



Meadow Pointe II CDD
February 21, 2024
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Agenda

**Meadow Pointe II
Community Development District**

February 21, 2024

REVISED AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/87619698041?pwd=YzUvNEJKdnU4L3crVDY0bVBiWGRRZz09>

Meeting ID: 876-1969-8041

Passcode: 967165

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, February 21, 2024 – 6:30 p.m.
REVISED Meeting Agenda

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Meeting ID: 876 1969 8041

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Call In #: 1-929-205-6099

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Audience Comments (Comments will be limited to three minutes.)**
- 6. District Manager Report**
 - A. Presentation of 4th Quarter Compliance Audit Report
- 7. District Engineer Report**
 - A. List of Ponds for Staff Repairs
- 8. District Counsel Report**
- 9. Consent Agenda**
 - A. Minutes of the January 3, 2024 Meeting and Workshop, and January 17, 2024 Meeting
 - B. Financial Report as of January 31, 2024
 - C. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - i. Resident Request
 - B. Event Planning Committee
- 12. Operations Manager Report**
- 13. Approval/Disapproval/Discussion**
 - A. Letter to Residents and Poll Questions for Deer Run/Morningside Roads, Sidewalks and Tree Lawns
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

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

Sixth Order of Business

6A



Quarterly Compliance Audit Report

Meadow Pointe II

Date: December 2023 - 4th Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

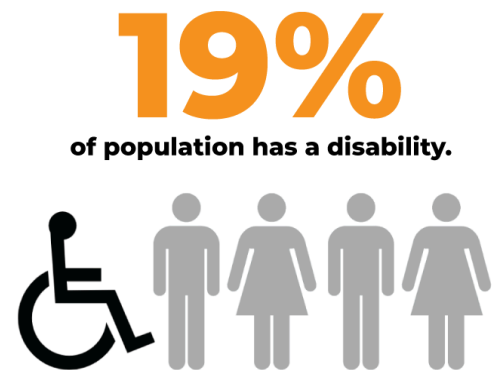
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



Sight, hearing, physical, cognitive.

The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Ninth Order of Business

9A

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, January 3, 2024 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:

Andrew Cohen	District Counsel <i>(Via Zoom)</i>
Jerry Whited	District Engineer <i>(Via Zoom)</i>
Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
Numerous Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

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

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

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

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

44 The following amendments were requested:

- 45 • Add *Update on Beardsley Sidewalks*, and *Update on Iverson Property* under
- 46 *Government/Community Updates*.
- 47 • Add *Consideration of Additional Open Dumpster*, under *Operations Manager*
- 48 *Report*.
- 49 • Add *Discussion of Employee End of Year Evaluations* under
- 50 *Approval/Disapproval/Discussion*.
- 51 • Add *Discussion of Event Planning Committee*, and *Discussion of Audience*
- 52 *Comments* under *the Workshop*.

53
54 **FIFTH ORDER OF BUSINESS** **Audience Comments (Comments will be**
55 **limited to three minutes.)**

- 56 • Ms. Cindy McCrary of Wrencrest commented on the following items:
- 57 ➤ Handicapped signage in the Villages. Mr. Picarelli noted the CDD is
- 58 responsible for posting of signs.
- 59 ➤ Event Planning Committee.

60
61 **SIXTH ORDER OF BUSINESS** **Continued Public Hearing for Acquisition**
62 **of Roads, Sidewalks, Aprons and Tree**
63 **Lawns in Deer Run and Morningside**
64

65
66 On MOTION by Mr. Molder, seconded by Mr. Signoretti, with all
67 in favor, the regular meeting was recessed, and the Board
68 reconvened to the Continued Public Hearing for Acquisition of
69 Roads, Sidewalks, Aprons and Tree Lawns in Deer Run and
70 Morningside (5-0)

71
72 Hearing no comments from the audience, a Board and staff discussion followed.

- 73 • Mr. Molder commented he understood Pasco County has not finalized the plan for
- 74 taxing and paving roads at this time, making it difficult to determine whether a
- 75 comparison between the CDD and the County managing these items can be done.
- 76 Mr. Cohen’s understanding was that residents would not pay less in taxes if the

77 CDD takes them over. Discussion ensued. Mr. Cohen believes that if roads are re-
78 paved, residents may be charged a special assessment.

79 • Ms. Childers expressed concern there is not enough information to make a decision.
80 There are no true plans from the County. Residents may expect the CDD to take
81 over maintenance immediately if the CDD took over. She confirmed the County is
82 not currently doing any road maintenance.

83 • Mr. Signoretti noted the CDD may arrange to have the roads paved once the CDD
84 takes it over.

85 • Ms. Darner agreed there is not enough information to make a decision.

86 • Mr. Picarelli noted the roads in Deer Run and Morningside are the oldest roads in
87 the community, and were never repaired. They are currently in poor condition.

88 • Mr. Picarelli suggested the CDD may take out a bond to re-pave these roads if it
89 was taken over.

90 • The CDD may have to make a solid commitment in writing with the County to
91 pursue this.

92 • Mr. Cohen was not given a definite timeframe for this to happen, but it appears a
93 decision should be made in the near future.

94 • There is no conflict of interest for CDD Board members to vote on this item.
95 Anything affecting the entire community would not be considered a conflict of
96 interest, but any direct effect on a Board member's property alone would be
97 considered a conflict of interest.

98 • Mr. Molder expressed concern that if a decision is not made by the CDD, these
99 residents may be bound by the County's tax rate. He suggested sending residents a
100 survey.

101 • Ms. Childers suggested a definite plan for a bond should be communicated to
102 residents before the decision is made. The Board needs to be transparent regarding
103 this undertaking.

104 • Mr. Molder noted the County would assess the homeowner for re-paving, and Mr.
105 Signoretti concurred.

106 • Mr. Nanni and Mr. Cohen should work together with the County to determine what
107 work they have planned for those Villages.

- 108 • Ms. Childers suggested the County donate 50% of the necessary paving work on
- 109 the roadways.
- 110 • Mr. Cohen suggested a Board member compile a list of questions and comments
- 111 for the County. Mr. Picarelli will prepare it and send to Mr. Cohen.
- 112 • Mr. Signoretti suggested including a survey link in the newsletter. Ms. Childers
- 113 noted residents were notified in detail about the Hearing and Continued Hearing.
- 114 Some residents may not have attended due to the holidays.
- 115 • This item will be discussed at the next meeting.
- 116 • Mr. Picarelli suggested the Board consider taking over maintenance of the
- 117 sidewalks, as there may be liability issues if someone falls.
- 118 • Mr. Signoretti suggested the Board consider maintenance, as there may be impacts
- 119 on property values.

120 The Board requested audience comments.

- 121 • A resident noted there were issues when the District was taking over something
- 122 from the County several years ago.
- 123 • Ms. McCrary of Iverson suggested doing a mailing to affected residents with the
- 124 results of discussions with the County, along with a survey.

125
 126 On MOTION by Mr. Signoretti, seconded by Ms. Childers, with all
 127 in favor, the Continued Public Hearing for Acquisition of Roads,
 128 Sidewalks, Aprons and Tree Lawns in Deer Run and Morningside
 129 was closed, and the Board reconvened to the regular meeting. (5-0)

131 *The record shall reflect Mr. Cohen exited the meeting.*

132
 133 **SEVENTH ORDER OF BUSINESS** **District Manager Report**

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

135
 136 **EIGHTH ORDER OF BUSINESS** **District Engineer Report**

137 Mr. Whited presented his report, a copy of which was included in the full agenda package.

- 138 • Punchlist work on the sidewalks will take place on January 10, 2024.

- 139 • Substantial feedback was received from the County regarding the Wrencrest Traffic
- 140 Calming Gate. Mr. Signoretti is reviewing the report, which involves filing for
- 141 permits.

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

143 **B. Pool Update**

- 144 • Ms. Childers noted an architect is needed to prepare the design. An RFQ will have
- 145 to be prepared, with notification to be advertised, as the cost is over \$35,000.
- 146 • The Board concurred, and Mr. Whited was directed to prepare the RFP.

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

148
149 **NINTH ORDER OF BUSINESS** **District Counsel Report**

150 **A. Morningside/Deer Run Sidewalk/Aprons/Tree Lawns Ownership and**

151 **Jurisdiction**

- 152 • This item was addressed during the Public Hearing.

153 **B. Number of Monthly DRVC Meetings**

- 154 • There currently are two meetings per month. Ms. Fernandez agreed that only one
- 155 meeting per month is necessary.

156
157 **TENTH ORDER OF BUSINESS** **Consent Agenda**

158 **A. Deed Restrictions/DRVC**

159 Mr. Picarelli presented the Consent Agenda, consisting of Deed Restrictions/DRVC, and

160 requested any additions, corrections or deletions.

161
162 Ms. Childers MOVED to approve the Consent Agenda, consisting

163 of Deed Restrictions/DRVC, as submitted, and Mr. Signoretti

164 seconded the motion.

- 166 • Item 2024-002 was discussed. Ms. Fernandez recommended sending the resident a
- 167 letter noting they are in violation regarding the paint color on the garage, but if they
- 168 do not agree to re-paint the garage the appropriate color, nothing can be done, since
- 169 it has been three years since it was previously painted. There was no oversight by
- 170 the Board when the home was painted, and they were previously approved.

171 There being no further discussion,

- 209 • Andy from LMP presented a landscaping report.
- 210 ➤ Mr. Molder noted there may be an irrigation leak in Morningside near the
- 211 *Stop Sign*. Also, there are several ant hills in the area.
- 212 ➤ Andy will be submitting estimates for landscape work.
- 213 **A. Consideration of Additional Open Dumpster**
- 214 • A dumpster was given to the District to get rid of large waste from the holidays,
- 215 free of charge.
- 216 • Only one additional dumpster would be given to the District, at a cost of \$605.
- 217 • There is a bulk pick-up every third Friday.
- 218 • Upon further discussion, it was determined the additional dumpster was not
- 219 necessary.

220
 221 **FOURTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**
 222 **(Continued)**

- 223 **C. Discussion on Employee End of Year Evaluations**
- 224 • Mr. Wright performed the evaluations of his employees.
- 225 • Mr. Picarelli discussed the method in which Mr. Wright evaluates his employees.
- 226 Employees with added responsibilities need to be compensated appropriately.
- 227 • Mr. Picarelli noted the morale is better among the employees since Mr. Wright has
- 228 been the Operations Manager.
- 229 • Mr. Picarelli announced he is going to give Mr. Wright the top rating on his
- 230 evaluation. If other Board members are not in favor, they need to contact Mr. Nanni.
- 231 • Ms. Childers noted the Board previously discussed voting on percentages, as an
- 232 operational procedure. Mr. Picarelli will follow up with Mr. Nanni in this regard, to
- 233 determine whether Mr. Nanni may distribute the salary percentage results to the rest
- 234 of the Board members.
- 235 **A. Building Update**
- 236 • Staff is waiting for the closing date to authorize the architect to build the structure.
- 237 The potential closing date is February 8, 2024.
- 238 **B. Pool Update (Continued)**
- 239 • Mr. Picarelli noticed two wheelchair assists on the drawings, which he believed
- 240 were not needed, as the pool is zero entry. Ms. Childers noted upon further
- 241 discussion, the wheelchair assists were necessary.

242 • Mr. Picarelli discussed backing up the pool further to make room for a barbecue
243 area. Some areas were adjusted, but there was not enough room not to have the lifts.

244 • The design draw is complete. An architect will have to draw up the surrounding
245 buildings.

246
247 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments (Comments will be**
248 **limited to three minutes.)**

249 • Ms. Christine Hankerson of Longleaf inquired about property survey matters, to
250 which Mr. Picarelli provided a response with regards to trimming in the preserve.

251
252 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Comments**

253 • Mr. Molder would like the Board to determine a way in which Deer Run and
254 Morningside residents can become more involved in the potential CDD ownership
255 process.

256 • Mr. Picarelli noted it was a productive meeting, but was disappointed more Deer
257 Run and Morningside residents did not attend.

258 • Mr. Picarelli commented on the building.

259
260 **SEVENTEENTH ORDER OF BUSINESS** **Adjourn the Regular Meeting and Proceed**
261 **to a Workshop**

262 There being no further business,

263
264

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all 265 in favor, the regular meeting was adjourned at 8:07 p.m., and the 266 Board proceeded to a workshop. (5-0)
--

267
268
269
270
271
272
273 _____
274 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, January 3, 2024, immediately following the regular meeting at 8:18 p.m., 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 January 3, 2024 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.

THIRD ORDER OF BUSINESS

Other Discussion Items

A. Event Planning Committee

- Mr. Signoretti presented an allegation that residents are circumventing the current committee, and requesting items to be placed in the newsletter for events.
- Ms. Childers noted a formal request for events should be presented.
- Mr. Molder suggested a generalized form, subject to approval by the Operations Manager.

- 39 • Mr. Picarelli suggested enforcing the same rules as those of the clubs, and if an
- 40 event comes from a resident, it will be noted under the *Clubs* section of the
- 41 newsletter.
- 42 • The *Clubs* section space in the newsletter may be expanded. Ms. Childers is in favor
- 43 of a form if the event is external.
- 44 • The website for these items also needs to be controlled.
- 45 **B. Audience Comments**
- 46 • Mr. Molder commented audience members who wish to speak should be made
- 47 aware their comments should not go beyond the required three-minute limit.
- 48 • Ms. Childers noted some of their speaking time is being taken away by Board
- 49 members responding during this time. They should be allowed to finish speaking,
- 50 after which Board members may respond. The Board concurred with this request.

51
52 **SECOND ORDER OF BUSINESS**

DRVC Items for Discussion

53 **A. #6 Catch All**

- 54 • Use of negative wording was discussed. Legal rights of residents should be
- 55 considered. The language may be reviewed by Ms. Fernandez.
- 56 • The definition of *offensive* in Deed Restrictions was addressed.
- 57 • *Obnoxious* and *offensive* should be defined.
- 58 • What some people find *offensive*, others do not.
- 59 • The current Deed Restrictions are vague.
- 60 • The Board must make discretionary decisions regarding the violations.
- 61 • Issues need to be defined as *offensive* to a group of people.
- 62 • A lengthy discussion ensued.
- 63 • Mr. Ginsburg discussed his work ethic with regards to fining residents.
- 64 • Some matters are not CDD-related.
- 65 • Ms. Darner suggested wording such as, *Harmful or Injurious to the Complainant*.
- 66 • The Board concurred with *On a Case-by-Case Basis*.

67 **B. #9 No Sign in Public View**

- 68 • *Sign* should be defined.
- 69 • Ms. Childers expressed concern with residents with commercial vehicles which
- 70 represent their livelihood, without another place to park the vehicle.

- 71 • Ms. Darner noted that the wording on a commercial vehicle can be magnetized, to
- 72 provide easy removal. Ms. Childers noted not all vehicles can be magnetized.
- 73 • Mr. Molder noted he sees many commercial vehicles in his Village which go over
- 74 the tree lawn and do not fit in the driveway. This may qualify for another category
- 75 in the Deed Restrictions regarding *Commercial Vehicles*.
- 76 • Discussion ensued regarding the size of commercial vehicles.
- 77 • Temporary signs may be subject to this Deed Restriction. The signs may remain if
- 78 the work is still being performed.
- 79 **C. #10 Water Softener**
- 80 • These items should not be visible from the street.
- 81 • Ms. Darner suggested *Reasonable Judgment/Obvious Concealment*.
- 82 • The item may be surrounded by lattice, as long as it is not visible from the street.
- 83 **D. #17 Camper or Trailer**
- 84 • This item should cover what can and cannot be seen from the street. There was
- 85 some discussion under Item B.
- 86 **E. #19 Stripped Vehicles**
- 87 • Vehicles may not be worked on for more than 24 hours or longer.
- 88 • This may be at the Board’s discretion, and subject to a fine if there is an oil leak.
- 89 • Mr. Ginsburg will be able to determine whether the vehicle has just been worked
- 90 on for one day, or whether it has been sitting on the driveway in poor condition for
- 91 a long period of time. Mr. Ginsburg confirmed he gives 24 hours for a car to be
- 92 worked on.
- 93 • A vehicle should have the tires inflated, backed in, and with a valid registration.
- 94 • Ms. Childers suggested the driveways may be subject to a violation if there is oil
- 95 on it.

THIRD ORDER OF BUSINESS

Other Discussion Items (Continued)

- 98 • Mr. Ginsburg asked whether a homeowner may be asked to replace sod on their
- 99 lawn or the tree lawn. Mr. Picarelli noted private lawns must use St. Augustine
- 100 Grass. There is a case in which the resident parks on the tree lawn, which is
- 101 considered CDD property. Since the resident destroyed CDD property, they will

**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, January 17, 2024 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present were:

Robert Nanni	District Manager
Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
Kelly Wright	Event Planning Committee
Numerous Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

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

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

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

44 The following amendments were made to the agenda:

- 45 • Agenda Item 6 should be removed.
- 46 • The following items should be added under *Approval/Disapproval/Discussion*:
 - 47 ➤ *Methods to Contact Deer Run/Morningside Residents for Feedback*
 - 48 *Regarding Acquisition of Roads.*
 - 49 ➤ *Recap of Deed Restriction Items from Workshop.*

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

- 53 • Ms. Joanna Rainey of Lettingwell noted the Lettingwell HOA has been asked about
- 54 having a device on the gate to allow Amazon trucks to enter the community using
- 55 a temporary code. Mr. Wright will discuss during his report.
- 56 • Ms. Cindy McCrary of Wrencrest commented on the following items:
 - 57 ➤ The Pasco County Sheriff’s Office will send two Deputies to the *Coffee with*
 - 58 *a Cop* event.
 - 59 ➤ The Event Planning Committee.
 - 60 ➤ The upcoming General Election.

61
62 **SIXTH ORDER OF BUSINESS** **District Manager Report**

- 63 **A. Consideration of Resolution 2024-02, Authorizing Expenditure Authority**
- 64 • This is an administrative item to authorize approval of invoices.
- 65 • Mr. Cohen suggested the Board adopt this Resolution.
- 66 • Mr. Picarelli noted this Resolution approves line items from the budget.
- 67 • Coastal Waste was not receiving their payments, and this Resolution will ensure
- 68 contractors are paid. Coastal Waste mailed their invoices to the wrong location.
- 69 • Ms. Childers noted she thought the District already had a Resolution in this regard.
- 70 Mr. Wright has up to \$3,500 purchasing authority.
- 71 • Ms. Darner commented the Board did not request this Resolution.
- 72 • The Board should be given more clarity regarding this item.
- 73 • Mr. Molder was concerned that the lack of payment to Coastal Waste may have
- 74 been missed by staff.

- 75 • Mr. Picarelli will follow up with Mr. Cohen. Mr. Molder noted he does not believe
- 76 this Resolution is necessary, and does not want to pay the attorney to speak to him
- 77 about this.
- 78 • Mr. Picarelli will discuss with Mr. Cohen whether the CDD should have to pay for
- 79 this Resolution, when it was not requested by the Board.
- 80 **B. Planned Payments**
- 81 **C. Project Payments**
- 82 • Mr. Picarelli noted payments for projects should be specified at the beginning with
- 83 regards to which entity is paying for the project and how it will be paid, in writing.
- 84 • Ms. Childers suggested that as portions of projects are completed, that portion of
- 85 the work should be paid immediately.
- 86 • Mr. Picarelli suggested all this information should be specified in the contract.
- 87 • The contractor should not be paid if all punchlist items are not complete.
- 88 • Ms. Childers suggested details of projects should be given to Mr. Wright’s staff.

SEVENTH ORDER OF BUSINESS

District Engineer Report

There being no engineer present, the Board and staff discussed items from his report.

- 92 • Mr. Picarelli noted the only outstanding item is the gate arm in Wrencrest.
- 93 • Mr. Wright discussed the flooding and sediment buildup at the end of the driveway
- 94 on Wylie Court.
- 95 ➤ The area was surveyed. There is one part of the driveway one-quarter inch
- 96 deeper, which is causing the puddling. There is no property damage, just a
- 97 build-up of dirt and water on the driveway.
- 98 ➤ This is CDD property.
- 99 • Mr. Signoretti discussed the warning gate at Wrencrest Drive.
- 100 ➤ Mr. Signoretti received approval from the Sheriff’s Department and Fire
- 101 Marshall to proceed with the gate, but this is subject to approval from the
- 102 County.
- 103 ➤ The application for the permit will be filed. Mr. Whited is awaiting a
- 104 response.

105
106

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

108 **A. Response to Questions from Pasco County**

- 109 • Mr. Wright sent responses to the Board.
- 110 • The paving is not due to start any time soon.
- 111 • The County does not have a reserve for this work.
- 112 • Mr. Molder would like a determination from Mr. Cohen regarding the County’s
- 113 responsibility for the sidewalks and the County Attorney’s response.
- 114 • Ms. Childers noted there needs to be a determination, in writing, as to whether it is
- 115 the County’s or the CDD’s property.
- 116 • Ms. Childers is concerned with potential litigation in the event someone trips on
- 117 the sidewalks.
- 118 • Mr. Picarelli discussed the open manhole in Morningside. Mr. Signoretti will
- 119 follow up.

120 Mr. Molder addressed the tax surplus for the Iverson property.

- 121 • Mr. Picarelli noted the CDD will have to wait to ensure there are no further liens
- 122 on the property. If not, the CDD will receive the surplus.

123
124 **NINTH ORDER OF BUSINESS** **Consent Agenda**

- 125 **A. Minutes of the December 6, 2023 Meeting and Workshop, and December 20,**
- 126 **2023 Meeting**
- 127 **B. Financial Report as of December 31, 2023**
- 128 **C. Deed Restrictions**

129 Mr. Picarelli requested any additions, corrections or deletions to the items as listed above,
130 under the Consent Agenda.

131
132 Ms. Childers MOVED to approve the Consent Agenda, consisting
133 of the Minutes of the December 6, 2023 Meeting and Workshop, the
134 Minutes of the December 20, 2023 Meeting, the Financial Report as
135 of December 31, 2023 and Deed Restrictions, and Mr. Signoretti
136 seconded the motion.

- 137
- 138 • Mr. Molder discussed Item 2024-017, with regards to removal of the fence. It was
- 139 confirmed the entire fence must be removed.

140 There being no further discussion,

141

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

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

There being no issues with the items, the next order of business followed.

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

A. Government/Community Updates

- Mr. Signoretti discussed speeding issues with the Sheriff’s Department. He noted vehicles are parking on Tremont instead of Wrencrest, and the FHP should report on these incidents.
- The gate on Kinnon and Mansfield broke again. It was left open over a weekend, as they were awaiting parts. It appears from the footage that the wind blew it open again. It is likely something is wrong with this gate, as it may be faulty, and in need of repair.
- The crosswalks will cost approximately \$90,000. The first one which will be installed at Mansfield near the school free of charge, will not be done until the traffic light is installed. Mr. Picarelli asked Mr. Signoretti to find out from the County whether the CDD may hire its own contractor to install the additional crosswalk, subject to their approval.

B. Event Planning Committee

- The Bunny Hop will be held March 23, 2024 from 10:00 a.m. to 2:00 p.m. There will be snacks, activities and balloons.
- The Committee will have to reassess their expenses, and may request more funding in the summer.
- The summer event is being planned.
- Dates for the community yard sale are needed.
- The road clean-up was discussed. Verbiage for the sign was requested.
- Mr. Picarelli suggested events planned for health, such as a blood drive or mammography testing free of charge to residents. Mr. Signoretti noted some blood mobiles sell the blood donated.

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

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

178 • Mr. Wright was told by the gate company that almost every community in Florida
179 has an Amazon key. Installation and maintenance of the key is done by Amazon
180 free of charge. The Board concurred with having the Amazon key.

181 • Anthony from LMP reviewed District landscaping items.

182 ➤ Ms. Childers requested consistency with the landscaping at the Village
183 entrances.

184 • The open manhole cover was briefly addressed.

185
186 **THIRTEENTH ORDER OF BUSINESS** **Approval/Disapproval/Discussion**

187 **B. Recap of Deed Restriction Items from Workshop**

188 • The Board concurred with interpretation of the Deed Restrictions, based on Mr.
189 Ginsburg's observations.

190 • The controversial items were 6, 9, 10, 14, 17, 18 and 19. The Board concurred with
191 the interpretation.

192 • Mr. Ginsburg commented he does not believe a clear interpretation was made with
193 regards to the Board's expectations on a weekly basis.

194 • Mr. Ginsburg was directed to proceed with anything he believes to be a violation.

195 • Mr. Ginsburg suggested listing major items considered to be Deed Restrictions in
196 the newsletter or on the website.

197 • Ms. Childers is concerned about Mr. Ginsburg receiving complaints from residents.
198 She suggested a form letter which states a first warning, and Mr. Molder suggested
199 a photo be taken as well in order to start the formal process.

200 • Mr. Molder suggested removing the prior announcements from the newsletter and
201 website.

202 **A. Methods to Contact Deer Run/Morningside Residents for Feedback**
203 **Regarding Acquisition of Roads**

204 • It appears the County does not want to take interest in maintaining the older
205 communities, and Mr. Picarelli would like to get an opinion from the residents in
206 this regard.

- 207 • Mr. Molder suggested a mass mailing to these residents. He suggested a survey
- 208 link. Ms. Childers noted that resident emails would not be accepted, as those emails
- 209 would become a public record.
- 210 • Mr. Signoretti noted the survey may be done without revealing too much personal
- 211 information.
- 212 • Ms. Childers is in favor of a physical mailing.
- 213 • *Survey Monkey* was discussed as an option.
- 214 • Mr. Signoretti will prepare a draft survey. Mr. Picarelli will prepare the letter, which
- 215 will be reviewed at the next meeting.

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

- 219 • Ms. Kelly Wright of Iverson commented on the following items:
- 220 ➤ The malfunctioning gate at Kinnon and Mansfield. She suggested the same
- 221 gate as Wrencrest.
- 222 ➤ She is satisfied that changes to the Deed Restrictions are moving forward.
- 223 • Ms. Joanna Rainey of Lettingwell commented on the following items:
- 224 ➤ The mailer to be sent to residents. This information may also be noted in
- 225 the newsletter.
- 226 ➤ The Amazon key. She was told packages from Amazon will register at the
- 227 gate automatically. They have one access code at a time.
- 228 ➤ The Event Planning Committee wellness event. They previously worked
- 229 with Walgreens to provide flu and pneumonia shots.
- 230 • Ms. Cindy McCrary of Wrencrest commented on the following items:
- 231 ➤ The flashing crosswalk.
- 232 ➤ Feedback from the community. She prepared a form for a different event,
- 233 which may be used in that regard.
- 234 ➤ Event Planning Committee wellness event. Community outreach should be
- 235 considered.
- 236 ➤ ARC/DRC. Different approaches for Mr. Ginsburg to approach the
- 237 violations in a more friendly tone were addressed.
- 238

239 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Comments**

- 240 • Mr. Molder commented on trying to have a better working relationship and
- 241 communications with the County. Mr. Picarelli noted residents may attend the
- 242 County Commissioner meetings.
- 243 • Mr. Signoretti discussed the following items:
- 244 ➤ The broken gate arm. There may be other factors involved.
- 245 ➤ Amazon key. They may still gain access without being monitored.
- 246 ➤ Communications with the County. He believes relationships have
- 247 improved.
- 248 ➤ Potential tensions between the Board and residents.
- 249 ➤ Deed Restrictions.
- 250 • Mr. Picarelli commented on the following items:
- 251 ➤ Communications with residents.
- 252 ➤ Board transparency regarding the bond.

253 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

254 There being no further business,

255 On MOTION by Mr. Signoretti, seconded by Mr. Molder, with all
256 in favor, the meeting was adjourned at 8:25 p.m. (5-0)

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John Picarelli
Chairperson

9B

MEADOW POINTE II
Community Development District

Financial Report

January 31, 2024

Prepared by



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**MEADOW POINTE II
Community Development District**

Financial Statements

(Unaudited)

January 31, 2024

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
ASSETS										
Cash - Checking Account	\$ 581,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	81	-	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	140,700	357,509	92,911	399,509	61,705	335,215	-	510,596	262,620
Investments:										
Money Market Account	6,818,117	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Prepaid Items	665	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 7,430,683	\$ 140,700	\$ 357,509	\$ 92,911	\$ 399,509	\$ 61,705	\$ 335,215	\$ -	\$ 510,596	\$ 262,620
LIABILITIES										
Accounts Payable	\$ 17,720	\$ -	\$ -	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ 985	\$ -
Accrued Expenses	31,742	-	35	35	35	35	35	35	35	35
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	3,702,946	-	-	-	-	-	-	155,774	-	-
TOTAL LIABILITIES	3,774,883	-	35	35	35	56	35	155,809	1,020	35
FUND BALANCES										
Nonspendable:										
Prepaid Items	665	-	-	-	-	-	-	-	-	-
Deposits	29,950	-	-	-	-	-	-	-	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
Assigned to:										
Operating Reserves	478,919	12,542	6,077	2,683	3,964	2,524	5,017	-	7,203	4,995
Reserves - Ponds	249,440	-	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	286,754	-	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	199,923	57,730	192,645	38,341	203,930	5,040	195,798	112,267
Reserves - Sidewalks	-	-	27,660	4,614	3,293	2,412	9,219	5,040	54,479	10,744
Unassigned:	2,610,072	128,158	123,814	27,849	199,572	18,372	117,014	(165,889)	252,096	134,579
TOTAL FUND BALANCES	\$ 3,655,800	\$ 140,700	\$ 357,474	\$ 92,876	\$ 399,474	\$ 61,649	\$ 335,180	\$ (155,805)	\$ 509,576	\$ 262,585
TOTAL LIABILITIES & FUND BALANCES	\$ 7,430,683	\$ 140,700	\$ 357,509	\$ 92,911	\$ 399,509	\$ 61,705	\$ 335,215	\$ -	\$ 510,596	\$ 262,620

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 581,870
Accounts Receivable	-	-	-	-	-	-	-	-	81
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	336,749	314,305	346,335	649,106	12,412	17,019	22,029	-	3,858,720
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	6,818,117
Construction Fund	-	-	-	-	-	-	-	2,545,356	2,545,356
Prepayment Account	-	-	-	-	-	-	5,339	-	5,339
Reserve Fund	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	544,135	-	544,135
Prepaid Items	-	-	-	-	-	-	-	-	665
Utility Deposits - TECO	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 336,749	\$ 314,305	\$ 346,335	\$ 649,106	\$ 12,412	\$ 17,019	\$ 723,108	\$ 2,545,356	\$ 14,535,838
LIABILITIES									
Accounts Payable	\$ -	\$ -	\$ -	\$ 731	\$ -	\$ -	\$ -	\$ -	\$ 19,457
Accrued Expenses	35	35	35	35	35	35	-	-	32,232
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	-	-	-	3,858,720
TOTAL LIABILITIES	35	35	35	766	35	35	-	-	3,932,884
FUND BALANCES									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	665
Deposits	-	-	-	-	-	-	-	-	29,950
Restricted for:									
Debt Service	-	-	-	-	-	-	723,108	-	723,108
Capital Projects	-	-	-	-	-	-	-	2,545,356	2,545,356

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNING SIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Assigned to:									
Operating Reserves	5,323	4,175	3,981	7,081	-	-	-	-	544,484
Reserves - Ponds	-	-	-	-	-	-	-	-	249,440
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	286,754
Reserves - Roadways	152,667	110,160	178,966	284,447	-	-	-	-	1,731,914
Reserves - Sidewalks	23,380	29,544	1,936	33,330	5,045	7,327	-	-	218,023
Unassigned:	155,344	170,391	161,417	323,482	7,332	9,657	-	-	4,273,260
TOTAL FUND BALANCES	\$ 336,718	\$ 314,274	\$ 346,304	\$ 648,340	\$ 12,381	\$ 16,984	\$ 723,108	\$ 2,545,356	\$ 10,602,954
TOTAL LIABILITIES & FUND BALANCES	\$ 336,753	\$ 314,309	\$ 346,339	\$ 649,106	\$ 12,416	\$ 17,019	\$ 723,108	\$ 2,545,356	\$ 14,535,854

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 33	\$ -	\$ (33)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	209,779	167,823	195,062	27,239	92.98%	20,978	4,429	(16,549)
Interest - Tax Collector	-	-	2,759	2,759	0.00%	-	2,549	2,549
Special Assmnts- Tax Collector	1,784,259	1,427,407	1,659,087	231,680	92.98%	178,426	37,668	(140,758)
Special Assmnts- Discounts	(79,762)	(63,810)	(73,717)	(9,907)	92.42%	(7,976)	(1,261)	6,715
Reimbursement for Legal Svcs	-	-	26	26	0.00%	-	-	-
Other Miscellaneous Revenues	25,000	25,000	1,707	(23,293)	6.83%	-	318	318
Gate Bar Code/Remotes	5,000	1,667	2,176	509	43.52%	417	523	106
Access Cards	1,300	433	1,604	1,171	123.38%	108	407	299
TOTAL REVENUES	1,945,676	1,558,553	1,788,704	230,151	91.93%	191,961	44,633	(147,328)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	8,000	7,800	200	32.50%	2,000	2,000	-
FICA Taxes	1,836	612	597	15	32.52%	153	153	-
ProfServ-Arbitrage Rebate	-	-	3,850	(3,850)	0.00%	-	-	-
ProfServ-Dissemination Agent	-	-	1,000	(1,000)	0.00%	-	-	-
ProfServ-Engineering	64,500	21,500	15,000	6,500	23.26%	5,375	5,013	362
ProfServ-Legal Services	42,000	14,000	12,760	1,240	30.38%	3,500	5,968	(2,468)
ProfServ-Mgmt Consulting	77,293	25,764	25,764	-	33.33%	6,441	6,441	-
ProfServ-Property Appraiser	150	150	-	150	0.00%	-	-	-
ProfServ-Special Assessment	8,868	8,868	8,359	509	94.26%	-	-	-
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	167	162	5	32.40%	42	57	(15)
Insurance - General Liability	35,653	35,653	50,928	(15,275)	142.84%	-	-	-
Printing and Binding	100	33	1	32	1.00%	8	1	7
Legal Advertising	1,000	333	516	(183)	51.60%	83	-	83
Misc-Assessment Collection Cost	35,685	28,548	31,863	(3,315)	89.29%	3,569	731	2,838
Misc-Supervisor Expenses	500	167	75	92	15.00%	42	-	42
Office Supplies	150	50	-	50	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	302,413	149,623	160,740	(11,117)	53.15%	21,226	20,364	862

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-24 BUDGET</u>	<u>JAN-24 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Field</u>								
Contracts-Security Services	26,000	8,667	8,715	(48)	33.52%	2,167	2,240	(73)
Contracts-Security Alarms	516	172	172	-	33.33%	43	43	-
R&M-General	10,000	3,333	7,355	(4,022)	73.55%	833	3,472	(2,639)
Misc-Contingency	30,846	10,282	166	10,116	0.54%	2,571	37	2,534
Total Field	67,362	22,454	16,408	6,046	24.36%	5,614	5,792	(178)
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	3,360	3,360	-	33.33%	840	840	-
Contracts-Landscape	245,000	81,667	61,157	20,510	24.96%	20,417	15,289	5,128
R&M-Irrigation	10,000	3,333	1,607	1,726	16.07%	833	-	833
R&M-Landscape Renovations	20,000	6,667	5,610	1,057	28.05%	1,667	3,310	(1,643)
R&M-Mulch	25,000	8,333	-	8,333	0.00%	2,083	-	2,083
R&M-Trees and Trimming	7,000	2,333	-	2,333	0.00%	583	-	583
Total Landscape Services	317,080	105,693	71,734	33,959	22.62%	26,423	19,439	6,984
<u>Utilities</u>								
Contracts-Solid Waste Services	197,192	65,731	80,428	(14,697)	40.79%	16,433	(49,298)	65,731
Utility - General	8,500	2,833	3,838	(1,005)	45.15%	708	405	303
Electricity - Streetlights	250,000	83,333	93,985	(10,652)	37.59%	20,833	22,587	(1,754)
Utility - Reclaimed Water	8,000	2,667	3,511	(844)	43.89%	667	-	667
Misc-Property Taxes	11,000	11,000	1,957	9,043	17.79%	-	1,957	(1,957)
Misc-Assessment Collection Cost	4,196	3,357	3,746	(389)	89.28%	420	86	334
Total Utilities	478,888	168,921	187,465	(18,544)	39.15%	39,061	(24,263)	63,324
<u>Lakes and Ponds</u>								
Contracts-Lakes	75,000	25,000	23,088	1,912	30.78%	6,250	5,704	546
R&M-Mitigation	1,000	333	-	333	0.00%	83	-	83
R&M-Ponds	40,000	13,333	-	13,333	0.00%	3,333	-	3,333
Reserve - Ponds	5,000	1,667	-	1,667	0.00%	417	-	417
Total Lakes and Ponds	121,000	40,333	23,088	17,245	19.08%	10,083	5,704	4,379
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	4,667	2,178	2,489	15.56%	1,167	406	761
Contracts-Pools	30,000	10,000	9,440	560	31.47%	2,500	2,210	290
Communication - Telephone & WiFi	10,000	3,333	3,056	277	30.56%	833	843	(10)
Utility - General	1,500	500	414	86	27.60%	125	103	22
Utility - Water & Sewer	6,500	2,167	695	1,472	10.69%	542	(5)	547

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Rec Center	17,500	5,833	6,292	(459)	35.95%	1,458	1,126	332
Lease - Copier	4,682	1,561	2,641	(1,080)	56.41%	390	693	(303)
R&M-Clubhouse	13,000	4,333	3,332	1,001	25.63%	1,083	1,356	(273)
R&M-Court Maintenance	1,000	333	644	(311)	64.40%	83	125	(42)
R&M-Pools	3,500	1,167	-	1,167	0.00%	292	-	292
R&M-Fitness Equipment	2,500	833	24	809	0.96%	208	15	193
R&M-Playground	1,000	333	-	333	0.00%	83	-	83
Misc-Clubhouse Activities	10,000	3,333	5,718	(2,385)	57.18%	833	1,334	(501)
Office Supplies	2,500	833	2,070	(1,237)	82.80%	208	640	(432)
Op Supplies - General	40,000	13,333	13,662	(329)	34.16%	3,333	5,070	(1,737)
Op Supplies - Fuel, Oil	6,000	2,000	1,165	835	19.42%	500	207	293
Cleaning Supplies	5,000	1,667	3,476	(1,809)	69.52%	417	1,128	(711)
Reserve - Renewal&Replacement	25,000	25,000	15,414	9,586	61.66%	-	-	-
Total Parks and Recreation	193,682	81,226	70,221	11,005	36.26%	14,055	15,251	(1,196)
Personnel								
Payroll-Maintenance	400,000	133,333	147,816	(14,483)	36.95%	33,333	35,259	(1,926)
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	-	-	-
FICA Taxes	30,600	10,200	11,308	(1,108)	36.95%	2,550	2,697	(147)
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	1,667	1,948	(281)	38.96%	417	384	33
Subscriptions and Memberships	3,000	1,000	163	837	5.43%	250	51	199
Total Personnel	465,250	172,850	161,235	11,615	34.66%	36,550	38,391	(1,841)
TOTAL EXPENDITURES	1,945,675	741,100	690,891	50,209	35.51%	153,012	80,678	72,334
Excess (deficiency) of revenues Over (under) expenditures	-	817,453	1,097,813	280,360	0.00%	38,949	(36,045)	(74,994)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ 817,453	\$ 1,097,813	\$ 280,360	0.00%	\$ 38,949	\$ (36,045)	\$ (74,994)
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,557,987	2,557,980	2,557,987					
FUND BALANCE, ENDING	\$ 2,557,987	\$ 3,375,433	\$ 3,655,800					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 3,096	\$ 1,096	154.80%	\$ -	\$ 862	\$ 862
Special Assmnts- Tax Collector	49,798	39,838	46,305	6,467	92.99%	4,980	1,051	(3,929)
Special Assmnts- Discounts	(1,992)	(1,594)	(1,841)	(247)	92.42%	(199)	(31)	168
Settlements	4,000	4,000	3,925	(75)	98.13%	-	-	-
TOTAL REVENUES	53,806	44,244	51,485	7,241	95.69%	4,781	1,882	(2,899)
EXPENDITURES								
Administration								
Payroll-Salaries	35,000	11,667	12,720	(1,053)	36.34%	2,917	2,920	(3)
FICA Taxes	2,678	893	973	(80)	36.33%	223	223	-
ProfServ-Legal Services	6,000	6,000	706	5,294	11.77%	-	353	(353)
ProfServ-Mgmt Consulting	2,295	765	711	54	30.98%	191	155	36
Postage and Freight	2,000	667	388	279	19.40%	167	106	61
Misc-Assessment Collection Cost	996	797	889	(92)	89.26%	100	20	80
Office Supplies	1,200	400	322	78	26.83%	100	203	(103)
Total Administration	50,169	21,189	16,709	4,480	33.31%	3,698	3,980	(282)
TOTAL EXPENDITURES	50,169	21,189	16,709	4,480	33.31%	3,698	3,980	(282)
Excess (deficiency) of revenues Over (under) expenditures	3,637	23,055	34,776	11,721	0.00%	1,083	(2,098)	(3,181)
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	\$ 23,055	\$ 34,776	\$ 11,721	0.00%	\$ 1,083	\$ (2,098)	\$ (3,181)
FUND BALANCE, BEGINNING (OCT 1, 2023)	105,924	105,924	105,924					
FUND BALANCE, ENDING	\$ 109,561	\$ 128,979	\$ 140,700					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 9,558	\$ 1,558	119.48%	\$ -	\$ 2,661	\$ 2,661
Special Assmnts- Tax Collector	25,205	20,164	23,436	3,272	92.98%	2,521	532	(1,989)
Special Assmnts- Discounts	(1,008)	(806)	(932)	(126)	92.46%	(101)	(16)	85
TOTAL REVENUES	32,197	27,358	32,062	4,704	99.58%	2,420	3,177	757
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	433	264	169	20.31%	108	62	46
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	161	2,839	5.37%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	403	450	(47)	89.29%	50	10	40
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	23,338	3,755	19,583	15.45%	158	136	22
TOTAL EXPENDITURES	24,306	23,338	3,755	19,583	15.45%	158	136	22
Excess (deficiency) of revenues Over (under) expenditures	7,891	4,020	28,307	24,287	0.00%	2,262	3,041	779
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	\$ 4,020	\$ 28,307	\$ 24,287	0.00%	\$ 2,262	\$ 3,041	\$ 779
FUND BALANCE, BEGINNING (OCT 1, 2023)	329,167	329,167	329,167					
FUND BALANCE, ENDING	\$ 337,058	\$ 333,187	\$ 357,474					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 2,435	\$ 435	121.75%	\$ -	\$ 678	\$ 678
Special Assmnts- Tax Collector	9,080	7,264	8,443	1,179	92.98%	908	192	(716)
Special Assmnts- Discounts	(363)	(290)	(336)	(46)	92.56%	(36)	(6)	30
TOTAL REVENUES	10,717	8,974	10,542	1,568	98.37%	872	864	(8)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	182	146	162	(16)	89.01%	18	4	14
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	9,665	587	9,078	5.47%	147	130	17
TOTAL EXPENDITURES	10,734	9,665	587	9,078	5.47%	147	130	17
Excess (deficiency) of revenues Over (under) expenditures	(17)	(691)	9,955	10,646	0.00%	725	734	9
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)	\$ (691)	\$ 9,955	\$ 10,646	0.00%	\$ 725	\$ 734	\$ 9
FUND BALANCE, BEGINNING (OCT 1, 2023)	82,921	82,921	82,921					
FUND BALANCE, ENDING	\$ 82,904	\$ 82,230	\$ 92,876					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 10,000	\$ 10,000	\$ 11,326	\$ 1,326	113.26%	\$ -	\$ 3,154	\$ 3,154
Special Assmnts- Tax Collector	15,234	12,187	14,165	1,978	92.98%	1,523	322	(1,201)
Special Assmnts- Discounts	(609)	(487)	(563)	(76)	92.45%	(61)	(10)	51
TOTAL REVENUES	24,625	21,700	24,928	3,228	101.23%	1,462	3,466	2,004
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
R&M-Gate	3,000	3,000	360	2,640	12.00%	-	180	(180)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	244	272	(28)	89.18%	31	6	25
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,857	14,763	1,057	13,706	6.67%	160	312	(152)
TOTAL EXPENDITURES	15,857	14,763	1,057	13,706	6.67%	160	312	(152)
Excess (deficiency) of revenues Over (under) expenditures	8,768	6,937	23,871	16,934	0.00%	1,302	3,154	1,852
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	\$ 6,937	\$ 23,871	\$ 16,934	0.00%	\$ 1,302	\$ 3,154	\$ 1,852
FUND BALANCE, BEGINNING (OCT 1, 2023)	375,603	375,603	375,603					
FUND BALANCE, ENDING	\$ 384,371	\$ 382,540	\$ 399,474					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 1,428	\$ 228	119.00%	\$ -	\$ 397	\$ 397
Special Assmnts- Tax Collector	10,624	8,499	9,878	1,379	92.98%	1,062	224	(838)
Special Assmnts- Discounts	(425)	(340)	(393)	(53)	92.47%	(43)	(7)	36
TOTAL REVENUES	11,399	9,359	10,913	1,554	95.74%	1,019	614	(405)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	170	190	(20)	89.62%	21	4	17
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	9,021	615	8,406	6.09%	150	130	20
TOTAL EXPENDITURES	10,096	9,021	615	8,406	6.09%	150	130	20
Excess (deficiency) of revenues Over (under) expenditures	1,303	338	10,298	9,960	0.00%	869	484	(385)
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	\$ 338	\$ 10,298	\$ 9,960	0.00%	\$ 869	\$ 484	\$ (385)
FUND BALANCE, BEGINNING (OCT 1, 2023)	51,351	51,351	51,351					
FUND BALANCE, ENDING	\$ 52,654	\$ 51,689	\$ 61,649					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 8,824	\$ 8,324	1764.80%	\$ -	\$ 2,457	\$ 2,457
Special Assmnts- Tax Collector	25,724	20,579	23,920	3,341	92.99%	2,572	543	(2,029)
Special Assmnts- Discounts	(1,029)	(823)	(951)	(128)	92.42%	(103)	(16)	87
TOTAL REVENUES	25,195	20,256	31,793	11,537	126.19%	2,469	2,984	515
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
R&M-Gate	3,000	3,000	1,040	1,960	34.67%	-	380	(380)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	411	459	(48)	89.30%	51	11	40
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	18,930	1,924	17,006	9.59%	180	517	(337)
TOTAL EXPENDITURES	20,066	18,930	1,924	17,006	9.59%	180	517	(337)
Excess (deficiency) of revenues Over (under) expenditures	5,129	1,326	29,869	28,543	0.00%	2,289	2,467	178
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	\$ 1,326	\$ 29,869	\$ 28,543	0.00%	\$ 2,289	\$ 2,467	\$ 178
FUND BALANCE, BEGINNING (OCT 1, 2023)	305,311	305,311	305,311					
FUND BALANCE, ENDING	\$ 310,440	\$ 306,637	\$ 335,180					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	14,423	15,964	1,541	88.55%	1,803	621	(1,182)
Special Assmnts- Other	11,402	9,122	11,402	2,280	100.00%	1,140	-	(1,140)
Special Assmnts- Discounts	(1,177)	(942)	(1,088)	(146)	92.44%	(118)	(19)	99
TOTAL REVENUES	28,254	22,603	26,278	3,675	93.01%	2,825	602	(2,223)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
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	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	471	526	(55)	89.30%	59	12	47
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%	-	-	-
Total Field	16,141	14,990	215,825	(200,835)	1337.12%	188	138	50
TOTAL EXPENDITURES	16,141	14,990	215,825	(200,835)	1337.12%	188	138	50
Excess (deficiency) of revenues Over (under) expenditures	12,113	7,613	(189,547)	(197,160)	0.00%	2,637	464	(2,173)
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	\$ 7,613	\$ (189,547)	\$ (197,160)	0.00%	\$ 2,637	\$ 464	\$ (2,173)
FUND BALANCE, BEGINNING (OCT 1, 2023)	33,742	33,741	33,742					
FUND BALANCE, ENDING	\$ 45,855	\$ 41,354	\$ (155,805)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 13,455	\$ 5,455	168.19%	\$ -	\$ 3,747	\$ 3,747
Special Assmnts- Tax Collector	37,989	30,391	35,324	4,933	92.98%	3,799	802	(2,997)
Special Assmnts- Discounts	(1,520)	(1,216)	(1,404)	(188)	92.37%	(152)	(24)	128
TOTAL REVENUES	44,469	37,175	47,375	10,200	106.53%	3,647	4,525	878
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
R&M-Gate	4,500	4,500	2,340	2,160	52.00%	-	985	(985)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	161	2,839	5.37%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	608	678	(70)	89.21%	76	16	60
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	22,627	3,443	19,184	14.46%	205	1,127	(922)
TOTAL EXPENDITURES	23,812	22,627	3,443	19,184	14.46%	205	1,127	(922)
Excess (deficiency) of revenues Over (under) expenditures	20,657	14,548	43,932	29,384	0.00%	3,442	3,398	(44)
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	\$ 14,548	\$ 43,932	\$ 29,384	0.00%	\$ 3,442	\$ 3,398	\$ (44)
FUND BALANCE, BEGINNING (OCT 1, 2023)	465,644	465,644	465,644					
FUND BALANCE, ENDING	\$ 486,301	\$ 480,192	\$ 509,576					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 5,000	\$ 6,892	\$ 1,892	137.84%	\$ -	\$ 1,919	\$ 1,919
Special Assmnts- Tax Collector	21,473	17,178	19,966	2,788	92.98%	2,147	453	(1,694)
Special Assmnts- Discounts	(859)	(687)	(794)	(107)	92.43%	(86)	(14)	72
TOTAL REVENUES	25,614	21,491	26,064	4,573	101.76%	2,061	2,358	297
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	343	383	(40)	89.28%	43	9	34
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	18,862	808	18,054	4.04%	172	135	37
TOTAL EXPENDITURES	19,981	18,862	808	18,054	4.04%	172	135	37
Excess (deficiency) of revenues Over (under) expenditures	5,633	2,629	25,256	22,627	0.00%	1,889	2,223	334
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	\$ 2,629	\$ 25,256	\$ 22,627	0.00%	\$ 1,889	\$ 2,223	\$ 334
FUND BALANCE, BEGINNING (OCT 1, 2023)	237,329	237,329	237,329					
FUND BALANCE, ENDING	\$ 242,962	\$ 239,958	\$ 262,585					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 9,107	\$ 2,107	130.10%	\$ -	\$ 2,536	\$ 2,536
Special Assmnts- Tax Collector	23,039	18,431	21,423	2,992	92.99%	2,304	486	(1,818)
Special Assmnts- Discounts	(922)	(738)	(852)	(114)	92.41%	(92)	(15)	77
TOTAL REVENUES	29,117	24,693	29,678	4,985	101.93%	2,212	3,007	795
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
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	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	369	411	(42)	89.15%	46	9	37
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	20,168	3,146	17,022	14.77%	175	135	40
TOTAL EXPENDITURES	21,293	20,168	3,146	17,022	14.77%	175	135	40
Excess (deficiency) of revenues Over (under) expenditures	7,824	4,525	26,532	22,007	0.00%	2,037	2,872	835
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	\$ 4,525	\$ 26,532	\$ 22,007	0.00%	\$ 2,037	\$ 2,872	\$ 835
FUND BALANCE, BEGINNING (OCT 1, 2023)	310,186	310,186	310,186					
FUND BALANCE, ENDING	\$ 318,010	\$ 314,711	\$ 336,718					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 650	\$ 8,476	\$ 7,826	1304.00%	\$ -	\$ 2,360	\$ 2,360
Special Assmnts- Tax Collector	19,944	15,955	18,545	2,590	92.99%	1,994	421	(1,573)
Special Assmnts- Discounts	(798)	(638)	(737)	(99)	92.36%	(80)	(13)	67
TOTAL REVENUES	19,796	15,967	26,284	10,317	132.77%	1,914	2,768	854
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	433	264	169	20.31%	108	62	46
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	319	356	(37)	89.22%	40	8	32
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	15,754	781	14,973	4.68%	148	134	14
TOTAL EXPENDITURES	16,701	15,754	781	14,973	4.68%	148	134	14
Excess (deficiency) of revenues Over (under) expenditures	3,095	213	25,503	25,290	0.00%	1,766	2,634	868
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	\$ 213	\$ 25,503	\$ 25,290	0.00%	\$ 1,766	\$ 2,634	\$ 868
FUND BALANCE, BEGINNING (OCT 1, 2023)	288,771	288,771	288,771					
FUND BALANCE, ENDING	\$ 291,866	\$ 288,984	\$ 314,274					

Statement of Revenues, Expenditures and Changes in Fund Balances
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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 9,592	\$ 2,592	137.03%	\$ -	\$ 2,671	\$ 2,671
Special Assmnts- Tax Collector	18,660	14,928	17,351	2,423	92.98%	1,866	394	(1,472)
Special Assmnts- Discounts	(746)	(597)	(690)	(93)	92.49%	(75)	(12)	63
TOTAL REVENUES	24,914	21,331	26,253	4,922	105.37%	1,791	3,053	1,262
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
R&M-Gate	3,000	3,000	-	3,000	0.00%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	298	333	(35)	89.28%	37	8	29
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,925	14,817	758	14,059	4.76%	166	134	32
TOTAL EXPENDITURES	15,925	14,817	758	14,059	4.76%	166	134	32
Excess (deficiency) of revenues Over (under) expenditures	8,989	6,514	25,495	18,981	0.00%	1,625	2,919	1,294
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	\$ 6,514	\$ 25,495	\$ 18,981	0.00%	\$ 1,625	\$ 2,919	\$ 1,294
FUND BALANCE, BEGINNING (OCT 1, 2023)	320,809	320,809	320,809					
FUND BALANCE, ENDING	\$ 329,798	\$ 327,323	\$ 346,304					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 17,828	\$ 16,528	1371.38%	\$ -	\$ 4,964	\$ 4,964
Special Assmnts- Tax Collector	38,601	30,881	35,893	5,012	92.98%	3,860	815	(3,045)
Special Assmnts- Discounts	(1,544)	(1,235)	(1,427)	(192)	92.42%	(154)	(24)	130
TOTAL REVENUES	38,357	30,946	52,294	21,348	136.33%	3,706	5,755	2,049
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	517	264	253	17.03%	129	62	67
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	896	1,104	44.80%	-	799	(799)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	618	689	(71)	89.25%	77	16	61
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	15,000	15,000	4,516	10,484	30.11%	-	-	-
Reserve - Sidewalks	5,000	5,000	-	5,000	0.00%	-	-	-
Total Field	28,324	27,137	6,545	20,592	23.11%	206	877	(671)
TOTAL EXPENDITURES	28,324	27,137	6,545	20,592	23.11%	206	877	(671)
Excess (deficiency) of revenues Over (under) expenditures	10,033	3,809	45,749	41,940	0.00%	3,500	4,878	1,378
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	\$ 3,809	\$ 45,749	\$ 41,940	0.00%	\$ 3,500	\$ 4,878	\$ 1,378
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,591	602,591	602,591					
FUND BALANCE, ENDING	\$ 612,624	\$ 606,400	\$ 648,340					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	4,625	5,375	750	92.98%	578	122	(456)
Special Assmnts- Discounts	(231)	(185)	(214)	(29)	92.64%	(23)	(4)	19
TOTAL REVENUES	5,550	4,440	5,161	721	92.99%	555	118	(437)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	283	129	154	15.18%	71	21	50
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
Misc-Assessment Collection Cost	116	93	103	(10)	88.79%	12	2	10
Reserve - Sidewalks	1,875	1,875	-	1,875	0.00%	-	-	-
Total Field	4,841	4,251	393	3,858	8.12%	83	87	(4)
TOTAL EXPENDITURES	4,841	4,251	393	3,858	8.12%	83	87	(4)
Excess (deficiency) of revenues Over (under) expenditures	709	189	4,768	4,579	0.00%	472	31	(441)
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	\$ 189	\$ 4,768	\$ 4,579	0.00%	\$ 472	\$ 31	\$ (441)
FUND BALANCE, BEGINNING (OCT 1, 2023)	7,613	7,611	7,613					
FUND BALANCE, ENDING	\$ 8,322	\$ 7,800	\$ 12,381					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	5,000	5,812	812	92.99%	625	132	(493)
Special Assmnts- Discounts	(250)	(200)	(231)	(31)	92.40%	(25)	(4)	21
TOTAL REVENUES	6,000	4,800	5,581	781	93.02%	600	128	(472)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	283	129	154	15.18%	71	21	50
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	64	(64)
Misc-Assessment Collection Cost	125	100	112	(12)	89.60%	13	3	10
Reserve - Sidewalks	2,259	2,259	-	2,259	0.00%	-	-	-
Total Field	5,234	4,642	402	4,240	7.68%	84	88	(4)
TOTAL EXPENDITURES	5,234	4,642	402	4,240	7.68%	84	88	(4)
Excess (deficiency) of revenues Over (under) expenditures	766	158	5,179	5,021	0.00%	516	40	(476)
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	\$ 158	\$ 5,179	\$ 5,021	0.00%	\$ 516	\$ 40	\$ (476)
FUND BALANCE, BEGINNING (OCT 1, 2023)	11,805	11,805	11,805					
FUND BALANCE, ENDING	\$ 12,571	\$ 11,963	\$ 16,984					

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ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 25	\$ 3,996	\$ 3,971	15984.00%	\$ -	\$ 704	\$ 704
Special Assmnts- Tax Collector	644,490	515,592	599,276	83,684	92.98%	64,449	13,606	(50,843)
Special Assmnts- Discounts	(25,780)	(20,624)	(23,826)	(3,202)	92.42%	(2,578)	(407)	2,171
TOTAL REVENUES	618,735	494,993	579,446	84,453	93.65%	61,871	13,903	(47,968)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,890	10,312	11,509	(1,197)	89.29%	1,289	264	1,025
Total Field	12,890	10,312	11,509	(1,197)	89.29%	1,289	264	1,025
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	145,354	151,454	(6,100)	24.31%	1,289	264	1,025
Excess (deficiency) of revenues Over (under) expenditures	(4,239)	349,639	427,992	78,353	0.00%	60,582	13,639	(46,943)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(2,698)	(2,698)	0.00%	-	(680)	(680)
Contribution to (Use of) Fund Balance	(4,239)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,239)	-	(2,698)	(2,698)	63.65%	-	(680)	(680)
Net change in fund balance	\$ (4,239)	\$ 349,639	\$ 425,294	\$ 75,655	0.00%	\$ 60,582	\$ 12,959	\$ (47,623)
FUND BALANCE, BEGINNING (OCT 1, 2023)	297,814	297,814	297,814					
FUND BALANCE, ENDING	\$ 293,575	\$ 647,453	\$ 723,108					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-24 BUDGET	JAN-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 44,787	\$ 44,787	0.00%	\$ -	\$ 11,363	\$ 11,363
TOTAL REVENUES	-	-	44,787	44,787	0.00%	-	11,363	11,363
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	4,025	(4,025)	0.00%	-	-	-
Total Construction In Progress	-	-	4,025	(4,025)	0.00%	-	-	-
TOTAL EXPENDITURES	-	-	4,025	(4,025)	0.00%	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	40,762	40,762	0.00%	-	11,363	11,363
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	2,698	2,698	0.00%	-	680	680
TOTAL FINANCING SOURCES (USES)	-	-	2,698	2,698	0.00%	-	680	680
Net change in fund balance	\$ -	\$ -	\$ 43,460	\$ 43,460	0.00%	\$ -	\$ 12,043	\$ 12,043
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	2,501,896					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,545,356					

MEADOW POINTE II
Community Development District

Supporting Schedules

January 31, 2024

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
01/05/24	\$ 59,714	\$ 1,881	\$ 1,219	\$ 62,814	\$ 37,668	\$ 4,429	\$ 1,051
TOTAL	\$ 2,603,502	\$ 109,995	\$ 53,133	\$ 2,766,629	\$ 1,659,087	\$ 195,062	\$ 46,305
% COLLECTED				93%	93%	93%	93%
TOTAL OUTSTANDING				\$ 208,732	\$ 125,172	\$ 14,717	\$ 3,493

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
01/05/24	\$ 532	\$ 192	\$ 322	\$ 224	\$ 543	\$ 621	\$ 802
TOTAL	\$ 23,436	\$ 8,443	\$ 14,165	\$ 9,878	\$ 23,920	\$ 27,366	\$ 35,324
% COLLECTED	93%	93%	93%	93%	93%	93%	93%
TOTAL OUTSTANDING	\$ 1,768	\$ 637	\$ 1,069	\$ 745	\$ 1,805	\$ 2,065	\$ 2,665

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
01/05/24	\$ 453	\$ 486	\$ 421	\$ 394	\$ 815	\$ 122	\$ 132	\$ 13,606
TOTAL	\$ 19,966	\$ 21,423	\$ 18,545	\$ 17,351	\$ 35,893	\$ 5,375	\$ 5,812	\$ 599,276
% COLLECTED	93%	93%	93%	93%	93%	93%	93%	93%
TOTAL OUTSTANDING	\$ 1,506	\$ 1,616	\$ 1,399	\$ 1,309	\$ 2,708	\$ 406	\$ 438	\$ 45,214

**Cash and Investment Balances
January 31, 2024**

<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	Bank United	Checking Account	n/a	0.00%	\$581,870
				Subtotal	\$581,870
Money Market	BankUnited	Money Market	n/a	5.45%	\$6,818,117
				Subtotal	\$6,818,117
DEBT SERVICE					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.25%	\$2,545,356
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.25%	\$5,339
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%	\$544,135
				Subtotal	\$3,246,436
				Total	\$10,646,422

Aqua Pool & Spa Renovators
January 31, 2024

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
January 31, 2024

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

January 31, 2024

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
01/03/24	4562	Persson & Cohen P.A.	Legal Invoice	\$ 352.80
01/03/24	4563	Persson & Cohen P.A.	Legal Invoice	\$ 5,968.20
				<hr/>
Total				\$ 14,375.20



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

INVOICE

Invoice # 4562
Date: 01/03/2024
Due On: 02/03/2024

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	+	\$352.80)-	(\$0.00)=	\$352.80

MEADOWPT.HOA

Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	KF	12/08/2023	Review and respond to email from Ginsberg re: interpretation of deed restrictions	0.30	\$294.00	\$88.20
Service	KF	12/12/2023	Review and respond to emails from Picarelli re: misc deed restriction matters	0.60	\$294.00	\$176.40
Service	KF	12/27/2023	Review and respond to email from Picarelli re: DRVC meetings	0.10	\$294.00	\$29.40
Service	KF	12/28/2023	Review and respond to email from Wright re: ARC application for painting	0.20	\$294.00	\$58.80
					Subtotal	\$352.80
					Total	\$352.80

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

Invoice # 4562 - 01/03/2024

4562	02/03/2024	\$352.80	\$0.00	\$352.80
			Outstanding Balance	\$352.80
			Total Amount Outstanding	\$352.80

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 # 4563
Date: 01/03/2024
Due On: 02/03/2024

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	+ \$5,968.20)- (\$0.00	= \$5,968.20

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	12/01/2023	ADA: Review of letter from attorney for homeowner re: ADA issue related to trash bins.	1.00	\$294.00	\$294.00
Service	DPL	12/02/2023	ADA: Drafting of memo regarding ADA research.	2.00	\$294.00	\$588.00
Service	DPL	12/03/2023	ADA: Continue drafting memo in response to letter.	1.00	\$294.00	\$294.00
Service	AHC	12/04/2023	Review e-mail exchange regarding public records request for agenda information. Review executed waste removal contract amendment.	0.25	\$294.00	\$73.50
Service	DPL	12/04/2023	ADA: Review of amendment to trash removal agreement, and continued to draft memo.	0.50	\$294.00	\$147.00
Service	DPL	12/05/2023	ADA: Further review of ADA research.	2.40	\$294.00	\$705.60
Service	DPL	12/06/2023	ADA: Review of case law on ADA title II.	2.10	\$294.00	\$617.40
Service	DPL	12/07/2023	ADA: Discussion of matter with AC, review case law for liability.	1.40	\$294.00	\$411.60
Service	AHC	12/07/2023	Confer with associate counsel re: ADA claim related to trash removal contract.	0.50	\$294.00	\$147.00

Invoice # 4563 - 01/03/2024

Service	AHC	12/10/2023	Review and reply to e-mail from Chairman re: questions from last CDD meeting and leading up to Deer Run/Morningside workshop.	0.25	\$294.00	\$73.50
Service	AHC	12/11/2023	Exchange e-mails with District management re: noticing for Deer Run/ Morningside Public Hearing.	0.25	\$294.00	\$73.50
Service	AHC	12/12/2023	Continued e-mail exchange re: noticing of public hearing re: Deer Run/Morningside. Review and reply to e-mails from Chairman.	0.50	\$294.00	\$147.00
Service	DPL	12/14/2023	TAX SURPLUS: follow up calls on Guzman surplus letters.	0.40	\$294.00	\$117.60
Service	DPL	12/14/2023	ADA: Additional research and work on memo.	1.60	\$294.00	\$470.40
Service	DPL	12/15/2023	ADA: Completed research and memo, and sent to AC for review.	2.10	\$294.00	\$617.40
Service	AHC	12/15/2023	ADA: Review draft Memo from associate counsel re: ADA accommodation regarding trash removal. Revise Memo and forward to Chair and management for discussion.	0.25	\$294.00	\$73.50
Service	AHC	12/18/2023	Review and reply to e-mails re: meeting to discuss Wrencrest gate.	0.25	\$294.00	\$73.50
Service	AHC	12/19/2023	Review ADA issues and prepare for tele-conv. with Chairman to discuss reasonable accommodations regarding trash removal contract. Attend call with Chair and associate counsel and discuss ADA issues as well as issues related to Iverson tax deed sale.	0.50	\$294.00	\$147.00
Service	DPL	12/20/2023	ADA: E-mail to counsel for resident after conferring with AC.	0.80	\$294.00	\$235.20
Service	AHC	12/20/2023	Review and reply to e-mails re: Deer Run/ Morningside public hearing. Prepare for and attend CDD meeting/hearing virtually. Continue public hearing. Review e-mails re: ADA accommodation regarding trash removal and tele-conv. with Chairman.	1.25	\$294.00	\$367.50
Service	AHC	12/26/2023	Exchange e-mails with Chairman and District Manager re: contract payment issues and spending authority.	0.25	\$294.00	\$73.50
Service	AHC	12/27/2023	Review agenda package for 1/3 CDD meeting.	0.25	\$294.00	\$73.50
Service	DPL	12/28/2023	ADA: Review and respond to email from ADA attorney.	0.50	\$294.00	\$147.00

Invoice # 4563 - 01/03/2024

Subtotal \$5,968.20
 Total \$5,968.20

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4563	02/03/2024	\$5,968.20	\$0.00	\$5,968.20
Outstanding Balance				\$5,968.20
Total Amount Outstanding				\$5,968.20

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.

Tab 13

MPII DRC LOG				CDD Meeting 02.21.2024					
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Agenda Page	Property Ownership
2024-030	Iverson	1431	Baythorn Dr	#10: Containers on side of home are overturned and garbage is on the grass. Also a orange jug is stored on the driveway. #14: Front landscape bed near entranceway and garage needs to be weeded. #14: driveway has weeds in joints and driveway is very dirty. #14: Fascia board on SE corner of home is rotted. #18: Mailbox is very dirty and MB post is dirty and cracking.	10,14,18	Web/Resident			LLC
2024-031	Wrencrest	1926	Blanchard Ct	#10: Garbage cans being stored in front of garage. #10 Ladder and other debris on right side of home. #10 Debris and misc items being stored in front entrance lanai by the front door #14: Landscape beds need to be weeded and mulched put down. #14: Driveway is dirty and needs to be pressure washed.	10,14	Web/Resident	Repeat offender Case#2023-048 DRVC Invite March 18,2024.		
2024-032	Iverson	1427	Baythorn Dr	#18: Mailbox needs cleaned with a bleach/water solution and the mailbox post needs replaced with a PVC post. The post and arms are deteriorating and the bottom of the post as well. An MPII Vendor Flyer is enclosed.	18	ARC/DRC			
2024-033	Wrencrest	1934	Fellsway Ct	#14: The driveway and front entranceway are dirty and stained, need to pressure washed and any stains present removed. #14: The Robellini palms on either side of the driveway need to be trimmed so the fronds aren't blocking the garage door. #14: The large palms on the Northeast corner of the home needs to be trimmed/cleaned up. #18: The mailbox needs to be cleaned and the MB post needs replaced with a PVC post. The post is cracking and the arms are deteriorating.	14,18	ARC/DRC			
2024-034	Wrencrest	1938	Fellsway Ct	#18: The mailbox needs to be cleaned with a bleach/water solution and the MB post replaced with a PVC post. The wooden post is rot at the top and cracking along the sides. Approved MPII vendor flyer enclosed.	18	ARC/DRC			
2024-035	Morningside	30013	Morningmist Dr	#14: The homeowner has placed a dead Christmas tree on the tree lawn waiting for Coastal to take it.	14	Web/Resident	Rather than send a DRV letter, I sent a courtesy letter instead. I explained the bulk pickup arrangements in the letter and asked the homeowner to remove the debris from the tree lawn until Friday Feb. 16th.		
2024-036	Wrencrest	30921	Burleigh Dr	#14: The driveway is dirty and stained, weeds are in the joints. #14: The large Palm tree has dead palm fronds hanging down. The sidewalk, driveway and tree lawn are overgrown. #18: The mailbox is dirty and the mailbox post is dirty and cracking and the arms are bad too.	14,18	ARC/DRC			
2024-037	Manor Isle	1323	Highwood Pl	#20: The mailbox is dirty with Algae and should be cleaned with a bleach/water solution, and the mailbox post is rotting at the bottom and cracking. The post needs to be replaced with an PVC post. An MPII Vendor flyer enclosed.	20	ARC/DRC			
2024 -038	Manor Isle	1329	Highwood Pl	#20: The mailbox is dirty and should be cleaned with a bleach/water solution, and the mailbox post is rotting at the bottom and cracking along the sides and arms. The post needs to be replaced with an PVC post. An MPII Vendor flyer enclosed.	20	ARC/DRC			
2024-039	Glenham	30325	Glenham Ct	#10 Various debris is stored on the side of the home, as well as the entranceway and on the front lawn. The "stuff:" needs to bwe stored out of sight. #18 The mailbox is dirty and needs cleaned and the mailbox post is cracking on the side and the top has been filled in with putty or caulk.The post must be replaced with a PVC post. An MPII Vendor fly is enclosed.	10,18	ARC/DRC			LLC
2024-040	Manor Isle	1444	Deerbourne Dr	#18 The mailbox needs cleaned with a bleach/water solution and the mailbox post needs to be replaced with a PVC post. The post is rotted at the bottom and cracking up the sides. An MPII vendor flyer enclosed.	18	ARC/DRC			
2024-041	Morningside	29540	Morwen Pl	#14 Christmas lights are strung up along the facia of the home, on the palm and in the podocarpus shrubs and need to be taken down and stored. The two front landscape beds need to be weeded and cleaned out. The palm fronds falling from the palm tree need to be removed from the roof and front yard and thrown out. The BB hoop assembly must be stored vertical and closed to the garage.	14	Web/Resident			LLC



MEADOW POINTE II CDD Agenda Page 86

(813) 991-5016
30051 County Line Road
Wesley Chapel, FL 33543

REPORT OF VIOLATION OF DEED RESTRICTIONS, ORDINANCE, OR LAW

PLEASE PRINT CLEARLY

Date: 2-5-2024

Details & Specifics:

(If possible, please cite relevant paragraph in deed restrictions violated)

TRASH BINS outside House and RACOONS going through trash,
Over flowing into my BACKYARD. 1431 Baythorn is the House with
trash bins outside of the House. They are Renters.

Name and/or address (with village) of violator:

1431 Baythorn Dr
IVERSON

While our prime function in this area is addressing violations of deed restrictions, since our goal is to make Meadow Pointe II a better place to live, we will also assist with violations of ordinances and laws when possible. (Deed Restrictions are technically titled, Declaration of Restriction). Every property has one, and every resident should possess a copy and be aware of its contents. If someone does not have a copy, one can be purchased from the office at Meadow Pointe II Clubhouse.

Confidentially: You may file a report anonymously. All forms shall be public record as dictated by Florida State Law.

Name: _____ Phone Number: _____

Address: _____

Email: _____

Submitting this report: The best way to submit this form or one generated on your computer with the same information is to deposit it in the MPIO Architectural Review Committee (ARC) box in MPIO Clubhouse office. The reports will be taken up at the next meeting of the ARC.

RECEIVED

For CDD Use Only: Date Report Received FEB 05 2024 Case Number 2024-030

BY: [Signature]



MEADOW POINTE II CDD Agenda Page 87

(813) 991-5016
30051 County Line Road
Wesley Chapel, FL 33543

REPORT OF VIOLATION OF DEED RESTRICTIONS, ORDINANCE, OR LAW

PLEASE PRINT CLEARLY

Date: 2/2/2024

Details & Specifics:

(If possible, please cite relevant paragraph in deed restrictions violated)

Garbage cans being stored in front of garage.
Ladder + other debris on right side of home.
Beds need to be weeded.
Driveway needs to be powerwashed.
Garbage + Debris being stored in front entrance lanai.

Name and/or address (with village) of violator:

1926 HAICHARD COURT (WRENCREST)

While our prime function in this area is addressing violations of deed restrictions, since our goal is to make Meadow Pointe II a better place to live, we will also assist with violations of ordinances and laws when possible. (Deed Restrictions are technically titled, Declaration of Restriction). Every property has one, and every resident should possess a copy and be aware of its contents. If someone does not have a copy, one can be purchased from the office at Meadow Pointe II Clubhouse.

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Address: _____

Email: _____

Submitting this report: The best way to submit this form or one generated on your computer with the same information is to deposit it in the MPIO Architectural Review Committee (ARC) box in MPIO Clubhouse office. The reports will be taken up at the next meeting of the ARC.

RECEIVED

For CDD Use Only: Date Report Received FEB 05 2024 Case Number 2024-031

BY: [Signature]

MPII - Deed Violation Form [#225]

MachForm <mailer@forms-db.com>

Fri 2/9/2024 11:15 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	1427
Street Name	Baythorn Dr

Violation

#18: Mailbox needs cleaned with a bleach/water solution and the mailbox post needs replaced with a PVC post. The post and arms are deteriorating and the bottom of the post as well.

RECEIVED
 FEB 5 2024
 BY: *[Signature]*

Case # 2024-032

MPII - Deed Violation Form [#226]

MachForm <mailer@forms-db.com>

Sat 2/10/2024 11:47 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Street Number 30013

Street Name Morningmist Dr

Violation

Leaving yard waste (actually a Christmas Tree) sitting on the curb as if it will magically be taken away. Obviously the resident doesn't know anything about the waste collection services we have in MPII

RECEIVED

FEB 11 2024

BY: KA

Case #2024-035

MPII - Deed Violation Form [#230]

MachForm <mailer@forms-db.com>

Sun 2/11/2024 3:55 PM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	30921
Street Name	Burleigh Dr

Violation

#14: The driveway is dirty and stained, weeds are in the joints. #14: The large Palm tree has dead palm fronds hanging down. The sidewalk, driveway and tree lawn is overgrown. #18: The mailbox is dirty and the mailbox post is dirty and cracking and the arms are bad too.

RECEIVED

FEB 11 2024

BY: KA

Case # 2024-036

MPII - Deed Violation Form [#233]

MachForm <mailer@forms-db.com>

Mon 2/12/2024 8:44 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	1323
Street Name	Highwood Pl
Violation	#20: The mailbox is dirty with Algae and the mailbox post is rot at the bottom and cracking.

RECEIVED

FEB 12 2024

BY: KA

Case # 2024-037

MPII - Deed Violation Form [#234]

MachForm <mailer@forms-db.com>

Mon 2/12/2024 9:28 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	1329
Street Name	Highwood Pl
Violation	#20: The mailbox is dirty and the mailbox post and arms are rotting and cracking.

RECEIVED

FEB 12 2024

BY: KS.

Case # 2024-038

MPII - Deed Violation Form [#235]

MachForm <mailer@forms-db.com>

Mon 2/12/2024 10:57 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation	ARC/DRC
Street Number	30325
Street Name	Glenham Ct

Violation

#10 Various debris is stored on the side of the house, as well as in the entranceway and on the front lawn.
 #18 The mailbox is dirty and needs cleaned and the mailbox post is cracking on the side and the top has been filled in with putty or caulk.

RECEIVED

FEB 12 2024

BY: K.A.

Case #2024-040 039

MPII - Deed Violation Form [#238]

MachForm <mailer@forms-db.com>

Thu 2/15/2024 7:33 AM

To:ARCDRC <arcdrc@mpiicdd.org>

Name of person reporting violation Kyle Molder

Street Number 29540

Street Name Morwen Place

Violation

Christmas lights, yard full of weeds and overgrown, beds full of weeds, dead palm fronds on roof and in yard, trash cans out, basketball hoop laying in driveway, mildew on fascia and fence

RECEIVED

FEB 15 2024

BY: KA

Case #2024-041

Tab 14

MPI ARCHITECTURE REVIEW APPLICATIONS LOG					As of		2/21/2024					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES	ARC Application Submit Date
2024-005	Iverson	30744	Iverson Dr	New Roof Replacement						Approve	Owens-Corning Estate Gray shingles, approved in all villages other than Iverson	02.12.2024
2024-006	Iverson	30727	Iverson Dr	Paint Exterior home	35	SW7570	SW7005	SW7579	SW7570	Approve	Following Scheme	02.12.2024

Tab 15

Justin Wright
Operations Manager/Maintenance Report
February 21, 2024



- Solitude Pond Maintenance Report/ attached.
- LMP Reports/attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls and fences throughout the district.
- Maintenance staff repaired the pedestrian gate at Charlesworth on Beardsley Drive.
- Mulch has been laid down throughout the community.
- Revised LMP quote for County Line Rd/attached.
- Answer for trees on Beardsley Drive in MPIII.
- Replacement of fountain pump at Clubhouse Pond proposal/attached.

Board Discussion / Approval

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

Tab 16

CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II
 Technician: SASON NIGO

Account Number: _____
 Date: 2/9/24 Time: 9:00

WORK PERFORMED																					
METHOD USED: B (Boat) BP (Backpack Sprayer) <u>G</u> (Gator) HC (Hand Cast)																					
SITE ID	35	36	106	39	38	40	104	105	37	28	30	32	34	33	114	31	27	108	26	42	113
Method Used	<u>G</u>																				
Treated Algae					X		X	X	X		X	X		X		X		X			
Treated Cyanobacteria																					
Treated Submersed Weeds																					
Treated Grasses/Brush																					
Treated Floating Weeds	X																				
Treated Mosquitoes and/or Midges															X					X	
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																					
Restriction Type																					

GENERAL OBSERVATIONS OF THE WATER																					
WATER CLARITY <input type="checkbox"/> All																					
<u>1</u> , <u>2</u> , 3, 4, >4'																					
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 BIRD OBSERVATIONS																					
BENEFICIAL PLANTS							FISH/WILDLIFE							BIRDS							
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Nalad	<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 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 checked="" type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Gambusia	<input checked="" type="checkbox"/> Turtles	<input checked="" 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 # _____																				

White copy - Customer

Yellow Copy - Home Office

Pink Copy - Field Office

CMR Rev: 05.08.19

Tab 17



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 02/08/2024

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 <input type="checkbox"/>	
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 Clubhouse, Mainfield, Beardsley and Countyline.
 Tree leave clean up. Trash and debris picked up. Treated ants piles/mounds with granular ant bait. Sprayed Beds on Beds countyline.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 02/14/2024

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 checked="" type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <input type="checkbox"/>	
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 type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed all common areas and all ponds. Pruned crape myrtles, leave, and spanish moss removal from trees and beds. Sprayed Beds in Mainstield Blvd. Treated ant piles as seen. Property mulching.

SERVICE PROVIDED BY:

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 02/15/2024

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 type="checkbox"/>	SHRUBS		OTHER	
				Insects	<input type="checkbox"/>	Fire Ants	<input checked="" type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowed Clubhouse, County Line, Mainfield and Beardsley. Sprayed beds on Beardsley. Treated ants as seen and spanish moss removal. Leave and debris pick up on entrance beds. Property mulching.

SERVICE PROVIDED BY: RECEIVED BY: DATE



Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 02/20/2024

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 type="checkbox"/>	Pruning	<input checked="" 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 type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input type="checkbox"/>	Tree Pruning	<input checked="" type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	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:

*Crape Myrtle pruning lead backs continued on County Lve.
 Property mulching continued.*

SERVICE PROVIDED BY: _____ RECEIVED BY: _____ DATE _____

Tab 18



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

Estimate

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

Date	2/2/2024
Estimate #	87737
LMP REPRESENTATIVE	
AV	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
5,000 sqft of St Augustine sod for County Line center islands to replace declining Peanut plant material.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Sod Prep (St. Augustine) 5000 SQ FT	5,000	1.50	7,500.00
Multiple Crape Myrtle 30 GAL--For center medians and County Line to replace missing Crape's	4	550.00	2,200.00
Irrigation Modifications	1	200.00	200.00

TERMS AND CONDITIONS:

TOTAL	\$9,900.00
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

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

OWNER / AGENT

DATE

Tab 19



Property Name Meadow Pointe II CDD Created Date 2/14/2024
 Description S. FTN pump and motor replacement. Quote Number 00006113
 Prepared By Andres Lopez
 Email andres.lopez@solitudelake.com

Product	Quantity	Sales Price	Total Price
General Cost	1.00	\$1,250.00	\$1,250.00
Grundfos MS4000 2H/1P/230V 4" 3Wire Sub Mtr w/LD	1.00	\$1,018.77	\$1,018.77
Labor	4.00	\$130.00	\$520.00
Service Fee	1.00	\$125.00	\$125.00
SPL200: 3M Splice Kit (82-A2N) Std G1290405	1.00	\$153.85	\$153.85

General Cost Pump 62S20-5 pump end PN 98924076
 Description Will need about 1 week to be built.

Taxes may be applicable Total Price \$3,067.62

Quote Acceptance Information

Signature _____
 Name _____
 Title _____
 Date _____

Tab 20

YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 2/19/2024	82	32	0	1	7	42	6

FHP OFF DUTY ACTIVITY REPORT									
DATE	SHIFT	LOCATION	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/4/2024	4am-8am		10	0	0	0	0	5 2 insurance violations; 1 tag/reg violation; 2 headlights	0
1/10/2024	4am-8am		0	9	0	0	0	4 1 insurance violation; 1 DL violation; 1 red light violation; 1 driving the wrong way	0
1/11/2024	4pm-8pm		6	5	0	0	1	5 2 insurance; 2 DL ; 1 tag/reg	0
1/16/2024	4am-8am		7	1	0	0	0	3 1 insurance violation; 1 move over law violation; 1 tag/reg violation	0
1/17/2024	4pm-8pm		8	4	0	0	2	4 2 insurance violations; 1 texting and driving violation; 1 tag/reg violation	0
1/24/2024	4pm-8pm		8	2	0	0	0	4 2 insurance violations; 1 suspended DL w/o knowledge; 1 tag/reg violation	0
1/30/2024	4am-8am		4	3	0	0	1	1 insurance violation	0
1/31/2024	12:30 - 4:30pm		8	2	0	0	3	3 2 insurance violation; 1 tag/reg violation	0
2/5/2024	4am-8am		5	0	0	0	0	2 1 insurance violation; 1 tag/reg violation	6 warnings 0 citations
2/7/2024	4pm-8pm		8	0	0	0	0	2 1 insurance; 1 expired tag	0
2/8/2024	4pm-8pm		7	3				4 2 insurance violations; 1 expired tag violation; 1 window tint violation	0

2/14/2024	4am-8am		4	0	0	0	0	1 tag/reg violation	0
2/19/2024	4am-8am		7	3	0	1	0	4 1 insurance violation; 2 DL violations; 1 expired tag violation	0

Tab 21



MEADOW POINTE II CDD

ENGINEER'S REPORT FOR FEBRUARY 21ST, 2024 BOARD MEETING

Discussion items:

- **SWFWMD (South West Florida Water Management District) Permit Work:**
 - Permit # 3010.053 – The field work for this permit recertification was completed and the report is being QC'd.
 - Permit # 3010.044 – Statement of Inspection due 5/15/2024.
 - Permit # 3010.054 – Statement of Inspection due 5/15/2024.
- **Pond Repairs** – A list of pond repairs is being reconciled with the upcoming inspections to add any additional defects then will be bid out.
- **Construction Management for Sidewalk Repair Project** – There is a section of gutter that was replaced in front of 1422 Baythorn Drive that has been requested to be remediated prior to closing out the work due to standing water being worse now than before the repair. Communication to this effect was sent 01/24/2024.
- **Building Construction on County Line Rd & Mansfield Blvd** – We are working on a planning milestone schedule to present for Board consideration at the next meeting on 03/06/2024.
- **Warning Gate @ Wrencrest Drive** – An address for the location has been established as 31003 Wrencrest Drive. We are working with the County on the application submission.
- **Lap Pool** – The RFQ for architect services has been prepared. Interested applicants must submit qualification statements to the District by 11:00am on Wednesday, April 3rd, 2024. The Board will consider RFQ submissions at the regular Board of Supervisors meeting on April 17th, 2024.