to have by weeks end.