



Meadow Pointe II CDD

January 17, 2024

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Tab 18

**Meadow Pointe II
Community Development District**

January 17, 2024

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/87316865352?pwd=RmFOVEhVNU1GWmRic2tCc29wRjJ4Zz09>

Meeting ID: 873-1686-5352

Passcode: 685278

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, January 17, 2024 – 6:30 p.m.

Meeting Agenda

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- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. Continued Public Hearing for Acquisition of Roads, Sidewalks, Aprons and Tree Lawns in Deer Run and Morningside**
- 7. District Manager Report**
 - A. Consideration of Resolution 2024-02, Authorizing Expenditure Authority
 - B. Planned Payments
 - C. Project Payments
- 8. District Engineer Report**
- 9. District Counsel Report**
 - A. Responses to Questions from Pasco County
- 10. Consent Agenda**
 - A. Minutes of the December 6, 2023 Meeting and Workshop, and December 20, 2023 Meeting
 - B. Financial Report as of December 31, 2023
 - C. Deed Restrictions
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
 - A. Government/Community Updates
 - B. Event Planning Committee

- 13. Operations Manager Report**
- 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, February 7, 2024 at 6:30 p.m.

Seventh Order of Business

7A

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN RECCURRING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-RECURRING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, Meadow Pointe II Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions that may be necessary for the conduct of District business; and

WHEREAS, the District's Board of Supervisors (“**Board**”) meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish semi-monthly, monthly, quarterly, or other meeting/workshop dates, or may cancel scheduled meetings/workshops from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board determines that this Resolution is in the best interest of the District and necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

SECTION 1. Recurring General Expenses: The Board hereby authorizes the payment of invoices of recurring expenses that meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board.
2. The invoice must be pursuant to a contract or agreement authorized by the Board.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

- 4. The invoice amount will not cause payments to exceed the adopted budget of the District.

SECTION 2. Non-Recurring General Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-recurring expenses that are: 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, replace due to damage, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

- 1. Non-Recurring Expenses less than \$5,000 - with approval of the Chair or District Manager.
- 2. Non-Recurring Expenses equal to or more than \$5,000 but no more than \$10,000 - with approval of the District Manager and Chair or Vice Chair in the Chair's absence.

SECTION 3. Ratification. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

SECTION 4. Severability. Should any sentence, section, clause, part, or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 5. Effective Date and Conflicts. This Resolution shall become effective immediately upon its adoption and shall amend and supersede any Resolutions in conflict therewith previously adopted by the Board.

PASSED AND ADOPTED this 17th day of January, 2024.

ATTEST:

**MEADOW POINTE II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Asst. Secretary

Chair / Vice Chair

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

Present and constituting a quorum were:

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

Also present were:

Justin Wright	Operations Manager
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.

FOURTH ORDER OF BUSINESS **Additions or Corrections Agenda**
The following item was added to the agenda:

- *Discussion of Gifts* under the Operations Management Report.

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

- 44 • Mr. George Neuendorf of Longleaf commented on the sidewalks at the entrance of
45 Longleaf. Mr. Picarelli noted the Engineer needs to complete the punch list and do
46 a final assessment of the sidewalks. If they meet the criteria for repairs, the CDD
47 will have them repaired.
- 48 • Mr. Neuendorf also commented that an encroachment on the back of a home in the
49 community is presenting a fire hazard. Mr. Picarelli noted the standard procedure
50 is that when a preserve area grows out, the resident is allowed to trim the preserve
51 area straight up to the property line. Clarification is needed regarding the location
52 of the property line, as it appears to be inaccurate.
- 53 • Ms. Cindy McCrary of Wrencrest, commented on the following items:
54 ➤ The differences in the DRVC and whether they are sanctioned by the Board.
55 She wanted to know whether a committee member needs to be a tax-paying
56 homeowner. Mr. Picarelli noted this item is on the agenda for discussion.
57 ➤ Inframark.
- 58 • Melissa of longleaf requested a status of the tree lawn replacement. Mr. Picarelli
59 indicated the landscaper will do so when the trees adapt better to the environment
60 to plant, which will be sometime in January.

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

- 63 Mr. Picarelli discussed the report.
- 64 • The Public Hearing acquisition of Deer Run and Morningside roads and sidewalks
65 is scheduled to be held during the next meeting.
 - 66 • Mr. Nanni is working with the District Engineer to produce a report on the CDD
67 bond situation after five years.

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

69 Mr. Whited's report was presented, a copy of which was included in the full agenda
70 package.
71
72

73 **A. Sidewalk Updates**
 74 • Mr. Wright commented the Engineer will give an ETA for the sidewalks which were
 75 missed or needed correction once the final punch list is complete. He will update
 76 the Board at the next meeting.

77 **B. Update on New Building Architect Bids**
 78 • There is a County meeting in December to discuss permits for the gate.
 79 • Mr. Picarelli stated the bids are moving along quickly, and the closing date for the
 80 architects to apply for the position to design and build the new building is January
 81 8, 2024.
 82 • Mr. Picarelli informed the Board of the December 18, 2023 pre-meeting with the
 83 County regarding installation of an emergency gate between Meadow Pointe II and
 84 Meadow Pointe III on Wrencrest Drive.

85 **C. Update on Bids for Pond Repairs**
 86 • Staff is still working on the bids.
 87 • Mr. Picarelli stated the Engineer is working with SWFWMD on completing
 88 permits.

89
 90 **EIGHTH ORDER OF BUSINESS** **District Counsel Report**

91 **A. Morningside/Deer Run Sidewalk/ Aprons/Tree Lawns Ownership and**
 92 **Jurisdiction**
 93 • Mr. Picarelli suggested asking Mr. Whited for a cost analysis for repair of the roads,
 94 as well as a suggestion for a recommended amount to request from the County for
 95 the repairs.

96 **B. Legal Responsibilities of the DRVC and EPC**
 97 • Mr. Cohen’s recommendation is for the DRVC to take minutes of their meetings.
 98 • Mr. Picarelli recommends that the meeting should be recorded and Inframark
 99 should transcribe minutes for the DRVC meetings as a requirement under the
 100 Sunshine Law.
 101 • The EPC makes recommendations to the Board regarding planning of events. This
 102 group makes their own decisions, and do not require minutes to be taken, as they
 103 do not fall under the Sunshine Law.

104
 105

106 **NINTH ORDER OF BUSINESS** **Consent Agenda**

107 **A. Deed Restrictions/ DRVC**

108
109 On MOTION by Mr. Molder, seconded by Ms. Childers, with all in
110 favor, the Consent Agenda was approved as presented. (4-0)

111
112 **TENTH ORDER OF BUSINESS** **Architectural Review Discussion Items**

- 113 • With regards to Item 2023-064, Mr. Picarelli wanted to know how the windows
- 114 would look. Mr. Wright informed him there are going to be two separate windows.
- 115 • With regards to Item 2023-066, residents may expand their driveways, but cannot
- 116 widen the apron or do anything with the sidewalk. Mr. Picarelli commented he will
- 117 discuss driveway expansion with Mr. Cohen, as there may be some legalities
- 118 concerning use of concrete.
- 119 • With regards to Item 2023-067, Mr. Picarelli stated gutter color can only be white
- 120 or the same color of the trim of the home.

121
122 On MOTION by Ms. Childers, seconded by Mr. Molder, with all in
123 favor, the Architectural Review Discussion Items were approved as
124 discussed. (4-0)

125
126 **ELEVENTH ORDER OF BUSINESS** **Non-Staff Reports**

127 **A. Government/Community Updates**

128 **i. Discussion of New RFFF Installed in Meadow Pointe I**

- 129 • Mr. Signoretti noted there is a meeting on December 18, 2023 to discuss the
- 130 Wrencrest gate. He will meet with the County to determine the cost of a second
- 131 crosswalk if the CDD pays for it. Mr. Signoretti stated the cost to install on
- 132 Mansfield would be between \$30,000 and \$40,000.
- 133 • Mr. noted the new crosswalk was installed and functioning at Meadow Pointe I.

134 **B. MPH Event Planning Committee**

- 135 • Breakfast with Santa was successful.
- 136 • Mr. Picarelli commended the Committee for their success with recent events.

137
138 **TWELFTH ORDER OF BUSINESS** **Operations Manager Report**

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

140 • Mr. Wright noted the landscapers have started the process of removing and
141 replacing trees in Longleaf. He is awaiting a quote for perennial replacement at the
142 gates to the entrances of the Villages.

143 • Ms. Childers expressed appreciation for the email update from LMP.

144 • Mr. Picarelli requested broadcasting of the upcoming Public Hearing on the website
145 and Facebook page.

146 **A. Discussion of Gifts**

147 • Mr. Picarelli commented this process usually involves the Clubhouse Manager.

148 • Mr. Molder commented that a staff member passed away, and he suggested sending
149 a gift basket to the family.

150 • Mr. Molder suggested lunch or dinner for the event staff/volunteers as they do not
151 get paid for the extra time spent on planning events.

152 • Mr. Picarelli stated the Board can invite the Event Planning Committee or the
153 DRVC to the holiday staff party.

154
155 **THIRTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**

156 **A. Building Update**

157 • Mr. Picarelli commented the architect position for the design/build has been
158 publicly advertised. The application closes on January 8, 2024.

159 **B. Pool Update**

160 • Ms. Childers stated that Mr. Wright sent photos of the restrooms to verify it will
161 work with the design. They received the information this week and will move
162 forward with the design.

163 • Mr. Picarelli asked if there is a date for the groundbreaking as he would like to have
164 a groundbreaking ceremony to relay information to the community.

165
166 **FOURTEENTH ORDER OF BUSINESS** **Audience Comments (Comments will be**
167 **limited to three minutes.)**

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

169 ➤ Suggestion of a food night with different cuisines.

170 ➤ The bid for the building design.

171 ➤ Follow-through with Bonds taken out from prior Boards. Mr. Picarelli noted
172 the District is legally bound to follow through with the requirements of the
173 Bond.

174 • Evelyn of Longleaf inquired about the walkthrough gate on Wrencrest. Mr. Picarelli
175 commented it will be repaired today, and the gate will be closed after school hours.

176 • Cheryl commented on Coastal Waste and the request for the smaller pails. She was
177 told they have experienced a large volume of requests for the smaller pails and is
178 waiting to receive them. Mr. Picarelli will contact Coastal Waste to determine a
179 timeframe, and to ensure residents who are waiting for the pails will not incur the
180 additional fee if they arrive after January 1, 2024.

181
182 **FIFTEENTH ORDER OF BUSINESS**

Supervisor Comments

183 • Ms. Childers suggested adding an additional page to the website so the community
184 can refer to any information without having to log onto Facebook, especially if they
185 do not have an account.

186 • Board members discussed the need to be respectful to each other, and to be satisfied
187 with what the Board is getting done.

188
189 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

190 There being no further business,

191
192 On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all
193 in favor, the meeting was adjourned at 7:58 p.m. (4-0)

194
195
196
197
198 _____
199 John Picarelli
Chairperson

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

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, December 6, 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 December 6, 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. Deed Restrictions Revisions

i. #6- Catch All Deed Restrictions

- Mr. Molder noted four words need to be defined under the categories: obnoxious, offensive, annoyance, and/or nuisance.
- Mr. Ginsburg commented he used this in two DRVC cases. He discussed one case involving a vehicle with two flat tires and another case involving a vehicle parked in the grass.

- 40 • Ms. Childers suggested using common terms with the definition of the four words
- 41 to help the residents get a better understanding.
- 42 • Ms. Childers noted clear language needs to be used when referring to different
- 43 violations.
- 44 • When Mr. Ginsburg investigates a single complaint, he will look at the entire home
- 45 for other violations. Mr. Signoretti is concerned with neighbors targeting each
- 46 other. He suggested either removing that part of the violation or mandating that the
- 47 complainant fill out a form at the Clubhouse.
- 48 • The Board discussed whether to allow complaints by adjacent residents to be
- 49 anonymous.
- 50 **ii. #9 – No Sign in Public View**
- 51 • Commercial companies should not post signs in front of homes when work is being
- 52 done.
- 53 • Signs on residents’ lawns may not be removed by staff, only those on CDD
- 54 property.
- 55 • Mr. Molder suggested temporary signs may be posted for a certain period of time.
- 56 • Mr. Molder considers a commercial vehicle as signage. He suggested the logos may
- 57 be covered or the truck parked in the garage.
- 58 • Mr. Signoretti noted law enforcement vehicles are allowed to park on their
- 59 driveway, as it would be necessary to respond to emergencies at any given time.
- 60 Mr. Molder suggested the Deed Restriction may state, “with the exception of law
- 61 enforcement or first responders.”
- 62 • Wrapped vehicles are also considered “commercial vehicles,” and should be
- 63 included in the Deed Restriction.
- 64 **iii. #10 – Water Softeners**
- 65 • Mr. Ginsburg fined a resident who had a water softener for many years. He paid
- 66 the fine and removed the water softener.
- 67 • A resident is able to surround the water softener with a fence, lattice or shrubbery.
- 68 • The Deed Restriction regarding trash bins should also apply to this item.
- 69 • If an adjacent resident sees the water softener, they may report it, and the complaint
- 70 would be processed.

- 71 • Ms. Childers noted the softener needs to be covered on both sides.
- 72 **iv. #17 – Camper/Trailer**
- 73 • Mr. Ginsburg discussed a situation involving a camper/trailer remaining parked on
- 74 the street with an expired tag. He issued the violation to the resident in September,
- 75 and the resident removed the vehicle, but within one month the vehicle was back.
- 76 Mr. Ginsburg would like to ask Ms. Fernandez if he can fine the resident at least
- 77 once based on previous evidence and occurrences.
- 78 • Mr. Molder suggested rewriting the fining procedure.
- 79 • Ms. Childers noted there is a clause for repeat offenders within the Deed Restriction
- 80 procedure. She also recommended having the expired trailer reported if this
- 81 continues.
- 82 • The Board discussed hiding a trailer behind a fence.
- 83 • Any vehicles in excess of one ton should not be allowed on driveways or on the
- 84 street.
- 85 • Mr. Molder would like to table this item.
- 86 • Ms. Childers suggested this item should be discussed with Ms. Fernandez.
- 87 • Discussion ensued.
- 88 • This item will be addressed at the next workshop.
- 89 **v. #19 – Stripped Vehicles**
- 90 • The current violation is straightforward.
- 91 • Mr. Signoretti suggested any vehicles in good condition, with the exception of the
- 92 paint coming off or rusting, may be applied to #6.
- 93 • Any vehicle which cannot be moved would be considered “junked”. Ms. Childers
- 94 noted some vehicles should not be considered “junked” if they are in good
- 95 condition, even though it is not being moved.
- 96 • Covered vehicles were discussed. Mr. Picarelli was of the opinion that vehicles
- 97 which remain on the driveway and are only driven occasionally, should be kept in
- 98 the garage, if possible, as that would be considered an immobile vehicle. Mr.
- 99 Signoretti suggested having the resident provide a copy of the valid registration to
- 100 be able to keep them on the driveway.

101 The next workshop was discussed.

- 102 • Mr. Molder would like the Board to address #22 – Other Structures. Discussion
- 103 ensued. There are homes which have other structures on their properties, including
- 104 sheds.
- 105 • #6, 9 and 10 should be clarified with Ms. Fernandez.
- 106 • #17 will be discussed again.
- 107 • #22 will be added to the next workshop.

108

109 **THIRD ORDER OF BUSINESS**

Adjournment

110 There being no further discussion, the workshop was adjourned at 9:07 p.m.

111

112

113

114

115

116

117

118

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, December 20, 2023 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present were:

Robert Nanni	District Manager
Andrew Cohen	District Counsel (<i>Via Phone</i>)
Jerry Whited	District Engineer (<i>Via Phone</i>)
Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
Members of the Public	

Following is a summary of the discussions and actions taken.

There were issues with the Zoom connection, which delayed commencement of the meeting.

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.

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

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

44
45 **FIFTH ORDER OF BUSINESS** **Audience Comments (Comments will be**
46 **limited to three minutes.)**

- 47 • Mr. George Neuendorf of Longleaf requested a status regarding the fire hazard. Mr.
- 48 Picarelli commented that staff is awaiting documentation from the County
- 49 regarding the property line to determine the boundaries, as there is an issue in this
- 50 regard.
- 51 • Ms. Kelly Wright of Iverson requested updates on the property which sold in
- 52 Iverson. Mr. Picarelli noted they are waiting for the final information from the
- 53 Couty.
- 54 • Ms. Cindy McCrary of Wrencrest commented on the following items:
- 55 ➤ She requested a copy of the RFP for the architect.
- 56 ➤ Notices regarding attorney expenses.
- 57 ➤ The emergency gate at Kinnon.
- 58 ➤ Deed Restrictions.
- 59 ➤ Costs of pressure washing for Iverson.
- 60 ➤ ARC/DRC software may be costly.

61
62 **SIXTH ORDER OF BUSINESS** **Public Hearing for Acquisition of Roads,**
63 **Sidewalks, Aprons and Tree Lawns in**
64 **Deer Run and Morningside**
65

66
67 On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all
68 in favor, the regular meeting was recessed, and the Public Hearing
69 for Acquisition of Roads, Sidewalks, Aprons and Tree Lawns in
70 Deer Run and Morningside, was opened at 6:48 p.m. (5-0)

- 71
- 72 • Due to issues with Zoom communication, this Public Hearing will be continued to
- 73 Wednesday, January 3, 2024 at 6:30 p.m., during the regular meeting.
- 74 • Mr. Signoretti noted a decision will not be made at the hearing. The hearing will
- 75 allow residents to comment whether they are in favor of staff proceeding in this
- 76 manner.

- 77 • The County currently owns these items.
- 78 • The Board will not offer an opinion, but they will research the procedures in this
- 79 matter.
- 80 • Mr. Cohen will address his conversation with the County Attorney regarding the
- 81 method in which the tax assessment will be handled.
- 82 • The County has not finalized taxes for the roads.
- 83 • The CDD will request that the County provide a portion of the costs to refurbish
- 84 these items.
- 85 • Mr. Cohen and Mr. Whited will be available to attend the continued Public Hearing.

86
87 On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all
88 in favor, the Public Hearing to consider Acquisition of Roads,
89 Sidewalks, Aprons and Tree Lawns in Deer Run and Morningside,
90 was recessed due to audio issues, and will reconvene on Wednesday,
91 January 3, 2024 at 6:30 p.m. at the Meadow Pointe II Clubhouse,
92 located at 30051 County Line Road, Wesley Chapel, Florida 33543.
93 (5-0)

94
95
96 On MOTION by Mr. Molder, seconded by Mr. Signoretti, with all
97 in favor, the Public Hearing was closed, and the Regular Meeting
98 was reconvened. (5-0)

99
100 *The record shall reflect Mr. Cohen exited the meeting.*

101
102 **SEVENTH ORDER OF BUSINESS**

District Manager Report

103 **A. Consideration of Audit Engagement Letter for Fiscal Year 2023**

- 104 • Mr. Nanni noted there is a potential one-year extension, which may be considered
- 105 next year.
- 106 • The Chairperson needs to be authorized to execute the engagement letter.

107
108 On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all
109 in favor, the Chairperson was authorized to execute the Fiscal Year
110 2023 Audit Engagement Letter with McDirmit Davis. (5-0)

113 **B. Acceptance of Arbitrage Rebate Report for the Series 2018 Special Assessment**
114 **Bonds**

- 115 • There are no IRS obligations.
- 116 • The cost is \$3,850.

117
118 On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all
119 in favor, the Arbitrage Rebate Report for the Series 2018 Special
120 Assessments Bonds, was accepted. (5-0)

122 **C. DRVC/ARC Software**

- 123 • Mr. Nanni noted that upon investigation, this was determined to be an arrangement
124 in the past done by Meadow Pointe I.
- 125 • Mr. Ginsburg uses Excel and PowerPoint, and it is cumbersome. There are
126 difficulties with running query reports.
- 127 • Mr. Nanni will obtain costs for the software, as well as the name of the vendor.
- 128 • Mr. Signoretti noted that some new software is complicated and may be difficult to
129 learn. He suggested just using Excel. Mr. Signoretti offered to prepare a detailed
130 spreadsheet.
- 131 • Mr. Molder suggested a consistent and standardized system for anyone who may
132 take over the ARC/DRC position.
- 133 • Mr. Nanni will obtain the information and Mr. Signoretti will assist in determining
134 whether it will be useful.

135
136 **EIGHTH ORDER OF BUSINESS**

District Engineer Report

137 **A. Update on Sidewalk Repairs**

- 138 • Mr. Whited stated ACPLM is working on the punch list and a few additional items.
139 He stated there is no date for completion of the project at this time, but he will
140 contact to company to identify a possible completion date.

141 **B. Road Analysis for Deer Run and Morningside**

- 142 • Mr. Whited stated he expects feedback from County by the end of the week.

143
144 **NINTH ORDER OF BUSINESS**

District Counsel Report

145 **A. DRVC Responses to Processing Violations**

- 146 • Mr. Picarelli discussed the concerns of seeing stored items at the back of homes
147 from the main streets.

- 148 • Mr. Picarelli informed the Board that Ms. Fernandez stated they cannot process
- 149 written violations. Mr. Picarelli noted the violation only covers the front or sides of
- 150 the homes.
- 151 • Mr. Picarelli answered the question regarding parking in the clubhouse. Mr.
- 152 Picarelli explained Mr. Cohen stated parking is allowed at the clubhouse if the
- 153 parking doesn't meet any County restrictions. The CDD can create a system and
- 154 issue tags.

B. Residency of Committee Members

- 155 • Mr. Picarelli stated a resident does not have to own a home to be a committee
- 156 member, but they would need to reside within the District.

TENTH ORDER OF BUSINESS

Consent Agenda

- 160 **A. Minutes of the November 1, 2023 Meeting and Workshop, and November 15,**
- 161 **2023 Meeting**
- 162 **B. Financial Report as of November 30, 2023**
- 163 **C. Deed Restrictions**

165 On MOTION by Ms. Childers, seconded by Mr. Molder, with all in
 166 favor, the Consent Agenda items were approved as presented. (5-0)

ELEVENTH ORDER OF BUSINESS

Architectural Review Discussion Item

- 169 • Mr. Picarelli stated they do not have any discretion for the pools regarding Deed
- 170 Restrictions, other than the cages being white or bronze aluminum, and the screens
- 171 being smoke charcoal in color, and not visible from the street.

TWELFTH ORDER OF BUSINESS

Non-Staff Reports

- 174 **A. Government/Community Updates**
- 175 • Mr. Signoretti discussed the emergency gate on Mansfield. He stated Traffic
- 176 Operations provided him with footage of the open gate, and stated that the gate
- 177 snapped due to windy conditions. However, it has been repaired.
- 178 • Mr. Signoretti stated he met with the County on December 18, 2024 regarding the
- 179 Wrencrest Gate. He stated there were no questions, but the County determined
- 180 placement of the gate to be unorthodox. Mr. Signoretti will speak with emergency
- 181 services personnel for next steps, and determine whether they will be using the gate
- 182 on Mansfield. If so, signage will have to be posted informing the public that it is
- 183 not a dead end and open to emergency traffic only.

184 **B. MPII Event Planning Committee**

185 There being no updates, the next order of business followed.

186

187 **THIRTEENTH ORDER OF BUSINESS Operations Manager Report**

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

189 **A. Email Response from Coastal Waste & Recycling Cart Exchange**

- 190 • Mr. Picarelli stated the emails are included in the report, and the issue has been
- 191 resolved. As of last week, Coastal Waste was distributing the new pails and have
- 192 guaranteed the free pail swap to anyone who calls before January 1, 2024.

193

194 **FOURTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion**

195 There being no reports, the next order of business followed.

196

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

- 199 • Ms. McCrary requested a *cheat sheet* for motions.
- 200 • Ms. McCrary asked whether a notice for the Public Hearing can be hand-delivered
- 201 to the homes or electronically posted. Mr. Picarelli noted it will be posted on
- 202 Facebook and the Electronic Board.

203

204 **SIXTEENTH ORDER OF BUSINESS Supervisor Comments**

- 205 • Ms. Childers requested an update to the agenda package to include missing
- 206 proposals or information not included for the continued January 3, 2024 meeting.
- 207 • Ms. Darner commented positively that more residents have been attending the
- 208 meetings.
- 209 • Mr. Signoretti was satisfied with the progress of work on the Wrencrest Gates and
- 210 other projects.

211

212 **SEVENTEENTH ORDER OF BUSINESS Adjournment**

213 There being no further business,

214

215 On MOTION by Ms. Childers, seconded by Mr. Molder, with all in
216 favor, the meeting was adjourned at 7:39 p.m. (5-0)

217

218

219

220

221

John Picarelli
Chairperson

10B

MEADOW POINTE II
Community Development District

Financial Report

December 31, 2023

Prepared by



**MEADOW POINTE II
Community Development District**

Financial Statements

(Unaudited)

December 31, 2023

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Balance Sheet
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
ASSETS									
Cash - Checking Account	\$ 1,106,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash with Fiscal Agent	27,784	-	-	-	-	-	-	-	-
Accounts Receivable	81	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	142,905	354,479	92,188	396,366	61,231	333,418	-	506,223
Investments:									
Money Market Account	6,389,711	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 7,554,445	\$ 142,905	\$ 354,479	\$ 92,188	\$ 396,366	\$ 61,231	\$ 333,418	\$ -	\$ 506,223
LIABILITIES									
Accounts Payable	\$ 82,652	\$ -	\$ -	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -
Accrued Expenses	95,617	-	45	45	45	45	45	45	45
Accrued Taxes Payable	-	214	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,661,961	-	-	-	-	-	-	156,228	-
TOTAL LIABILITIES	3,862,705	214	45	45	45	66	45	156,273	45
FUND BALANCES									
Nonspendable:									
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-

Balance Sheet
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)
Assigned to:									
Operating Reserves	478,919	12,542	6,077	2,683	3,964	2,524	5,017	-	7,203
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
Reserves - Sidewalks	-	-	27,660	4,614	3,293	2,412	9,219	5,040	54,479
Unassigned:	2,646,677	130,149	120,774	27,116	196,419	17,888	115,207	-	248,698
TOTAL FUND BALANCES	\$ 3,691,847	\$ 142,798	\$ 354,434	\$ 92,143	\$ 396,321	\$ 61,165	\$ 333,373	\$ (156,269)	\$ 506,178
TOTAL LIABILITIES & FUND BALANCES	\$ 7,554,552	\$ 143,012	\$ 354,479	\$ 92,188	\$ 396,366	\$ 61,231	\$ 333,418		\$ 506,223

Balance Sheet
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,106,919
Cash with Fiscal Agent	-	-	-	-	-	-	-	-	-	27,784
Accounts Receivable	-	-	-	-	-	-	-	-	-	81
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	260,407	333,887	311,681	343,426	643,503	12,391	16,990	9,094	-	3,818,189
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	6,389,711
Construction Fund	-	-	-	-	-	-	-	-	2,533,313	2,533,313
Prepayment Account	-	-	-	-	-	-	-	5,315	-	5,315
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	52	-	52
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 260,407	\$ 333,887	\$ 311,681	\$ 343,426	\$ 643,503	\$ 12,391	\$ 16,990	\$ 166,066	\$ 2,533,313	\$ 14,062,919
LIABILITIES										
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,673
Accrued Expenses	45	45	45	45	45	45	45	-	-	96,247
Accrued Taxes Payable	-	-	-	-	-	-	-	-	-	214
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	-	3,818,189
TOTAL LIABILITIES	45	45	45	45	45	45	45	-	-	4,019,798
FUND BALANCES										
Nonspendable:										
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	166,066	-	166,066
Capital Projects	-	-	-	-	-	-	-	-	2,533,313	2,533,313

Balance Sheet
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Assigned to:										
Operating Reserves	4,995	5,323	4,175	3,981	7,081	-	-	-	-	544,484
Reserves - Ponds	-	-	-	-	-	-	-	-	-	249,440
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	286,754
Reserves - Roadways	112,267	152,667	110,160	178,966	284,447	-	-	-	-	1,731,914
Reserves - Sidewalks	10,744	23,380	29,544	1,936	33,330	5,045	7,327	-	-	218,023
Unassigned:	132,356	152,472	167,757	158,498	318,600	7,301	9,618	-	-	4,283,177
TOTAL FUND BALANCES	\$ 260,362	\$ 333,846	\$ 311,640	\$ 343,385	\$ 643,462	\$ 12,350	\$ 16,945	\$ 710,149	\$ 2,533,313	\$ 10,043,121
TOTAL LIABILITIES & FUND BALANCES	\$ 260,407	\$ 333,891	\$ 311,685	\$ 343,430	\$ 643,507	\$ 12,395	\$ 16,990	\$ 710,149	\$ 2,533,313	\$ 14,607,236

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 25	\$ -	\$ (25)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	209,779	146,845	190,634	43,789	90.87%	104,890	152,359	47,469
Interest - Tax Collector	-	-	210	210	0.00%	-	-	-
Special Assmnts- Tax Collector	1,784,259	1,248,981	1,621,419	372,438	90.87%	892,130	1,295,878	403,748
Special Assmnts- Discounts	(79,762)	(55,833)	(72,456)	(16,623)	90.84%	(39,881)	(57,518)	(17,637)
Reimbursement for Legal Svcs	-	-	26	26	0.00%	-	26	26
Other Miscellaneous Revenues	25,000	25,000	1,389	(23,611)	5.56%	-	203	203
Gate Bar Code/Remotes	5,000	1,250	1,653	403	33.06%	417	463	46
Access Cards	1,300	325	1,197	872	92.08%	108	454	346
TOTAL REVENUES	1,945,676	1,366,593	1,744,072	377,479	89.64%	957,672	1,391,865	434,193
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	6,000	5,800	200	24.17%	2,000	1,800	200
FICA Taxes	1,836	459	444	15	24.18%	153	138	15
ProfServ-Arbitrage Rebate	-	-	3,850	(3,850)	0.00%	-	-	-
ProfServ-Dissemination Agent	-	-	1,000	(1,000)	0.00%	-	-	-
ProfServ-Engineering	64,500	16,125	9,988	6,137	15.49%	5,375	4,888	487
ProfServ-Legal Services	42,000	10,500	6,791	3,709	16.17%	3,500	3,116	384
ProfServ-Mgmt Consulting	77,293	19,323	19,323	-	25.00%	6,441	6,441	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	150	-	150
ProfServ-Special Assessment	8,868	8,868	8,359	509	94.26%	-	8,359	(8,359)
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	125	105	20	21.00%	42	8	34
Insurance - General Liability	35,653	35,653	50,928	(15,275)	142.84%	-	-	-
Printing and Binding	100	25	-	25	0.00%	8	-	8
Legal Advertising	1,000	250	516	(266)	51.60%	83	204	(121)
Misc-Assessment Collection Cost	35,685	24,980	31,132	(6,152)	87.24%	17,843	24,888	(7,045)
Misc-Supervisor Expenses	500	125	75	50	15.00%	42	-	42
Office Supplies	150	38	-	38	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	302,413	128,399	140,376	(11,977)	46.42%	35,650	49,842	(14,192)

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field								
Contracts-Security Services	26,000	6,500	6,475	25	24.90%	2,167	1,960	207
Contracts-Security Alarms	516	129	129	-	25.00%	43	43	-
R&M-General	10,000	2,500	3,787	(1,287)	37.87%	833	3,091	(2,258)
Misc-Contingency	30,846	7,712	129	7,583	0.42%	2,571	31	2,540
Total Field	67,362	16,841	10,520	6,321	15.62%	5,614	5,125	489
Landscape Services								
ProfServ-Landscape Architect	10,080	2,520	2,520	-	25.00%	840	840	-
Contracts-Landscape	245,000	61,250	45,867	15,383	18.72%	20,417	15,289	5,128
R&M-Irrigation	10,000	2,500	1,607	893	16.07%	833	1,607	(774)
R&M-Landscape Renovations	20,000	5,000	2,300	2,700	11.50%	1,667	2,300	(633)
R&M-Mulch	25,000	6,250	-	6,250	0.00%	2,083	-	2,083
R&M-Trees and Trimming	7,000	1,750	-	1,750	0.00%	583	-	583
Total Landscape Services	317,080	79,270	52,294	26,976	16.49%	26,423	20,036	6,387
Utilities								
Contracts-Solid Waste Services	197,192	49,298	129,726	(80,428)	65.79%	16,433	51,082	(34,649)
Utility - General	8,500	2,125	3,433	(1,308)	40.39%	708	2,354	(1,646)
Electricity - Streetlights	250,000	62,500	71,398	(8,898)	28.56%	20,833	29,618	(8,785)
Utility - Reclaimed Water	8,000	2,000	3,511	(1,511)	43.89%	667	426	241
Misc-Property Taxes	11,000	11,000	-	11,000	0.00%	-	-	-
Misc-Assessment Collection Cost	4,196	2,937	3,660	(723)	87.23%	2,098	2,926	(828)
Total Utilities	478,888	129,860	211,728	(81,868)	44.21%	40,739	86,406	(45,667)
Lakes and Ponds								
Contracts-Lakes	75,000	18,750	17,384	1,366	23.18%	6,250	5,704	546
R&M-Mitigation	1,000	250	-	250	0.00%	83	-	83
R&M-Ponds	40,000	10,000	-	10,000	0.00%	3,333	-	3,333
Reserve - Ponds	5,000	1,250	-	1,250	0.00%	417	-	417
Total Lakes and Ponds	121,000	30,250	17,384	12,866	14.37%	10,083	5,704	4,379
Parks and Recreation								
ProfServ-Info Technology	14,000	3,500	1,773	1,727	12.66%	1,167	543	624
Contracts-Pools	30,000	7,500	7,230	270	24.10%	2,500	2,210	290
Communication - Telephone & WiFi	10,000	2,500	2,213	287	22.13%	833	858	(25)
Utility - General	1,500	375	310	65	20.67%	125	103	22
Utility - Water & Sewer	6,500	1,625	700	925	10.77%	542	455	87
Electricity - Rec Center	17,500	4,375	5,166	(791)	29.52%	1,458	1,756	(298)

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Lease - Copier	4,682	1,170	1,948	(778)	41.61%	390	820	(430)
R&M-Clubhouse	13,000	3,250	1,976	1,274	15.20%	1,083	934	149
R&M-Court Maintenance	1,000	250	519	(269)	51.90%	83	-	83
R&M-Pools	3,500	875	96	779	2.74%	292	-	292
R&M-Fitness Equipment	2,500	625	8	617	0.32%	208	8	200
R&M-Playground	1,000	250	-	250	0.00%	83	-	83
Misc-Clubhouse Activities	10,000	2,500	4,384	(1,884)	43.84%	833	1,631	(798)
Office Supplies	2,500	625	1,663	(1,038)	66.52%	208	504	(296)
Op Supplies - General	40,000	10,000	8,359	1,641	20.90%	3,333	4,196	(863)
Op Supplies - Fuel, Oil	6,000	1,500	957	543	15.95%	500	90	410
Cleaning Supplies	5,000	1,250	2,347	(1,097)	46.94%	417	549	(132)
Reserve - Renewal&Replacement	25,000	25,000	15,414	9,586	61.66%	-	14,163	(14,163)
Total Parks and Recreation	193,682	67,170	55,063	12,107	28.43%	14,055	28,820	(14,765)
Personnel								
Payroll-Maintenance	400,000	100,000	112,557	(12,557)	28.14%	33,333	32,652	681
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	-	-	-
FICA Taxes	30,600	7,650	8,611	(961)	28.14%	2,550	2,498	52
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	1,250	1,564	(314)	31.28%	417	419	(2)
Subscriptions and Memberships	3,000	750	112	638	3.73%	250	-	250
Total Personnel	465,250	136,300	122,844	13,456	26.40%	36,550	35,569	981
TOTAL EXPENDITURES	1,945,675	588,090	610,209	(22,119)	31.36%	169,114	231,501	(62,387)
Excess (deficiency) of revenues Over (under) expenditures	-	778,503	1,133,863	355,360	0.00%	788,558	1,160,364	371,806
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ 778,503	\$ 1,133,863	\$ 355,360	0.00%	\$ 788,558	\$ 1,160,364	\$ 371,806
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,557,984	2,522,080	2,557,984					
FUND BALANCE, ENDING	\$ 2,557,984	\$ 3,300,583	\$ 3,691,847					

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 2,000	\$ 2,000	\$ 2,235	\$ 235	111.75%	\$ -	\$ 788
Special Assmnts- Tax Collector	49,798	34,859	45,253	10,394	90.87%	24,899	36,167
Special Assmnts- Discounts	(1,992)	(1,394)	(1,809)	(415)	90.81%	(996)	(1,436)
Settlements	4,000	4,000	3,925	(75)	98.13%	-	3,525
TOTAL REVENUES	53,806	39,465	49,604	10,139	92.19%	23,903	39,044
EXPENDITURES							
Administration							
Payroll-Salaries	35,000	8,750	9,800	(1,050)	28.00%	2,917	2,800
FICA Taxes	2,678	669	750	(81)	28.01%	223	214
ProfServ-Legal Services	6,000	6,000	353	5,647	5.88%	-	235
ProfServ-Mgmt Consulting	2,295	574	557	17	24.27%	191	186
Postage and Freight	2,000	500	282	218	14.10%	167	(50)
Misc-Assessment Collection Cost	996	697	869	(172)	87.25%	498	695
Office Supplies	1,200	300	119	181	9.92%	100	-
Total Administration	50,169	17,490	12,730	4,760	25.37%	4,096	4,080
TOTAL EXPENDITURES	50,169	17,490	12,730	4,760	25.37%	4,096	4,080
Excess (deficiency) of revenues							
Over (under) expenditures	3,637	21,975	36,874	14,899	0.00%	19,807	34,964
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	\$ 21,975	\$ 36,874	\$ 14,899	0.00%	\$ 19,807	\$ 34,964
FUND BALANCE, BEGINNING (OCT 1, 2023)	105,924	105,924	105,924				
FUND BALANCE, ENDING	\$ 109,561	\$ 127,899	\$ 142,798				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 8,000	\$ 8,000	\$ 6,897	\$ (1,103)	86.21%	\$ -	\$ 2,434
Special Assmnts- Tax Collector	25,205	17,644	22,904	5,260	90.87%	12,603	18,306
Special Assmnts- Discounts	(1,008)	(706)	(916)	(210)	90.87%	(504)	(727)
TOTAL REVENUES	32,197	24,938	28,885	3,947	89.71%	12,099	20,013
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,300	325	202	123	15.54%	108	26
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	96	2,904	3.20%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	504	353	440	(87)	87.30%	252	352
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	23,180	3,618	19,562	14.89%	360	410
TOTAL EXPENDITURES	24,306	23,180	3,618	19,562	14.89%	360	410
Excess (deficiency) of revenues							
Over (under) expenditures	7,891	1,758	25,267	23,509	0.00%	11,739	19,603
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	\$ 1,758	\$ 25,267	\$ 23,509	0.00%	\$ 11,739	\$ 19,603
FUND BALANCE, BEGINNING (OCT 1, 2023)	329,167	329,167	329,167				
FUND BALANCE, ENDING	\$ 337,058	\$ 330,925	\$ 354,434				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 2,000	\$ 2,000	\$ 1,756	\$ (244)	87.80%	\$ -	\$ 620
Special Assmnts- Tax Collector	9,080	6,356	8,252	1,896	90.88%	4,540	6,595
Special Assmnts- Discounts	(363)	(254)	(330)	(76)	90.91%	(182)	(262)
TOTAL REVENUES	10,717	8,102	9,678	1,576	90.31%	4,358	6,953
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	182	127	158	(31)	86.81%	91	127
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	9,516	456	9,060	4.25%	220	185
TOTAL EXPENDITURES	10,734	9,516	456	9,060	4.25%	220	185
Excess (deficiency) of revenues Over (under) expenditures	(17)	(1,414)	9,222	10,636	0.00%	4,138	6,768
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)	\$ (1,414)	\$ 9,222	\$ 10,636	0.00%	\$ 4,138	\$ 6,768
FUND BALANCE, BEGINNING (OCT 1, 2023)	82,921	82,921	82,921				
FUND BALANCE, ENDING	\$ 82,904	\$ 81,507	\$ 92,143				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 10,000	\$ 10,000	\$ 8,172	\$ (1,828)	81.72%	\$ -	\$ 2,884
Special Assmnts- Tax Collector	15,234	10,664	13,844	3,180	90.88%	7,617	385
Special Assmnts- Discounts	(609)	(426)	(554)	(128)	90.97%	(305)	(13)
TOTAL REVENUES	24,625	20,238	21,462	1,224	87.16%	7,312	3,256
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	305	214	266	(52)	87.21%	153	7
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-
Total Field	15,857	14,603	744	13,859	4.69%	282	65
TOTAL EXPENDITURES	15,857	14,603	744	13,859	4.69%	282	65
Excess (deficiency) of revenues							
Over (under) expenditures	8,768	5,635	20,718	15,083	0.00%	7,030	3,191
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	\$ 5,635	\$ 20,718	\$ 15,083	0.00%	\$ 7,030	\$ 3,191
FUND BALANCE, BEGINNING (OCT 1, 2023)	375,603	375,603	375,603				
FUND BALANCE, ENDING	\$ 384,371	\$ 381,238	\$ 396,321				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 1,200	\$ 1,200	\$ 1,029	\$ (171)	85.75%	\$ -	\$ 363
Special Assmnts- Tax Collector	10,624	7,437	9,654	2,217	90.87%	5,312	7,716
Special Assmnts- Discounts	(425)	(298)	(386)	(88)	90.82%	(213)	(306)
TOTAL REVENUES	11,399	8,339	10,297	1,958	90.33%	5,099	7,773
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	212	148	185	(37)	87.26%	106	148
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	8,869	483	8,386	4.78%	235	206
TOTAL EXPENDITURES	10,096	8,869	483	8,386	4.78%	235	206
Excess (deficiency) of revenues Over (under) expenditures	1,303	(530)	9,814	10,344	0.00%	4,864	7,567
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	\$ (530)	\$ 9,814	\$ 10,344	0.00%	\$ 4,864	\$ 7,567
FUND BALANCE, BEGINNING (OCT 1, 2023)	51,351	51,351	51,351				
FUND BALANCE, ENDING	\$ 52,654	\$ 50,821	\$ 61,165				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 500	\$ 500	\$ 6,367	\$ 5,867	1273.40%	\$ -	\$ 2,247
Special Assmnts- Tax Collector	25,724	18,007	23,377	5,370	90.88%	12,862	18,683
Special Assmnts- Discounts	(1,029)	(720)	(935)	(215)	90.86%	(515)	(742)
TOTAL REVENUES	25,195	17,787	28,809	11,022	114.34%	12,347	20,188
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	514	360	449	(89)	87.35%	257	359
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	18,749	747	18,002	3.72%	386	417
TOTAL EXPENDITURES	20,066	18,749	747	18,002	3.72%	386	417
Excess (deficiency) of revenues							
Over (under) expenditures	5,129	(962)	28,062	29,024	0.00%	11,961	19,771
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	\$ (962)	\$ 28,062	\$ 29,024	0.00%	\$ 11,961	\$ 19,771
FUND BALANCE, BEGINNING (OCT 1, 2023)	305,311	305,311	305,311				
FUND BALANCE, ENDING	\$ 310,440	\$ 304,349	\$ 333,373				

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	12,620	15,343	2,723	85.10%	9,015	21,375
Special Assmnts- Other	11,402	7,981	11,402	3,421	100.00%	5,701	-
Special Assmnts- Discounts	(1,177)	(824)	(1,069)	(245)	90.82%	(589)	(849)
TOTAL REVENUES	28,254	19,777	25,676	5,899	90.88%	14,127	20,526
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
R&M-Gate	3,000	3,000	720	2,280	24.00%	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-
R&M-Security Cameras	2,000	2,000	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	589	412	514	(102)	87.27%	295	411
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	214,154	(211,154)	7138.47%	-	214,154
Total Field	16,141	14,801	215,686	(200,885)	1336.26%	424	214,623
TOTAL EXPENDITURES	16,141	14,801	215,686	(200,885)	1336.26%	424	214,623
Excess (deficiency) of revenues Over (under) expenditures	12,113	4,976	(190,010)	(194,986)	0.00%	13,703	(194,097)
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	\$ 4,976	\$ (190,010)	\$ (194,986)	0.00%	\$ 13,703	\$ (194,097)
FUND BALANCE, BEGINNING (OCT 1, 2023)	33,741	33,741	33,741				
FUND BALANCE, ENDING	\$ 45,854	\$ 38,717	\$ (156,269)				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 8,000	\$ 8,000	\$ 9,708	\$ 1,708	121.35%	\$ -	\$ 3,426
Special Assmnts- Tax Collector	37,989	26,592	34,522	7,930	90.87%	18,995	27,591
Special Assmnts- Discounts	(1,520)	(1,064)	(1,380)	(316)	90.79%	(760)	(1,096)
TOTAL REVENUES	44,469	33,528	42,850	9,322	96.36%	18,235	29,921
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
R&M-Gate	4,500	4,500	1,355	3,145	30.11%	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-
R&M-Security Cameras	3,000	3,000	96	2,904	3.20%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	760	532	663	(131)	87.24%	380	530
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	22,421	2,316	20,105	9.73%	509	588
TOTAL EXPENDITURES	23,812	22,421	2,316	20,105	9.73%	509	588
Excess (deficiency) of revenues Over (under) expenditures	20,657	11,107	40,534	29,427	0.00%	17,726	29,333
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	\$ 11,107	\$ 40,534	\$ 29,427	0.00%	\$ 17,726	\$ 29,333
FUND BALANCE, BEGINNING (OCT 1, 2023)	465,644	465,644	465,644				
FUND BALANCE, ENDING	\$ 486,301	\$ 476,751	\$ 506,178				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 5,000	\$ 4,973	\$ (27)	99.46%	\$ -	\$ 1,755
Special Assmnts- Tax Collector	21,473	15,031	19,513	4,482	90.87%	10,737	15,595
Special Assmnts- Discounts	(859)	(601)	(780)	(179)	90.80%	(430)	(619)
TOTAL REVENUES	25,614	19,430	23,706	4,276	92.55%	10,307	16,731
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	429	300	375	(75)	87.41%	215	300
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	18,689	673	18,016	3.37%	344	358
TOTAL EXPENDITURES	19,981	18,689	673	18,016	3.37%	344	358
Excess (deficiency) of revenues							
Over (under) expenditures	5,633	741	23,033	22,292	0.00%	9,963	16,373
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	\$ 741	\$ 23,033	\$ 22,292	0.00%	\$ 9,963	\$ 16,373
FUND BALANCE, BEGINNING (OCT 1, 2023)	237,329	237,329	237,329				
FUND BALANCE, ENDING	\$ 242,962	\$ 238,070	\$ 260,362				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 7,000	\$ 7,000	\$ 6,571	\$ (429)	93.87%	\$ -	\$ 2,319
Special Assmnts- Tax Collector	23,039	16,127	20,936	4,809	90.87%	11,520	16,733
Special Assmnts- Discounts	(922)	(645)	(837)	(192)	90.78%	(461)	(665)
TOTAL REVENUES	29,117	22,482	26,670	4,188	91.60%	11,059	18,387
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
R&M-Gate	3,000	3,000	2,310	690	77.00%	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-
R&M-Security Cameras	2,000	2,000	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	461	323	402	(79)	87.20%	231	321
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	19,992	3,010	16,982	14.14%	360	379
TOTAL EXPENDITURES	21,293	19,992	3,010	16,982	14.14%	360	379
Excess (deficiency) of revenues Over (under) expenditures	7,824	2,490	23,660	21,170	0.00%	10,699	18,008
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	\$ 2,490	\$ 23,660	\$ 21,170	0.00%	\$ 10,699	\$ 18,008
FUND BALANCE, BEGINNING (OCT 1, 2023)	310,186	310,186	310,186				
FUND BALANCE, ENDING	\$ 318,010	\$ 312,676	\$ 333,846				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 650	\$ 650	\$ 6,116	\$ 5,466	940.92%	\$ -	\$ 2,158
Special Assmnts- Tax Collector	19,944	13,961	18,124	4,163	90.87%	9,972	14,485
Special Assmnts- Discounts	(798)	(559)	(725)	(166)	90.85%	(399)	(575)
TOTAL REVENUES	19,796	14,052	23,515	9,463	118.79%	9,573	16,068
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,300	325	202	123	15.54%	108	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	399	279	348	(69)	87.22%	200	278
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	15,606	646	14,960	3.87%	308	336
TOTAL EXPENDITURES	16,701	15,606	646	14,960	3.87%	308	336
Excess (deficiency) of revenues Over (under) expenditures	3,095	(1,554)	22,869	24,423	0.00%	9,265	15,732
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	\$ (1,554)	\$ 22,869	\$ 24,423	0.00%	\$ 9,265	\$ 15,732
FUND BALANCE, BEGINNING (OCT 1, 2023)	288,771	288,771	288,771				
FUND BALANCE, ENDING	\$ 291,866	\$ 287,217	\$ 311,640				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 7,000	\$ 7,000	\$ 6,921	\$ (79)	98.87%	\$ -	\$ 2,442
Special Assmnts- Tax Collector	18,660	13,062	16,957	3,895	90.87%	9,330	13,552
Special Assmnts- Discounts	(746)	(522)	(678)	(156)	90.88%	(373)	(538)
TOTAL REVENUES	24,914	19,540	23,200	3,660	93.12%	8,957	15,456
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	373	261	326	(65)	87.40%	187	260
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-
Total Field	15,925	14,650	624	14,026	3.92%	316	318
TOTAL EXPENDITURES	15,925	14,650	624	14,026	3.92%	316	318
Excess (deficiency) of revenues Over (under) expenditures	8,989	4,890	22,576	17,686	0.00%	8,641	15,138
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	\$ 4,890	\$ 22,576	\$ 17,686	0.00%	\$ 8,641	\$ 15,138
FUND BALANCE, BEGINNING (OCT 1, 2023)	320,809	320,809	320,809				
FUND BALANCE, ENDING	\$ 329,798	\$ 325,699	\$ 343,385				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 1,300	\$ 1,300	\$ 12,864	\$ 11,564	989.54%	\$ -	\$ 4,539
Special Assmnts- Tax Collector	38,601	27,021	35,078	8,057	90.87%	19,301	28,035
Special Assmnts- Discounts	(1,544)	(1,081)	(1,403)	(322)	90.87%	(772)	(1,113)
TOTAL REVENUES	38,357	27,240	46,539	19,299	121.33%	18,529	31,461
EXPENDITURES							
Field							
Communication - Telephone & WiFi	1,550	387	202	185	13.03%	129	26
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	96	1,904	4.80%	-	32
R&M-Tree Removal	1	1	-	1	0.00%	-	-
Misc-Assessment Collection Cost	772	540	674	(134)	87.31%	386	538
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-
Reserve - Roadways	15,000	15,000	4,516	10,484	30.11%	-	4,516
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	-	-
Total Field	28,324	26,929	5,668	21,261	20.01%	515	5,112
TOTAL EXPENDITURES	28,324	26,929	5,668	21,261	20.01%	515	5,112
Excess (deficiency) of revenues							
Over (under) expenditures	10,033	311	40,871	40,560	0.00%	18,014	26,349
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	\$ 311	\$ 40,871	\$ 40,560	0.00%	\$ 18,014	\$ 26,349
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,591	602,591	602,591				
FUND BALANCE, ENDING	\$ 612,624	\$ 602,902	\$ 643,462				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	4,047	5,253	1,206	90.87%	2,891	4,199
Special Assmnts- Discounts	(231)	(162)	(210)	(48)	90.91%	(116)	(167)
TOTAL REVENUES	5,550	3,885	5,043	1,158	90.86%	2,775	4,032
EXPENDITURES							
Field							
Communication - Telephone & WiFi	850	213	108	105	12.71%	71	31
R&M-Security Cameras	2,000	2,000	96	1,904	4.80%	-	32
Misc-Assessment Collection Cost	116	81	101	(20)	87.07%	58	81
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-
Total Field	4,841	4,169	305	3,864	6.30%	129	144
TOTAL EXPENDITURES	4,841	4,169	305	3,864	6.30%	129	144
Excess (deficiency) of revenues							
Over (under) expenditures	709	(284)	4,738	5,022	0.00%	2,646	3,888
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	\$ (284)	\$ 4,738	\$ 5,022	0.00%	\$ 2,646	\$ 3,888
FUND BALANCE, BEGINNING (OCT 1, 2023)	7,612	7,611	7,612				
FUND BALANCE, ENDING	\$ 8,321	\$ 7,327	\$ 12,350				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	4,375	5,680	1,305	90.88%	3,125	4,539
Special Assmnts- Discounts	(250)	(175)	(227)	(52)	90.80%	(125)	(180)
TOTAL REVENUES	6,000	4,200	5,453	1,253	90.88%	3,000	4,359
EXPENDITURES							
Field							
Communication - Telephone & WiFi	850	213	108	105	12.71%	71	31
R&M-Security Cameras	2,000	2,000	96	1,904	4.80%	-	32
Misc-Assessment Collection Cost	125	88	109	(21)	87.20%	63	87
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-
Total Field	5,234	4,560	313	4,247	5.98%	134	150
TOTAL EXPENDITURES	5,234	4,560	313	4,247	5.98%	134	150
Excess (deficiency) of revenues							
Over (under) expenditures	766	(360)	5,140	5,500	0.00%	2,866	4,209
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	\$ (360)	\$ 5,140	\$ 5,500	0.00%	\$ 2,866	\$ 4,209
FUND BALANCE, BEGINNING (OCT 1, 2023)	11,805	11,805	11,805				
FUND BALANCE, ENDING	\$ 12,571	\$ 11,445	\$ 16,945				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 25	\$ 25	\$ 3,290	\$ 3,265	13160.00%	\$ -	\$ 685
Special Assmnts- Tax Collector	644,490	451,143	585,670	134,527	90.87%	322,245	468,082
Special Assmnts- Discounts	(25,780)	(18,046)	(23,418)	(5,372)	90.84%	(12,890)	(18,590)
TOTAL REVENUES	618,735	433,122	565,542	132,420	91.40%	309,355	450,177
EXPENDITURES							
Field							
Misc-Assessment Collection Cost	12,890	9,023	11,245	(2,222)	87.24%	6,445	8,990
Total Field	12,890	9,023	11,245	(2,222)	87.24%	6,445	8,990
Debt Service							
Principal Debt Retirement	340,000	-	-	-	0.00%	-	-
Principal Prepayments	-	-	5,000	(5,000)	0.00%	-	-
Interest Expense	270,084	135,042	134,945	97	49.96%	-	-
Total Debt Service	610,084	135,042	139,945	(4,903)	22.94%	-	-
TOTAL EXPENDITURES	622,974	144,065	151,190	(7,125)	24.27%	6,445	8,990
Excess (deficiency) of revenues Over (under) expenditures	(4,239)	289,057	414,352	125,295	0.00%	302,910	441,187
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	-	-	(2,017)	(2,017)	0.00%	-	(662)
Contribution to (Use of) Fund Balance	(4,239)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(4,239)	-	(2,017)	(2,017)	47.58%	-	(662)
Net change in fund balance	\$ (4,239)	\$ 289,057	\$ 412,335	\$ 123,278	0.00%	\$ 302,910	\$ 440,525
FUND BALANCE, BEGINNING (OCT 1, 2023)	297,814	297,814	297,814				
FUND BALANCE, ENDING	\$ 293,575	\$ 586,871	\$ 710,149				

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

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF AMENDED BUD	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 33,425	\$ 33,425	0.00%	\$ -	\$ 11,010
TOTAL REVENUES	-	-	33,425	33,425	0.00%	-	11,010
EXPENDITURES							
Construction In Progress							
Construction in Progress	-	-	4,025	(4,025)	0.00%	-	525
Total Construction In Progress	-	-	4,025	(4,025)	0.00%	-	525
TOTAL EXPENDITURES	-	-	4,025	(4,025)	0.00%	-	525
Excess (deficiency) of revenues Over (under) expenditures	-	-	29,400	29,400	0.00%	-	10,485
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	2,017	2,017	0.00%	-	662
TOTAL FINANCING SOURCES (USES)	-	-	2,017	2,017	0.00%	-	662
Net change in fund balance	\$ -	\$ -	\$ 31,417	\$ 31,417	0.00%	\$ -	\$ 11,147
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	2,501,896				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,533,313				

MEADOW POINTE II
Community Development District

Supporting Schedules

December 31, 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				\$ 2,975,361	\$ 1,784,259	\$ 209,779	\$ 49,798
Allocation %				100.0%	60.0%	7.1%	1.7%
11/03/23	\$ 56,802	\$ 3,036	\$ 1,159	\$ 60,997	\$ 36,579	\$ 4,301	\$ 1,021
11/20/23	\$ 134,917	\$ 5,713	\$ 2,753	\$ 143,383	\$ 85,984	\$ 10,109	\$ 2,400
11/09/23	\$ 191,091	\$ 8,125	\$ 3,900	\$ 203,115	\$ 121,804	\$ 14,321	\$ 3,399
11/22/23	\$ 137,398	\$ 5,842	\$ 2,804	\$ 146,043	\$ 87,579	\$ 10,297	\$ 2,444
12/02/22	\$ 1,631,891	\$ 69,298	\$ 33,304	\$ 1,734,492	\$ 1,040,137	\$ 122,291	\$ 29,030
12/06/23	\$ 337,107	\$ 14,333	\$ 6,880	\$ 358,320	\$ 214,876	\$ 25,263	\$ 5,997
12/15/23	\$ 22,617	\$ 779	\$ 462	\$ 23,858	\$ 14,307	\$ 1,682	\$ 399
12/27/23	\$ 31,965	\$ 988	\$ 652	\$ 33,606	\$ 20,153	\$ 2,369	\$ 562
TOTAL	\$ 2,543,788	\$ 108,114	\$ 51,914	\$ 2,703,815	\$ 1,621,419	\$ 190,634	\$ 45,253
% COLLECTED				91%	91%	91%	91%
TOTAL OUTSTANDING				\$ 271,546	\$ 162,840	\$ 19,145	\$ 4,545

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	\$ 15,234	\$ 10,624	\$ 25,724	\$ 29,431	\$ 37,989
Allocation %	0.8%	0.3%	0.5%	0.4%	0.9%	1.0%	1.3%
11/03/23	\$ 517	\$ 186	\$ 312	\$ 218	\$ 527	\$ 603	\$ 779
11/20/23	\$ 1,215	\$ 438	\$ 734	\$ 512	\$ 1,240	\$ 1,418	\$ 1,831
11/09/23	\$ 1,721	\$ 620	\$ 1,040	\$ 725	\$ 1,756	\$ 2,009	\$ 2,593
11/22/23	\$ 1,237	\$ 446	\$ 748	\$ 521	\$ 1,263	\$ 1,445	\$ 1,865
12/02/22	\$ 14,693	\$ 5,293	\$ 8,881	\$ 6,193	\$ 14,996	\$ 17,157	\$ 22,146
12/06/23	\$ 3,035	\$ 1,094	\$ 1,835	\$ 1,279	\$ 3,098	\$ 3,544	\$ 4,575
12/15/23	\$ 202	\$ 73	\$ 122	\$ 85	\$ 206	\$ 236	\$ 305
12/27/23	\$ 285	\$ 103	\$ 172	\$ 120	\$ 291	\$ 332	\$ 429
TOTAL	\$ 22,904	\$ 8,252	\$ 13,844	\$ 9,654	\$ 23,377	\$ 26,745	\$ 34,522
% COLLECTED	91%	91%	91%	91%	91%	91%	91%
TOTAL OUTSTANDING	\$ 2,300	\$ 829	\$ 1,390	\$ 970	\$ 2,348	\$ 2,686	\$ 3,467

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%	21.7%
11/03/23	\$ 440	\$ 472	\$ 409	\$ 383	\$ 791	\$ 119	\$ 128	\$ 13,213
11/20/23	\$ 1,035	\$ 1,110	\$ 961	\$ 899	\$ 1,860	\$ 279	\$ 301	\$ 31,058
11/09/23	\$ 1,466	\$ 1,573	\$ 1,362	\$ 1,274	\$ 2,635	\$ 395	\$ 427	\$ 43,997
11/22/23	\$ 1,054	\$ 1,131	\$ 979	\$ 916	\$ 1,895	\$ 284	\$ 307	\$ 31,634
12/02/22	\$ 12,518	\$ 13,431	\$ 11,627	\$ 10,878	\$ 22,502	\$ 3,370	\$ 3,644	\$ 375,706
12/06/23	\$ 2,586	\$ 2,775	\$ 2,402	\$ 2,247	\$ 4,649	\$ 696	\$ 753	\$ 77,615
12/15/23	\$ 172	\$ 185	\$ 160	\$ 150	\$ 310	\$ 46	\$ 50	\$ 5,168
12/27/23	\$ 243	\$ 260	\$ 225	\$ 211	\$ 436	\$ 65	\$ 71	\$ 7,279
TOTAL	\$ 19,513	\$ 20,936	\$ 18,124	\$ 16,957	\$ 35,078	\$ 5,253	\$ 5,680	\$ 585,670
% COLLECTED	91%	91%	91%	91%	91%	91%	91%	91%
TOTAL OUTSTANDING	\$ 1,960	\$ 2,103	\$ 1,820	\$ 1,703	\$ 3,523	\$ 528	\$ 570	\$ 58,820

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

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	Truist	Checking Account	n/a	n/a	\$100
Operating Checking Account	Bank United	Checking Account	n/a	0.00%	\$1,106,819
Cash with Fiscal Agent	Truist		n/a	0.00%	\$27,784
				Subtotal	<u>\$1,134,703</u>
Money Market	BankUnited	Money Market	n/a	5.45%	\$6,389,711
				Subtotal	<u>\$6,389,711</u>
DEBT SERVICE					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.25%	\$2,533,313
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.25%	\$5,315
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	5.25%	\$151,605
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	5.25%	\$52
				Subtotal	<u>\$2,690,286</u>
				Total	<u>\$10,214,699</u>

Aqua Pool & Spa Renovators
December 31, 2023

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

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

Settlements
December 31, 2023

DEED RESTRICTION REINFORCEMENT FUND 002					
<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>CHECK#</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>	
10/30/23	\$ 150.00	MASTERCARD	102523	DR # 14 - Edging and Trimming. DR # 18 - Mailbox mold and dirt.	
11/02/23	\$ 150.00	VISA	2023-102	DR # 14 - Edging and Trimming Sidewalk	
11/08/23	\$ 100.00	600867527	2023-097	DR # 10 - Water Softner Exposed	
12/01/23	\$ 2,500.00	13757	2023-093	DR # 10 - Trash Bins in Sight DR # 14 - Grass needs to be trimmed DR # 18 - Mailbox needs to be cleaned	
12/04/23	\$ 1,000.00	2336	2023-100	DR # 16 - Landscaping DR # 20 - Mailbox Issues	
12/27/23	\$ 25.00	74961112	2023-109	DR #18 - Mailbox Issues	
Total Settlements	\$ 3,925.00				

MEADOW POINTE II
Community Development District

Approval of Invoices

December 31, 2023

Invoice Summary

<u>Posting Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
09/30/23	4185	Persson & Cohen P.A.	Legal Invoice	\$ 910.00
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
12/04/23	4450	Persson & Cohen P.A.	Legal Invoice	\$ 235.20
12/04/23	4451	Persson & Cohen P.A.	Legal Invoice	\$ 3,116.40
				<hr/>
Total				\$ 8,054.20



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

INVOICE

Invoice # 4450
Date: 12/04/2023
Due On: 01/04/2024

Meadow Pointe II Community Development District
inframark@avidbill.com
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$0.00	+	\$235.20)- (\$0.00)=	\$235.20

MEADOWPT.HOA

Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	11/02/2023	Review and respond to email from Ginsburg re: deed restriction violation procedures and pending matter	0.40	\$294.00	\$117.60
Service	KF	11/07/2023	Review and respond to email from Picarelli re: potential violation	0.30	\$294.00	\$88.20
Service	KF	11/13/2023	Email exchange w/Wright re: revised tree trimming letter	0.10	\$294.00	\$29.40
					Subtotal	\$235.20
					Total	\$235.20

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4450	01/04/2024	\$235.20	\$0.00	\$235.20

Invoice # 4450 - 12/04/2023

Outstanding Balance	\$235.20
Total Amount Outstanding	\$235.20

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.



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

INVOICE

Invoice # 4451
Date: 12/04/2023
Due On: 01/04/2024

Meadow Pointe II Community Development District
inframark@avidbill.com
30051 County Line Road
Wesley Chapel, Florida 33543

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(\$3,675.00	+	\$3,116.40)-	(\$0.00)=	\$6,791.40

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	11/01/2023	Exchange e-mails with Chairman re: pending items for CDD meeting.	0.25	\$294.00	\$73.50
Service	DPL	11/02/2023	TAX DEED SURPLUS: research tax deed surplus, call to clerk's office, will call again.	0.50	\$294.00	\$147.00
Service	RDJ	11/02/2023	Prepare request for qualifications for architectural services for new maintenance facility building.	1.00	\$294.00	\$294.00
Service	DPL	11/03/2023	TAX DEED: call to Clerk's office, letters to claim surplus should be mailed out next week, advised AC, set a reminder to call back.	0.30	\$294.00	\$88.20
Service	AHC	11/07/2023	Exchange e-mails re: public hearing for Morningside/Deer Run roadways. Confer with law partner and exchange e-mails re: architect RFQ.	0.25	\$294.00	\$73.50
Service	RDJ	11/07/2023	Continue drafting RFQ for architectural services for new maintenance building; confer with District management regarding scope of work.	1.25	\$294.00	\$367.50
Service	AHC	11/08/2023	Review agenda package for 11/15 CDD meeting.	0.75	\$294.00	\$220.50

Invoice # 4451 - 12/04/2023

Service	RDJ	11/08/2023	Finalize draft of RFQ for architectural services for new maintenance building; prepare notice advertisement regarding same; follow-up with District management.	1.25	\$294.00	\$367.50
Service	DPL	11/09/2023	TAX DEED: call to clerk's office, letters not sent out yet, will call next week.	0.40	\$294.00	\$117.60
Service	AHC	11/09/2023	Review survey proposal for Wrencrest gate and provide comments.	0.25	\$294.00	\$73.50
Service	AHC	11/14/2023	Review e-mail exchange regarding agenda items and public records issues.	0.25	\$294.00	\$73.50
Service	AHC	11/16/2023	Exchange e-mails re: public records requests. Review summary from 11/15 CDD meeting. Prepare draft Notice of Public Hearing re: Deer Run/Morningside property conveyances.	0.75	\$294.00	\$220.50
Service	DPL	11/21/2023	TAX DEED SURPLUS: call to Clerk's office and update on notice letter mailing. Client will receive letter, and advised AC.	0.40	\$294.00	\$117.60
Service	AHC	11/27/2023	Brief legal research re: Sunshine/public records issues for committees. Review and reply to e-mail from Chair re: DRVC and Events committee.	1.25	\$294.00	\$367.50
Service	AHC	11/29/2023	Review agenda for 12/6 CDD meeting. Review e-mail exchange re: sidewalk vendor payment.	0.25	\$294.00	\$73.50
Service	AHC	11/30/2023	Initial review of demand re: potential disability claim regarding new trash service contract. Reply to counsel for homeowner. Review executed trash contract and Amendment and confer with associate counsel.	0.50	\$294.00	\$147.00
Service	DPL	11/30/2023	ADA: review of letter for reasonable accommodation and ADA regulations. Initial research.	1.00	\$294.00	\$294.00
Subtotal						\$3,116.40
Total						\$3,116.40

Detailed Statement of Account

Other Invoices

Invoice # 4451 - 12/04/2023

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

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4451	01/04/2024	\$3,116.40	\$0.00	\$3,116.40
Outstanding Balance				\$6,791.40
Total Amount Outstanding				\$6,791.40

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.

Tab 19

MPH DRC LOG				CDD Meeting 01.17.2024				
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Property Ownership
2024-009	Morningside	29710	Morwen Pl	#10 The folding tables and chairs need to be stored out of sight and the garbage containers need to be stored out of sight or walled in on the side of the home. #14 The driveway needs to be pressure washed and any stains removed. #14: The stump on the west side of the home has to be ground down and leveled and the potted plant set back up vertical. #18 The mailbox needs to be cleaned with a bleach water solution and the MB post needs to be replaced with a PVC post. The arms are rotted out and the post is cracked. An MP II vendor flyer is enclosed.	10,14,18	ARC/DRC		
2024-010	Deer Run	29407	Allegro Dr	#10: All garbage containers, as well as pallets and other debris need to be stored out of sight, either inside the garage or walled in on the side of the home. #14: The driveway needs to be pressure washed and any stains removed. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The post and arms are cracking, and one corner is missing. Enclosed is an MP2 vendor flyer.	10,14,18	ARC/DRC		
2024-011	Deer Run	29452	Allegro Dr	#10: The garbage containers and hose holder need to be stored out of sight, or walled in on the side of the home. Amazon offers a good selection of utility fences. #14: The driveway needs to have the weeds in the expansion joints treated. A good organic weed killer like Capt. Jacks Deadbrew weed killer works well and can be purchased at Lowes or Home Depot. Also, the driveway needs to be pressure washed to remove all dirt and stains present. #14: The landscaping bed next to the driveway needs to be weeded or treated and all weeds on the border need to be removed as well. #14: The sidewalks and tree lawn curb need edged. #18 The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The post and arms are cracking.	10,14,18	ARC/DRC		
2024-012	Deer Run	29451	Allegro Dr	#10: The garbage containers need to be stored out of sight, or walled in on the side of the house. Good Utility fence options are available on Amazon, or at Lowes and Home Depot.#18: The mailbox post is rotting at the bottom and cracking along the side above the arm. The mailbox post needs to be replaced with a PVC post. An MP2 vendor flyer is enclosed.	10,18	ARC/DRC		
2024-013	Deer Run	1401	Deerbourne Dr	#10: The garbage containers in the driveway need to be stored out of sight, either in the garage or walled in on the side of the home. Amazon has good options for utility fences. #16: The driveway needs to be pressure washed and any stains present removed. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. An MP2 vendor flyer is enclosed.	10,18	ARC/DRC		
2024-014	Manor Isle	1351	Deerbourne Dr	#10: Garbage containers are stored on the driveway and need to be stored out of sight, or walled in on two sides on the side of the home. Good utility fence options are available at a local hardware store or online at Amazon. Prices vary between \$105.00 and \$150.00. #20 The mailbox needs to be cleaned with a bleach/water solution and the mailbox post needs to be replaced, it is cracking on both sides. A PVC post is recommended, and a MP II vendor flyer is enclosed.	10,20	ARC/DRC		
2024-015	Manor Isle	1400	Deerbourne Dr	#10: Garbage containers need to be stored out of sight, in the garage or walled in on two sides on the side of the home. Utility fence options can be found at Lowes, Depot or Amazon. #20: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The post is cracking up the sides and the bottom is beginning to rot. An MP II Vendor flyer is enclosed.	10,20	ARC/DRC		
2024-016	Wrencrest	30434	Tremont Dr	#14 Driveway needs to be pressure washed and any stains removed. #18 Mailbox needs to be cleaned with a water/bleach solution; the mailbox post needs to be replaced with a PVC post. The post top is rotted, as well as the post arms. A MP II vendor flyer is enclosed.	14,18	ARC/DRC		
2024-017	Wrencrest	30730	Tremont Dr	#10 Garbage/recycling container is stored on driveway. #14 Driveway needs to be pressure washed and any stains present removed. #14 Front landscape bed needs to be weeded and cleaned out. Areca palms must be trimmed and thinned out. small bed near garage and entranceway needs weeded and cleaned out. Rock border along the front landscape bed needs to be edged so the border can be seen. The front walkway to the front door needs to be pressure washed. The driveway and tree lawn curb needs edged, as well as the sidewalks. The east and west side of the home needs to be pressure washed, growth at the base trimmed and the wooden fence(s) repaired or removed. The trees on the east side of the home by the garage need to be trimmed to roof level. the front of the home needs to be pressure washed, especially the drip edge. #18 The mailbox needs to be replaced, the lid is missing and very dirty; the mailbox post should be replaced with a PVC post, it is cracking up the sides and the arms are rotting. An MP II vendor flyer is enclosed	10,14,18	ARC/DRC		
2024-018	Wrencrest	30801	Tremont Dr	#10 Garbage/recycling containers are stored on side of the home, nbeed to be walled in out of sight, or in the garage. #14 Driveway needs to have weeds removed from the expansion joints with an organic weed killer(Capt. Jacks Deadbrew weed killer) and then pressure cleaned to remove dirt and any stains present. #18 Mailbox needs to be pressure cleaned and MB post replaced with a PVC post. MP II vendor flyer enclosed.	10,14,18	ARC/DRC		LLC
2024-019	Wrencrest	30751	Tremont Dr	#10 Garbage/recycling cans and boxes are stored on the driveway and need to be stored out of sight. #14 the driveway is dirty and needs to be pressure washed and any stains present removed. #18 The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post, the post is cracking from the bottom up and the top is starting to rot.	10,14,18	ARC/DRC		

Tab 20

MPII ARCHITECTURE REVIEW APPLICATIONS LOG					As of		1/17/2024					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES	ARC Application Submit Date
2024-001	Wrencrest	30551	Wrencrest Dr	Install 6" seamless gutters with 5 3/4" Downspouts. Both sides and front of home. Gutters will be installed plain white.						Approve		1/4/2024
2024-002	Manor Isle	1423	Highwood Pl	Install new roof with Tamko Rustic Hickory Shingle - Architectural 30Yr Warranty						Approve	Approved In Manor Isle	1/9/2024
2024-003	Colehaven	30536	Treyburn LP	Install new roof with GAF Mission Brown Shingles						Approve	Approved in Wrencrest	1/12/2024

Tab 21

Justin Wright
Operations Manager/Maintenance Report
January 14, 2024



- 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 Tuesday's storms.
- Maintenance staff removed Christmas decorations from the community entrances.
- Tree locations have been marked in Longleaf. LMP is starting to prep the areas for planting.
- Seven welcome letters sent out for December 2023 sales in MPII.
- The Operations Manager spoke with Amazon representative about Amazon Key for Business.
- Operations Manager and Engineer went out and verified concrete punch list.

Board Discussion / Approval

- FHP back onsite this month.
- Engineer Report / attached.
- Amazon Key for Business/attached.

Tab 22

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II

Account Number: _____

Technician: Jason Mayo

Date: 11/2/24 Time: 9:30

WORK PERFORMED																			
METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HG (Hand Cast)																			
SITE ID	4	2	1	6	13	10	5	16	8	9	11	10	11	15	14	20	21	10	
Method Used	6																		
Treated Algae																			
Treated Cyanobacteria																			
Treated Submersed Weeds											X								
Treated Grasses/Brush	X																		
Treated Floating Weeds		X				X	X		X										X
Treated Mosquitoes and/or Midges																			
Lake Dye																			
Site Inspection																			
WETLAND/UPLAND																			
Spot Spraying																			
Physical weed removal																			
CARP PROGRAM																			
Carp Observed																			
Barriers Inspected																			X
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																			
Restriction # of days																			24
Restriction Type																			I

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY <input type="checkbox"/> All																			
<u><1'</u> 1', 2', 3', 4', >4'																			
WATER FLOW <input type="checkbox"/> All																			
N(None) S(Slight) V(Visible)																			
WATER LEVEL <input checked="" 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 checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Gallinules	<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naja	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons
<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"/> Cormorant	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<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 # _____	

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II CSA

Account Number: _____

Technician: Jason Lago, Matt White

Date: 11/10/24 Time: 9:00

WORK PERFORMED																					
METHOD USED: B (Boat) BP (Backpack Sprayer) <u>B</u> (Bator) HG (Hand Cast)																					
SITE ID	104	105	28	30	114	31	108	42	36	39	38	40	37	34	33	27	26	32	35	113	
Method Used	<u>B</u>																				
Treated Algae	<u>X</u>																			<u>X</u>	
Treated Cyanobacteria																					
Treated Submersed Weeds		<u>X</u>																			
Treated Grasses/Brush	<u>X</u>																				
Treated Floating Weeds		<u>X</u>			<u>X</u>			<u>X</u>													
Treated Mosquitoes and/or Midges																					
Lake Dye																					
Site Inspection																					
WETLAND/UPLAND																					
Spot Spraying																					
Physical weed removal																					
CARP PROGRAM																					
Carp Observed																					
Barriers Inspected																					
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																					
Restriction # of days		<u>14</u>																			
Restriction Type		<u>I</u>																			

GENERAL OBSERVATIONS OF THE WATER																					
WATER CLARITY <input type="checkbox"/> All																					
<u>2'</u> <u>1'</u> <u>2'</u> <u>3'</u> <u>4'</u> <u>>4'</u>																					
WATER FLOW <input type="checkbox"/> All																					
<u>N</u> (None) <u>S</u> (Slight) <u>V</u> (Visible)																					
WATER LEVEL <input type="checkbox"/> All																					
<u>H</u> (High) <u>N</u> (Normal) <u>L</u> (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 checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Nafad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input checked="" type="checkbox"/> Herons	<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"/> Cormorant	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Osprey
<input type="checkbox"/> Buirush	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles	<input type="checkbox"/> Egrets		<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 # _____																				

Tab 23



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 01/10/2024

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

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

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed and weedeated all ponds. Sprayed bed weeds at Clubhouse all the way to morningside with crack weeds on pavement and side walks. Blew and picked up leaves and debris up at clubhouse. Racked down ant piles and treated with granular ant bait.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 01/05/2024

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

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

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed, edged and weedeated Clubhouse, County Line Hainfield and Beardsley. All areas were blown off and debris was picked up. Ant mounds were treated with granular ant bait. Removal spanish moss.

SERVICE PROVIDED BY: RECEIVED BY: DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 01/04/2024

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

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

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed all common areas edged and weedeated. Treated ant mounds with granular ant bait. Picked up debris left behind by unknown persons on Iversons common area. Sprayed crackweeds on sidewalks. Trimmed Beardsley and Charlesworth / Tullamore all the way to front of CVS.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE

Tab 24

MEADOW POINTE II CDD

ENGINEER'S REPORT FOR JANUARY 17TH, 2024 BOARD MEETING

Discussion items:

1. **SWFWMD (South West Florida Water Management District) Permit Work** – 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** – ACPLM has completed the punch list and a review for quality of workmanship is being completed and will be communicated to District Management.
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 passed without any submittals although there were several interested firms. District Staff will review processes for next steps and communicate options to the Board.
5. **Warning Gate @ Wrencrest Drive** – Supervisor Signoretti received approval from the Fire Marshall and Sherriff, and we are currently awaiting response from current planning on two items from the feedback received from the pre-application meeting, we will be moving forward with the application submittal in the coming days.
6. **Street Drainage on Wylie Ct.** – A site visit was conducted by District staff on 01-16-2024 at 1420 Wylie Ct and surrounding cul-de-sac directly following a heavy rain to observe the flow of water through the gutters in the area. Water levels we're documented with pictures at several times following the rainfall. A sight level was used and indicated the possibility there is a subtle dip (.10-.50 Inches) between two gutter runs in front of 1420 Wylie Ct. The amount of water left standing 30 minutes following rainfall stretches approximately ½ of the gutter width at it's widest length and is not encroaching into the roadway or the driveway apron. There was no sign of private property impact from the water observed.

Tab 25

Justin Wright

From: [REDACTED]
Sent: Wednesday, January 10, 2024 10:53 AM
To: Justin Wright
Subject: Re: Amazon Key for Meadow Pointe II
Attachments: KFB Delivery Process.pdf; KFB Benefits.pdf

Hi Justin. Thanks so much for your time today. I've attached some information regarding the Amazon Key system. We cover 100% of the costs involved, and we're using it at most gate communities in the state of Florida. Please reach out with any questions.

Amazon Key For Business

Because of delivering complications nationwide, Amazon is now implementing the new virtual key fob systems in your community called Amazon Key for Business.

Amazon Key for Business is an easy and safe way for apartment buildings, gated communities, and residents to receive deliveries. (Free for eligible properties). It's essentially a virtual security guard for our drivers.

How It Works

1. Access Request - Driver arrives at designated entry and requests access via Amazon Key
2. Driver Verification - Within seconds, Amazon Key verifies the driver, delivery address, and time of request.
3. Package Delivery - Once verified, driver receives temporary, time-bound access to deliver packages.
4. Delivery Complete - Driver leaves property and is unable to re-enter after access expires.

*****If a driver shows up without packages or at the wrong time (i.e. 3 am) it will deny access. If a driver quits, his device is immediately disabled and can no longer request access into any community*****

Installation

Amazon will cover **100% of the cost** of installation and servicing of the device. Our techs have installed thousands of Amazon Keys around the United States.

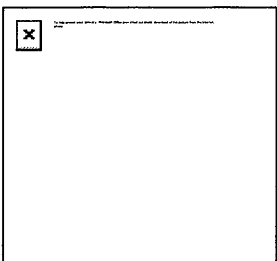
We've already set-up most of the communities around you and it's working great!

Please review the PDFs below and let me know if that works to set this up for your community so our drivers can do their job better.

Let me know if you have any questions and when would be a good time to set this up.

Again, Amazon pays for this service, so there is **no cost** involved.

Regards,



Tim Cox
Route Delivery Manager





Top 5 benefits of Key for Business



Safety and security

Deliveries reach their destinations more frequently, and Amazon drivers are only given time-bound permission to enter and securely deliver packages after being verified via the Amazon Delivery App.



More accurate deliveries

Delivery accuracy increases with Key for Business, and drivers leave packages in the location that works best for you and your residents.



Financial savings

Amazon drivers deliver packages 7 days per week. Key for Business eliminates the need for you to maintain staff onsite during that time, and enhances your building's amenities at no cost to you.



Streamlined process

Amazon drivers access buildings and deliver packages without any help from staff. Your residents' packages are delivered more quickly, and your staff spends less time managing deliveries.



Free and seamless

The Key for Business device is compatible with most existing electrical access systems. Installation is typically quick and easy, and the device, installation, and maintenance are all free of charge.





Delivery process



Amazon driver requests entry through Amazon delivery app.



Once verified, driver receives time-limited access to building.



Driver exits building and is unable to reenter unless reverified by Amazon delivery app.



Amazon driver arrives at designated entry door (displayed in Amazon delivery app).



Key for Business authenticates driver's ID, route, location, package and time of request.



Driver follows directions to predetermined package dropoff location and delivers packages.

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