

Meadow Pointe II
Community Development District
March 20, 2024
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, March 20, 2024 – 6:30 p.m.

Meeting Agenda

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

- 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. Ethics Training
 - B. Budget Reserves
- 7. District Engineer Report**
 - A. Discussion of RFQ Engagement Letter
- 8. District Counsel Report**
- 9. Consent Agenda**
 - A. Minutes of the February 7, 2024 and February 21, 2024 Regular Meetings
 - B. Financial Report as of February 29, 2024
 - C. Deed Restrictions
- 10. Architectural Review Discussion Items**
- 11. Non-Staff Reports**
 - A. Government/Community Updates
 - B. Event Planning Committee
- 12. Operations Manager Report**

- 13. Approval/Disapproval/Discussion**
- 14. Audience Comments (Comments will be limited to three minutes.)**
- 15. Supervisor Comments**
- 16. Adjournment**

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

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, February 7, 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:

Justin Wright	Operations Manager
Kevin Ginsburg	ARC/DRC
Jerry Whited	District Engineer (<i>via Zoom</i>)
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.

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

The following additions to the Agenda were requested:

- *Holiday Decorations* – Approval/Disapproval/Discussion.
- *Discussion of Email* – Event Committee

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

- Ms. Cindy McCrary of Wrencrest commented on the following items:
 - Ms. McCrary shared crash data on South County Road, and Mansfield Road.
 - Ms. McCrary discussed *Coffee with a Cop*.
- Mr. Tony of Wrencrest commented on concerns with noise and speed through the neighborhood. He states most of the passersby are not residents of the community.
- Mr. Picarelli stated they are in the process of creating the emergency gate that would separate the two communities and it has been a slow process, as they are only allowed to move as fast as the County allows the CDD.
- Mr. Ginsburg supported Mr. Picarelli's statement and stated the CDD is a government entity that does have to follow County codes, rules, and provisions under Sunshine Law. He stated that although the agreement for the joint use of the road with Meadow Pointe III is severed, they are allowed to drive on that road until the County legally enforces it.
- Ms. Evelyn Cybill of Wrencrest questioned why the Event Committee is reporting as a closed forum.
- Mr. Signoretti stated it will be discussed under the amendment.
- Ms. Juliet wondered if the Board could replace or donate some of the gym equipment for accommodation.
- Mr. Signoretti stated Mr. Justin Wright can be emailed on the request for equipment.
- Ms. Childers commented she can discuss the request to store gym equipment.
- Mr. Cline commented on the Board taking into consideration the residents within the idea of taking over the County roads that taxpayers are paying for. He stated to keep in mind taxes and CDD fees are going up and some residents are on a fixed income.
- Mr. Signoretti stated it was an idea, not a decision, and they were anticipating feedback from residents when there was a Public Hearing. There was barely any feedback received.

- Mr. Picarelli stated later in the meeting they are going to review a letter they plan to issue to residents in both communities concerning setting up a poll to get feedback.
- Melissa in Longleaf commented on the trees looking great and thanked the Board for their work on having it done.

SIXTH ORDER OF BUSINESS**District Manager Report**

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

SEVENTH ORDER OF BUSINESS**District Engineer Report****A. Lap Pool Update****B. Building Update****C. Pool Project Architect**

Mr. Whited presented his report and discussed the items above.

- Mr. Whited updated the Board on the building construction on County Line Road and Mansfield Boulevard. He stated the RFQ for architect services to get the project moving went out, and over the holidays three architects reached out. He recalled reviewing submissions on the deadline date and being surprised there were none. Mr. Whited stated he went back to engage with those initial architects: Ryker, iParks, and Cal Homer who is a contact whom BDI Engineering has worked with in the past. Mr. Whited stated they apologized for not getting an RFQ in by the deadline and provided a letter of engagement for the Board to decide if they want to move forward.
- Mr. Picarelli asked the Board if they would like to move forward or review the proposal.
- The Board decided to wait and review the company and add it to the agenda for discussion at the next meeting.
- Mr. Whited described having trouble with obtaining pre-application form.
- Mr. Molder informed Mr. Whited he can help with a referral, and the that the reason he is having trouble being pointed to the right form is because they do not have an accurate one for this matter. This is a unique situation being a dual CDD on the same road wanting to separate. Mr. Molder stated he can forward Mr. Whited the information he has to assist in the next step.
- Ms. Childers commented on the lap pool needing an RFQ for an architect to draw the buildings. She stated David Jackson started to write the RFQ but for Martin Aquatics to weigh in to ensure everything written is correct.

- Ms. Childers asked Mr. Whited to get together with Martin Aquatics to move forward with the Lap Pool.
- Mr. Whited agreed to get with Mr. Nanni to reach out to Martin Aquatics, so they can review the verbiage of the RFP language. He believes Martin Aquatics will add language such as details about the division of labors between Martin Aquatics and the Architect vendor selected.

EIGHTH ORDER OF BUSINESS**District Counsel Report****A. District Counsel Interpretation of Beardsley Sidewalk**

- Mr. Picarelli stated Counsel's interpretation of the letters regarding Beardsley Sidewalk was he agrees the County is responsible and in the County's writing they state they are responsible for the repairs of the sidewalks.
- Mr. Signoretti commented on seeing someone surveying the sidewalks.
- Mr. Picarelli stated he is the second person to relay this information to him, so it may be a good sign.

NINTH ORDER OF BUSINESS**Consent Agenda****A. Deed Restrictions/DRVC**

Mr. Picarelli presented the Consent Agenda, consisting of Deed Restrictions/DRVC, and requested any additions, corrections or deletions.

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, the Consent Agenda, consisting of the Deed Restrictions/DRVC, as submitted were approved. (5-0)

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

The item was pre-approved.

ELEVENTH ORDER OF BUSINESS**Non-Staff Reports****A. Government/Community Updates****i. Resident Poll on Morningside/Deer Run Roads**

- Mr. Picarelli stated he drafted a letter for discussion later regarding the Resident poll on Morningside/ Deer Run Roads. He asked Mr. Signoretti about setting up a website for a poll.
- Mr. Signoretti stated it would be easy to set up, they would be considered commercial, and the cost is about \$250 if they use *SurveyMonkey*.

- Mr. Signoretti provided an update on the traffic signal by the ridge and school. Mr. Signoretti stated they thought they were waiting for parts, but the head of the Traffic Construction Department reached out and stated the vendor supplying and installing the lights is going to take 30 weeks.
- Mr. Picarelli asked Mr. Signoretti if he would produce the questions for the poll and present them at the next meeting.

B. Event Planning Committee

Ms. Iverson informed the Board of the following events coming up:

- Great American Clean Up – March 2, 2024, 8-11 A.M.
- March Bunny Hop – March 23, 2024 10 A.M.-2 P.M.
- Health Fair – April 6, 2024, 8-11:30 A.M.
- Pasco County Earth Day Clean Up – April 27, 2024, 8-11 A.M.
- Keep Pasco Beautiful Clean Up – September 21, 2024.

Ms. Iverson reminded the community they are doing main events, and although they see two members of the committee putting events together this is also a volunteer committee, and more residents are welcome and encouraged to join or participate.

C. Discussion on Email Re: Event Planning Committee

- Mr. Signoretti discussed receiving feedback and questions concerning the Event Planning Committee.
- Discussion ensued among the Board.

TWELFTH ORDER OF BUSINESS**Operations Manager Report**

- Mr. Wright's report was included in the package and was discussed with the Board.
- Anthony, with LMP introduced Luis Diaz and stated they can ask Mr. Diaz anything in the event they are not there on service days.
- LMP provided a schedule for the mulch to be taken care of.
- The Board discussed three proposals for replacing the turf/peanut grass with Crape Myrtles
- Mr. Wright will walk the landscape while LMP is servicing and put some flags out for the placement of Crape Myrtles to be placed to get a better idea of how many are needed and how it will look.

THIRTEENTH ORDER OF BUSINESS**Approval/Disapproval/Discussion****A. Certified Mail Letter to Residents of Deer Run and Morningside**

- Mr. Picarelli stated Mr. Wright got the two quotes for the Board to configure how much it would cost to send the letters out to the residents of Deer Run and Morningside.
- Mr. Picarelli stated for certified delivery of the letter it will be \$9 a letter for a total of \$3,087 to send to all homeowners of regular postage and \$.68 cents for a total of \$233.24.
- This letter is to make residents aware of the upcoming poll regarding Deer Run and Morningside.

B. Date for Spring Yard Sale

The Board discussed potential dates for the Spring Yard Sale and there was consensus to hold it on April 20, 2024.

C. Holiday Lights

- Mr. Molder commented on residents having their holiday lights up.
- 30 days before the holiday and 30 days after the holiday time limit for the decorations/lights to be considered a deed restriction under item 6.
- Ms. Childers commented on the residents who have installed north permanent lights that can be used for any holiday, she asked depending on the type of lights that are up, some can be used for any holiday, does the Board have the right to ask the resident to take them down.
- Mr. Picarelli weighed in and stated those lights are in communities that are newer where the HOAs and CDDs can put their rules in place in a modern way. He stated those lights are permitted in those communities if they are hidden in a certain way, where you do not see them.

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

- Ms. Joanna Rainey commented on the Beardsley sidewalk project. She does not believe the CDD should take on things the County should be doing for liability reasons. She believes the residents need to take it up as voters.
- Ms. Rainey asked if the Board knows when the completion of the Lap pool will take place.
- Ms. Childers responded she does not have a completion date, but the Lap Pool project is moving forward as planned.

- Ms. Rainey commented on the purple streetlights.
- The Board stated that purple streetlights indicate they are defective.
- Mr. Picarelli stated on the pole of the streetlight there's a phone number for TECO to report the defective lights.
- Mr. Signoretti informed the Resident there are multiple methodologies to access the Survey.
- A resident commented on the concern of residents who do not have social media to access the survey/poll.
- Mr. Signoretti stated in the earlier discussion on the resident poll for Morningside and Deer Run, the multiple methodologies were discussed for accessing and partaking in the survey/poll.
- Ms. McCrary continued her comments from earlier.
- Ms. McCrary stated receiving a concern regarding street parking in Windcrest, she stated she responded to the resident at the Coffee with a Cop event.
- Ms. McCrary commented on the resident concern with gym equipment, particularly the recumbent bikes that were removed and replaced with uncomfortable bikes for men and women, with no back support.
- Ms. McCrary asked the Board for feedback on the resident's comments.
- Mr. Signoretti stated if the residents are not willing to submit their information for their concerns, he is not going to approve something that he does not even know if it is an actual resident or not.
- Ms. McCrary stated she can provide that information.
- Mr. Molder stated Mr. Wright is open and available to emails and phone calls.

FIFTEENTH ORDER OF BUSINESS**Supervisor Comments**

- Ms. Childers commented on the lap pool being signed into the Bond around 2017-2018 once money is there and is allocated it either must be done or return the funds.
- She stated this was done by the Board before being on the Board.
- Ms. Childers stated she is a homeowner in Morningside and has been vehemently against taking over the sidewalks from the County. She stated the Board is on a fact-finding mission and pushes for resident feedback for the decision-making process.

- Mr. Signoretti commented on taking over the sidewalks from the County.
- Mr. Picarelli speaking on Morningside and Deer Run stated that he does not make decisions in this committee based on any personal feeling towards them. He makes decisions based on the infrastructure and financial stability of the community.

SIXTEENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

There being no further business,

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, the regular meeting was adjourned at 8:26 p.m., and the Board proceeded to a workshop. (5-0)

John Picarelli
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, February 21, 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
Anthony Vega	LMP Landscape
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.

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

The following additions were made to the agenda:

- The following item should be added under *Approval/Disapproval/Discussion*:
 - *Event Committee Manual*
- The following item should be added under *Non-Staff Reports*:
 - *LMP Landscape Update*

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

- Mr. Neundorf from Longleaf Village expressed needing maintenance for his pond.
- Mr. Cline asked for a survey concerning Deer Run and Morningside roads, sidewalks, etc.
- Ms. McCrary thanked Mr. Picarelli, Mr. Nanni, and Mr. Wright for the meeting, and discussed resident comments on to survey.

SIXTH ORDER OF BUSINESS**District Manager Report****A. Presentation of 4th Quarter Compliance Audit Report**

- Mr. Nanni reviewed the website report and stated the report may not be needed in the future unless there is a problem.
- Mr. Nanni discussed requests for Lap Pool Architect RFQ and stated three have already requested it.

SEVENTH ORDER OF BUSINESS**District Engineer Report****A. List of Ponds for Staff Repairs**

- Mr. Picarelli advised the Board that he asked the engineer for the Road & Gates estimates for budget purposes.

EIGHTH ORDER OF BUSINESS**District Counsel Report**

- Mr. Picarelli advised the Board he asked District Counsel about the status of the burned-out house land tax deed sale. He stated they have until April 24, 2024, to know the results of any funds coming to the District.

NINTH ORDER OF BUSINESS**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

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

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 updated the Board on Wrencrest and Pasco County comments.

B. Event Planning Committee

There being no report the next item followed.

C. LMP Landscape Update

Mr. Vega from LMP Landscape gave an update on crepe myrtle trimming and the correction of the traffic issue noticed and reported by Supervisor Molder.

TWELFTH ORDER OF BUSINESS **Operations Manager Report**

Mr. Wright discussed the update on maintenance activities included in the agenda package.

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

A. Letter to Residents and Poll Questions for Deer Run/ Morningside Roads, Sidewalks and Tree Lawns

Mr. Signoretti and the Board discussed the details and edits to the resident Survey letter for Deer Run and Morningside roads and sidewalk acceptance.

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor, the Sod and Tree proposal from LMP Landscape for a total of \$9,900, was approved. (5-0)

Ms. Childers MOVED to approve the sod and tree proposal from LMP Landscape in the amount of \$9,900, and Mr. Molder seconded the motion.

There being no further discussion,

On VOICE vote, with all in favor, the prior motion was approved.

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

Ms. McCrary commented on the resident survey in Deer Run and Morningside.

FIFTEENTH ORDER OF BUSINESS **Supervisor Comments**

- Mr. Picarelli discussed the necessity of the Events Manual. He requested a section to be added in the manual stating how committee members are appointed.
- The Board agreed with the Events Manual moving forward.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Childers seconded by Ms. Darner, with all in favor, the meeting was adjourned. (5-0)

John Picarelli
Chairperson

9B

MEADOW POINTE II
Community Development District

Financial Report

February 29, 2024

Prepared by



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MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

February 29, 2024

Balance Sheet
February 29, 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)
ASSETS									
Cash - Checking Account	\$ 450,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	81	-	-	-	-	-	-	-	-
Allow-Doubtful Collections	(36,871)	-	-	-	-	-	-	-	-
Notes Receivable-Non-Current	36,871	-	-	-	-	-	-	-	-
Due From Other Funds	-	138,538	360,196	89,971	402,556	60,100	322,558	27,519	490,457
Investments:									
Money Market Account	6,845,821	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-
Interest Account	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	29,950	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 7,326,334	\$ 138,538	\$ 360,196	\$ 89,971	\$ 402,556	\$ 60,100	\$ 322,558	\$ 27,519	\$ 490,457
LIABILITIES									
Accounts Payable	\$ 42,372	\$ -	\$ -	\$ 445	\$ -	\$ 349	\$ -	\$ -	\$ -
Accrued Expenses	29,413	-	31	31	31	31	31	31	31
Deposits	22,475	-	-	-	-	-	-	-	-
Due To Other Funds	3,714,623	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,808,883	-	31	476	31	380	31	31	31
FUND BALANCES									
Nonspendable:									
Deposits	29,950	-	-	-	-	-	-	-	-
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-

Balance Sheet
February 29, 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 - LONGLLEAF (009)
Assigned to:									
Operating Reserves	478,919	12,542	6,077	2,683	3,964	2,524	5,017	-	7,203
Reserves - Ponds	249,440	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	286,754	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	199,923	57,730	192,645	38,341	203,930	5,040	195,798
Reserves - Sidewalks	-	-	27,660	4,614	3,293	2,412	9,219	5,040	54,479
Unassigned:	2,472,388	125,996	126,505	24,468	202,623	16,443	104,361	17,408	232,946
TOTAL FUND BALANCES	\$ 3,517,451	\$ 138,538	\$ 360,165	\$ 89,495	\$ 402,525	\$ 59,720	\$ 322,527	\$ 27,492	\$ 490,426
TOTAL LIABILITIES & FUND BALANCES	\$ 7,326,334	\$ 138,538	\$ 360,196	\$ 89,971	\$ 402,556	\$ 60,100	\$ 322,558	\$ 27,523	\$ 490,457

Balance Sheet
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNINGSIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
ASSETS										
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,482
Accounts Receivable	-	-	-	-	-	-	-	-	-	81
Allow-Doubtful Collections	-	-	-	-	-	-	-	-	-	(36,871)
Notes Receivable-Non-Current	-	-	-	-	-	-	-	-	-	36,871
Due From Other Funds	264,537	336,424	316,634	348,951	620,872	-	-	9,933	-	3,789,246
Investments:										
Money Market Account	-	-	-	-	-	-	-	-	-	6,845,821
Construction Fund	-	-	-	-	-	-	-	-	2,532,421	2,532,421
Interest Account	-	-	-	-	-	-	-	52	-	52
Prepayment Account	-	-	-	-	-	-	-	363	-	363
Reserve Fund	-	-	-	-	-	-	-	151,605	-	151,605
Revenue Fund	-	-	-	-	-	-	-	545,800	-	545,800
Utility Deposits - TECO	-	-	-	-	-	-	-	-	-	29,950
TOTAL ASSETS	\$ 264,537	\$ 336,424	\$ 316,634	\$ 348,951	\$ 620,872	\$ -	\$ -	\$ 707,753	\$ 2,532,421	\$ 14,345,821
LIABILITIES										
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ 438	\$ 324	\$ 559	\$ 7,763	\$ -	\$ 52,250
Accrued Expenses	31	31	31	31	31	31	31	-	-	29,847
Deposits	-	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	-	25,866	48,757	-	-	3,789,246
TOTAL LIABILITIES	31	31	31	31	469	26,221	49,347	7,763	-	3,893,818
FUND BALANCES										
Nonspendable:										
Deposits	-	-	-	-	-	-	-	-	-	29,950
Restricted for:										
Debt Service	-	-	-	-	-	-	-	699,990	-	699,990
Capital Projects	-	-	-	-	-	-	-	-	2,532,421	2,532,421

MEADOW POINTE II

Community Development District

Agenda Page 28

Governmental Funds**Balance Sheet**
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - MANOR ISLE (010)	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNINGSIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
Assigned to:										
Operating Reserves	4,995	5,323	4,175	3,981	7,081	-	-	-	-	544,484
Reserves - Ponds	-	-	-	-	-	-	-	-	-	249,440
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	-	286,754
Reserves - Roadways	112,267	152,667	110,160	178,966	284,447	-	-	-	-	1,731,914
Reserves - Sidewalks	10,744	23,380	29,544	1,936	33,330	5,045	7,327	-	-	218,023
Unassigned:	136,500	155,023	172,724	164,037	295,545	(31,266)	(56,674)	-	-	4,159,027
TOTAL FUND BALANCES	\$ 264,506	\$ 336,397	\$ 316,607	\$ 348,924	\$ 620,403	\$ (26,221)	\$ (49,347)	\$ 699,990	\$ 2,532,421	\$ 10,452,003
TOTAL LIABILITIES & FUND BALANCES	\$ 264,537	\$ 336,428	\$ 316,638	\$ 348,955	\$ 620,872	\$ -	\$ -	\$ 707,753	\$ 2,532,421	\$ 14,345,837

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 42	\$ -	\$ (42)	0.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	209,779	188,801	197,696	8,895	94.24%	20,978	2,634	(18,344)
Interest - Tax Collector	-	-	2,759	2,759	0.00%	-	-	-
Special Assmnts- Tax Collector	1,784,259	1,605,833	1,681,492	75,659	94.24%	178,426	22,405	(156,021)
Special Assmnts- Discounts	(79,762)	(71,786)	(74,247)	(2,461)	93.09%	(7,976)	(530)	7,446
Other Miscellaneous Revenues	25,000	25,000	1,956	(23,044)	7.82%	-	223	223
Gate Bar Code/Remotes	5,000	2,083	2,709	626	54.18%	417	533	116
Access Cards	1,300	542	1,871	1,329	143.92%	108	267	159
TOTAL REVENUES	1,945,676	1,750,515	1,814,236	63,721	93.24%	191,961	25,532	(166,429)
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	10,000	9,600	400	40.00%	2,000	1,800	200
FICA Taxes	1,836	765	734	31	39.98%	153	138	15
ProfServ-Arbitrage Rebate	-	-	3,850	(3,850)	0.00%	-	-	-
ProfServ-Dissemination Agent	-	-	1,000	(1,000)	0.00%	-	-	-
ProfServ-Engineering	64,500	26,875	18,000	8,875	27.91%	5,375	3,000	2,375
ProfServ-Legal Services	42,000	17,500	17,978	(478)	42.80%	3,500	5,219	(1,719)
ProfServ-Mgmt Consulting	77,293	32,205	32,205	-	41.67%	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	208	199	9	39.80%	42	36	6
Insurance - General Liability	35,653	35,653	50,928	(15,275)	142.84%	-	-	-
Printing and Binding	100	42	1	41	1.00%	8	-	8
Legal Advertising	1,000	417	831	(414)	83.10%	83	316	(233)
Misc-Assessment Collection Cost	35,685	32,117	32,301	(184)	90.52%	3,569	439	3,130
Misc-Supervisor Expenses	500	208	99	109	19.80%	42	24	18
Office Supplies	150	63	-	63	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	302,413	170,849	178,150	(7,301)	58.91%	21,226	17,413	3,813

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	26,000	10,833	10,955	(122)	42.13%	2,167	2,240	(73)
Contracts-Security Alarms	516	215	215	-	41.67%	43	43	-
R&M-General	10,000	4,167	7,529	(3,362)	75.29%	833	372	461
Misc-Contingency	30,846	12,853	554	12,299	1.80%	2,571	388	2,183
Total Field	67,362	28,068	19,253	8,815	28.58%	5,614	3,043	2,571
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,080	4,200	4,200	-	41.67%	840	840	-
Contracts-Landscape	245,000	102,083	76,446	25,637	31.20%	20,417	15,289	5,128
R&M-Irrigation	10,000	4,167	1,607	2,560	16.07%	833	-	833
R&M-Landscape Renovations	20,000	8,333	6,047	2,286	30.24%	1,667	438	1,229
R&M-Mulch	25,000	10,417	22,400	(11,983)	89.60%	2,083	22,400	(20,317)
R&M-Trees and Trimming	7,000	2,917	-	2,917	0.00%	583	-	583
Total Landscape Services	317,080	132,117	110,700	21,417	34.91%	26,423	38,967	(12,544)
<u>Utilities</u>								
Contracts-Solid Waste Services	197,192	82,163	100,648	(18,485)	51.04%	16,433	20,107	(3,674)
Utility - General	8,500	3,542	5,361	(1,819)	63.07%	708	1,522	(814)
Electricity - Streetlights	250,000	104,167	118,209	(14,042)	47.28%	20,833	24,224	(3,391)
Utility - Reclaimed Water	8,000	3,333	4,026	(693)	50.33%	667	516	151
Misc-Property Taxes	11,000	11,000	1,957	9,043	17.79%	-	-	-
Misc-Assessment Collection Cost	4,196	3,776	3,798	(22)	90.51%	420	52	368
Total Utilities	478,888	207,981	233,999	(26,018)	48.86%	39,061	46,421	(7,360)
<u>Lakes and Ponds</u>								
Contracts-Lakes	75,000	31,250	28,518	2,732	38.02%	6,250	5,704	546
R&M-Mitigation	1,000	417	-	417	0.00%	83	-	83
R&M-Ponds	40,000	16,667	1,070	15,597	2.68%	3,333	796	2,537
Reserve - Ponds	5,000	2,083	-	2,083	0.00%	417	-	417
Total Lakes and Ponds	121,000	50,417	29,588	20,829	24.45%	10,083	6,500	3,583
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	5,833	2,601	3,232	18.58%	1,167	423	744
Contracts-Pools	30,000	12,500	13,860	(1,360)	46.20%	2,500	4,420	(1,920)
Communication - Telephone & WiFi	10,000	4,167	3,550	617	35.50%	833	493	340
Utility - General	1,500	625	517	108	34.47%	125	103	22
Utility - Water & Sewer	6,500	2,708	865	1,843	13.31%	542	170	372

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Rec Center	17,500	7,292	7,215	77	41.23%	1,458	923	535
Lease - Copier	4,682	1,951	3,390	(1,439)	72.40%	390	685	(295)
R&M-Clubhouse	13,000	5,417	3,511	1,906	27.01%	1,083	243	840
R&M-Court Maintenance	1,000	417	1,116	(699)	111.60%	83	472	(389)
R&M-Pools	3,500	1,458	571	887	16.31%	292	421	(129)
R&M-Fitness Equipment	2,500	1,042	71	971	2.84%	208	-	208
R&M-Playground	1,000	417	-	417	0.00%	83	-	83
Misc-Clubhouse Activities	10,000	4,167	7,010	(2,843)	70.10%	833	1,293	(460)
Office Supplies	2,500	1,042	2,098	(1,056)	83.92%	208	28	180
Op Supplies - General	40,000	16,667	14,652	2,015	36.63%	3,333	990	2,343
Op Supplies - Fuel, Oil	6,000	2,500	1,220	1,280	20.33%	500	55	445
Cleaning Supplies	5,000	2,083	4,324	(2,241)	86.48%	417	848	(431)
Reserve - Renewal&Replacement	25,000	25,000	15,414	9,586	61.66%	-	-	-
Total Parks and Recreation	193,682	95,286	81,985	13,301	42.33%	14,055	11,567	2,488
<u>Personnel</u>								
Payroll-Maintenance	400,000	166,667	184,791	(18,124)	46.20%	33,333	36,975	(3,642)
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	-	-	-
FICA Taxes	30,600	12,750	14,137	(1,387)	46.20%	2,550	2,829	(279)
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	2,083	1,948	135	38.96%	417	-	417
Subscriptions and Memberships	3,000	1,250	219	1,031	7.30%	250	56	194
Total Personnel	465,250	209,400	201,095	8,305	43.22%	36,550	39,860	(3,310)
TOTAL EXPENDITURES	1,945,675	894,118	854,770	39,348	43.93%	153,012	163,771	(10,759)
Excess (deficiency) of revenues								
Over (under) expenditures	-	856,397	959,466	103,069	0.00%	38,949	(138,239)	(177,188)
<u>OTHER FINANCING SOURCES (USES)</u>								
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ -	\$ 856,397	\$ 959,466	\$ 103,069	0.00%	\$ 38,949	\$ (138,239)	\$ (177,188)
FUND BALANCE, BEGINNING (OCT 1, 2023)	2,557,985	2,557,980	2,557,985					
FUND BALANCE, ENDING	\$ 2,557,985	\$ 3,414,377	\$ 3,517,451					

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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 3,938	\$ 1,938	196.90%	\$ -	\$ 841	\$ 841
Special Assmnts- Tax Collector	49,798	44,818	46,930	2,112	94.24%	4,980	625	(4,355)
Special Assmnts- Discounts	(1,992)	(1,793)	(1,854)	(61)	93.07%	(199)	(13)	186
Settlements	4,000	4,000	4,175	175	104.38%	-	250	250
TOTAL REVENUES	53,806	49,025	53,189	4,164	98.85%	4,781	1,703	(3,078)
EXPENDITURES								
Administration								
Payroll-Salaries	35,000	14,583	15,760	(1,177)	45.03%	2,917	3,040	(123)
FICA Taxes	2,678	1,116	1,206	(90)	45.03%	223	233	(10)
ProfServ-Legal Services	6,000	6,000	882	5,118	14.70%	-	176	(176)
ProfServ-Mgmt Consulting	2,295	956	866	90	37.73%	191	155	36
Postage and Freight	2,000	833	589	244	29.45%	167	200	(33)
Misc-Assessment Collection Cost	996	896	902	(6)	90.56%	100	12	88
Office Supplies	1,200	500	370	130	30.83%	100	48	52
Total Administration	50,169	24,884	20,575	4,309	41.01%	3,698	3,864	(166)
TOTAL EXPENDITURES	50,169	24,884	20,575	4,309	41.01%	3,698	3,864	(166)
Excess (deficiency) of revenues								
Over (under) expenditures	3,637	24,141	32,614	8,473	0.00%	1,083	(2,161)	(3,244)
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	\$ 24,141	\$ 32,614	\$ 8,473	0.00%	\$ 1,083	\$ (2,161)	\$ (3,244)
FUND BALANCE, BEGINNING (OCT 1, 2023)	105,924	105,924	105,924					
FUND BALANCE, ENDING	\$ 109,561	\$ 130,065	\$ 138,538					

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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 12,153	\$ 4,153	151.91%	\$ -	\$ 2,596	\$ 2,596
Special Assmnts- Tax Collector	25,205	22,685	23,753	1,068	94.24%	2,521	316	(2,205)
Special Assmnts- Discounts	(1,008)	(907)	(938)	(31)	93.06%	(101)	(7)	94
TOTAL REVENUES	32,197	29,778	34,968	5,190	108.61%	2,420	2,905	485
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	542	338	204	26.00%	108	74	34
R&M-Gate	4,500	4,500	3,015	1,485	67.00%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	161	2,839	5.37%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	454	456	(2)	90.48%	50	6	44
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	23,498	3,970	19,528	16.33%	158	215	(57)
TOTAL EXPENDITURES	24,306	23,498	3,970	19,528	16.33%	158	215	(57)
Excess (deficiency) of revenues Over (under) expenditures	7,891	6,280	30,998	24,718	0.00%	2,262	2,690	428
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	\$ 6,280	\$ 30,998	\$ 24,718	0.00%	\$ 2,262	\$ 2,690	\$ 428
FUND BALANCE, BEGINNING (OCT 1, 2023)	329,167	329,167	329,167					
FUND BALANCE, ENDING	\$ 337,058	\$ 335,447	\$ 360,165					

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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 3,096	\$ 1,096	154.80%	\$ -	\$ 661	\$ 661
Special Assmnts- Tax Collector	9,080	8,172	8,557	385	94.24%	908	114	(794)
Special Assmnts- Discounts	(363)	(327)	(338)	(11)	93.11%	(36)	(2)	34
TOTAL REVENUES	10,717	9,845	11,315	1,470	105.58%	872	773	(99)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	606	1,394	30.30%	-	445	(445)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	182	164	164	-	90.11%	18	2	16
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	3,498	(2,498)	349.80%	-	-	-
Total Field	10,734	9,812	4,741	5,071	44.17%	147	656	(509)
TOTAL EXPENDITURES	10,734	9,812	4,741	5,071	44.17%	147	656	(509)
Excess (deficiency) of revenues Over (under) expenditures	(17)	33	6,574	6,541	0.00%	725	117	(608)
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)	\$ 33	\$ 6,574	\$ 6,541	0.00%	\$ 725	\$ 117	\$ (608)
FUND BALANCE, BEGINNING (OCT 1, 2023)	82,921	82,921	82,921					
FUND BALANCE, ENDING	\$ 82,904	\$ 82,954	\$ 89,495					

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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 10,000	\$ 10,000	\$ 14,402	\$ 4,402	144.02%	\$ -	\$ 3,076	\$ 3,076
Special Assmnts- Tax Collector	15,234	13,711	14,357	646	94.24%	1,523	191	(1,332)
Special Assmnts- Discounts	(609)	(548)	(567)	(19)	93.10%	(61)	(4)	57
TOTAL REVENUES	24,625	23,163	28,192	5,029	114.49%	1,462	3,263	1,801
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	495	2,505	16.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	275	276	(1)	90.49%	31	4	27
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,857	14,923	1,270	13,653	8.01%	160	213	(53)
TOTAL EXPENDITURES	15,857	14,923	1,270	13,653	8.01%	160	213	(53)
Excess (deficiency) of revenues								
Over (under) expenditures	8,768	8,240	26,922	18,682	0.00%	1,302	3,050	1,748
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	\$ 8,240	\$ 26,922	\$ 18,682	0.00%	\$ 1,302	\$ 3,050	\$ 1,748
FUND BALANCE, BEGINNING (OCT 1, 2023)	375,603	375,603	375,603					
FUND BALANCE, ENDING	\$ 384,371	\$ 383,843	\$ 402,525					

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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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 1,815	\$ 615	151.25%	\$ -	\$ 388	\$ 388
Special Assmnts- Tax Collector	10,624	9,562	10,012	450	94.24%	1,062	133	(929)
Special Assmnts- Discounts	(425)	(383)	(396)	(13)	93.18%	(43)	(3)	40
TOTAL REVENUES	11,399	10,379	11,431	1,052	100.28%	1,019	518	(501)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	489	1,511	24.45%	-	328	(328)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	191	192	(1)	90.57%	21	3	18
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	1,930	1,930	-	1,930	0.00%	-	-	-
Reserve - Sidewalks	402	402	1,908	(1,506)	474.63%	-	-	-
Total Field	10,096	9,171	3,062	6,109	30.33%	150	540	(390)
TOTAL EXPENDITURES	10,096	9,171	3,062	6,109	30.33%	150	540	(390)
Excess (deficiency) of revenues Over (under) expenditures	1,303	1,208	8,369	7,161	0.00%	869	(22)	(891)
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	\$ 1,208	\$ 8,369	\$ 7,161	0.00%	\$ 869	\$ (22)	\$ (891)
FUND BALANCE, BEGINNING (OCT 1, 2023)	51,351	51,351	51,351					
FUND BALANCE, ENDING	\$ 52,654	\$ 52,559	\$ 59,720					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 11,223	\$ 10,723	2244.60%	\$ -	\$ 2,397	\$ 2,397
Special Assmnts- Tax Collector	25,724	23,152	24,243	1,091	94.24%	2,572	323	(2,249)
Special Assmnts- Discounts	(1,029)	(926)	(958)	(32)	93.10%	(103)	(7)	96
TOTAL REVENUES	25,195	22,726	34,508	11,782	136.96%	2,469	2,713	244
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	1,223	1,777	40.77%	-	183	(183)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	463	466	(3)	90.66%	51	6	45
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	15,104	(13,104)	755.20%	-	-	-
Total Field	20,066	19,111	17,292	1,819	86.18%	180	263	(83)
TOTAL EXPENDITURES	20,066	19,111	17,292	1,819	86.18%	180	263	(83)
Excess (deficiency) of revenues Over (under) expenditures	5,129	3,615	17,216	13,601	0.00%	2,289	2,450	161
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	\$ 3,615	\$ 17,216	\$ 13,601	0.00%	\$ 2,289	\$ 2,450	\$ 161
FUND BALANCE, BEGINNING (OCT 1, 2023)	305,311	305,311	305,311					
FUND BALANCE, ENDING	\$ 310,440	\$ 308,926	\$ 322,527					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	16,226	16,333	107	90.59%	1,803	370	(1,433)
Special Assmnts- Other	11,402	10,262	11,402	1,140	100.00%	1,140	-	(1,140)
Special Assmnts- Discounts	(1,177)	(1,059)	(1,096)	(37)	93.12%	(118)	(8)	110
TOTAL REVENUES	28,254	25,429	26,639	1,210	94.28%	2,825	362	(2,463)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	855	2,145	28.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	530	533	(3)	90.49%	59	7	52
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	31,003	(28,003)	1033.43%	-	-	-
Total Field	16,141	15,178	32,890	(17,712)	203.77%	188	216	(28)
TOTAL EXPENDITURES	16,141	15,178	32,890	(17,712)	203.77%	188	216	(28)
Excess (deficiency) of revenues Over (under) expenditures	12,113	10,251	(6,251)	(16,502)	0.00%	2,637	146	(2,491)
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	\$ 10,251	\$ (6,251)	\$ (16,502)	0.00%	\$ 2,637	\$ 146	\$ (2,491)
FUND BALANCE, BEGINNING (OCT 1, 2023)	33,743	33,741	33,743					
FUND BALANCE, ENDING	\$ 45,856	\$ 43,992	\$ 27,492					

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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 17,111	\$ 9,111	213.89%	\$ -	\$ 3,654	\$ 3,654
Special Assmnts- Tax Collector	37,989	34,190	35,801	1,611	94.24%	3,799	477	(3,322)
Special Assmnts- Discounts	(1,520)	(1,368)	(1,415)	(47)	93.09%	(152)	(10)	142
TOTAL REVENUES	44,469	40,822	51,497	10,675	115.80%	3,647	4,121	474
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	4,500	4,500	2,475	2,025	55.00%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	161	2,839	5.37%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	684	688	(4)	90.53%	76	9	67
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	23,053	(18,053)	461.06%	-	-	-
Total Field	23,812	22,832	26,715	(3,883)	112.19%	205	218	(13)
TOTAL EXPENDITURES	23,812	22,832	26,715	(3,883)	112.19%	205	218	(13)
Excess (deficiency) of revenues Over (under) expenditures	20,657	17,990	24,782	6,792	0.00%	3,442	3,903	461
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	\$ 17,990	\$ 24,782	\$ 6,792	0.00%	\$ 3,442	\$ 3,903	\$ 461
FUND BALANCE, BEGINNING (OCT 1, 2023)	465,644	465,644	465,644					
FUND BALANCE, ENDING	\$ 486,301	\$ 483,634	\$ 490,426					

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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 5,000	\$ 8,764	\$ 3,764	175.28%	\$ -	\$ 1,871	\$ 1,871
Special Assmnts- Tax Collector	21,473	19,326	20,236	910	94.24%	2,147	270	(1,877)
Special Assmnts- Discounts	(859)	(773)	(800)	(27)	93.13%	(86)	(6)	80
TOTAL REVENUES	25,614	23,553	28,200	4,647	110.10%	2,061	2,135	74
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	386	389	(3)	90.68%	43	5	38
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	19,034	1,023	18,011	5.12%	172	214	(42)
TOTAL EXPENDITURES	19,981	19,034	1,023	18,011	5.12%	172	214	(42)
Excess (deficiency) of revenues Over (under) expenditures	5,633	4,519	27,177	22,658	0.00%	1,889	1,921	32
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	\$ 4,519	\$ 27,177	\$ 22,658	0.00%	\$ 1,889	\$ 1,921	\$ 32
FUND BALANCE, BEGINNING (OCT 1, 2023)	237,329	237,329	237,329					
FUND BALANCE, ENDING	\$ 242,962	\$ 241,848	\$ 264,506					

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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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 11,580	\$ 4,580	165.43%	\$ -	\$ 2,473	\$ 2,473
Special Assmnts- Tax Collector	23,039	20,735	21,712	977	94.24%	2,304	289	(2,015)
Special Assmnts- Discounts	(922)	(830)	(858)	(28)	93.06%	(92)	(6)	86
TOTAL REVENUES	29,117	26,905	32,434	5,529	111.39%	2,212	2,756	544
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	2,445	555	81.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	415	417	(2)	90.46%	46	6	40
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	2,862	698	80.39%	-	-	-
Total Field	21,293	20,343	6,223	14,120	29.23%	175	215	(40)
TOTAL EXPENDITURES	21,293	20,343	6,223	14,120	29.23%	175	215	(40)
Excess (deficiency) of revenues Over (under) expenditures	7,824	6,562	26,211	19,649	0.00%	2,037	2,541	504
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	\$ 6,562	\$ 26,211	\$ 19,649	0.00%	\$ 2,037	\$ 2,541	\$ 504
FUND BALANCE, BEGINNING (OCT 1, 2023)	310,186	310,186	310,186					
FUND BALANCE, ENDING	\$ 318,010	\$ 316,748	\$ 336,397					

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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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 650	\$ 10,778	\$ 10,128	1658.15%	\$ -	\$ 2,302	\$ 2,302
Special Assmnts- Tax Collector	19,944	17,950	18,796	846	94.24%	1,994	250	(1,744)
Special Assmnts- Discounts	(798)	(718)	(743)	(25)	93.11%	(80)	(5)	75
TOTAL REVENUES	19,796	17,882	28,831	10,949	145.64%	1,914	2,547	633
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	542	338	204	26.00%	108	74	34
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	359	361	(2)	90.48%	40	5	35
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	15,903	995	14,908	5.96%	148	214	(66)
TOTAL EXPENDITURES	16,701	15,903	995	14,908	5.96%	148	214	(66)
Excess (deficiency) of revenues Over (under) expenditures	3,095	1,979	27,836	25,857	0.00%	1,766	2,333	567
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	3,095	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,095	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 3,095	\$ 1,979	\$ 27,836	\$ 25,857	0.00%	\$ 1,766	\$ 2,333	\$ 567
FUND BALANCE, BEGINNING (OCT 1, 2023)	288,771	288,771	288,771					
FUND BALANCE, ENDING	\$ 291,866	\$ 290,750	\$ 316,607					

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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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 12,197	\$ 5,197	174.24%	\$ -	\$ 2,605	\$ 2,605
Special Assmnts- Tax Collector	18,660	16,794	17,585	791	94.24%	1,866	234	(1,632)
Special Assmnts- Discounts	(746)	(671)	(695)	(24)	93.16%	(75)	(5)	70
TOTAL REVENUES	24,914	23,123	29,087	5,964	116.75%	1,791	2,834	1,043
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	135	2,865	4.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	161	1,839	8.05%	-	-	-
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	336	338	(2)	90.62%	37	5	32
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,925	14,984	972	14,012	6.10%	166	214	(48)
TOTAL EXPENDITURES	15,925	14,984	972	14,012	6.10%	166	214	(48)
Excess (deficiency) of revenues								
Over (under) expenditures	8,989	8,139	28,115	19,976	0.00%	1,625	2,620	995
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	\$ 8,139	\$ 28,115	\$ 19,976	0.00%	\$ 1,625	\$ 2,620	\$ 995
FUND BALANCE, BEGINNING (OCT 1, 2023)	320,809	320,809	320,809					
FUND BALANCE, ENDING	\$ 329,798	\$ 328,948	\$ 348,924					

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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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 22,669	\$ 21,369	1743.77%	\$ -	\$ 4,841	\$ 4,841
Special Assmnts- Tax Collector	38,601	34,741	36,378	1,637	94.24%	3,860	485	(3,375)
Special Assmnts- Discounts	(1,544)	(1,390)	(1,437)	(47)	93.07%	(154)	(10)	144
TOTAL REVENUES	38,357	34,651	57,610	22,959	150.19%	3,706	5,316	1,610
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	646	338	308	21.81%	129	74	55
R&M-Gate	3,000	3,000	315	2,685	10.50%	-	135	(135)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	1,338	662	66.90%	-	442	(442)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	695	699	(4)	90.54%	77	9	68
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	32,592	(27,592)	651.84%	-	-	-
Total Field	28,324	27,343	39,798	(12,455)	140.51%	206	660	(454)
TOTAL EXPENDITURES	28,324	27,343	39,798	(12,455)	140.51%	206	660	(454)
Excess (deficiency) of revenues Over (under) expenditures	10,033	7,308	17,812	10,504	0.00%	3,500	4,656	1,156
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	\$ 7,308	\$ 17,812	\$ 10,504	0.00%	\$ 3,500	\$ 4,656	\$ 1,156
FUND BALANCE, BEGINNING (OCT 1, 2023)	602,591	602,591	602,591					
FUND BALANCE, ENDING	\$ 612,624	\$ 609,899	\$ 620,403					

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REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	5,203	5,448	245	94.24%	578	73	(505)
Special Assmnts- Discounts	(231)	(208)	(215)	(7)	93.07%	(23)	(2)	21
TOTAL REVENUES	5,550	4,995	5,233	238	94.29%	555	71	(484)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	354	157	197	18.47%	71	28	43
R&M-Security Cameras	2,000	2,000	489	1,511	24.45%	-	328	(328)
Misc-Assessment Collection Cost	116	104	105	(1)	90.52%	12	1	11
Reserve - Sidewalks	1,875	1,875	38,315	(36,440)	2043.47%	-	-	-
Total Field	4,841	4,333	39,066	(34,733)	806.98%	83	357	(274)
TOTAL EXPENDITURES	4,841	4,333	39,066	(34,733)	806.98%	83	357	(274)
Excess (deficiency) of revenues								
Over (under) expenditures	709	662	(33,833)	(34,495)	0.00%	472	(286)	(758)
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	\$ 662	\$ (33,833)	\$ (34,495)	0.00%	\$ 472	\$ (286)	\$ (758)
FUND BALANCE, BEGINNING (OCT 1, 2023)	7,612	7,611	7,612					
FUND BALANCE, ENDING	\$ 8,321	\$ 8,273	\$ (26,221)					

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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	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	5,625	5,890	265	94.24%	625	78	(547)
Special Assmnts- Discounts	(250)	(225)	(233)	(8)	93.20%	(25)	(2)	23
TOTAL REVENUES	6,000	5,400	5,657	257	94.28%	600	76	(524)
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	354	157	197	18.47%	71	28	43
R&M-Security Cameras	2,000	2,000	720	1,280	36.00%	-	559	(559)
Misc-Assessment Collection Cost	125	113	113	-	90.40%	13	2	11
Reserve - Sidewalks	2,259	2,259	65,820	(63,561)	2913.68%	-	-	-
Total Field	5,234	4,726	66,810	(62,084)	1276.46%	84	589	(505)
TOTAL EXPENDITURES	5,234	4,726	66,810	(62,084)	1276.46%	84	589	(505)
Excess (deficiency) of revenues Over (under) expenditures	766	674	(61,153)	(61,827)	0.00%	516	(513)	(1,029)
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	\$ 674	\$ (61,153)	\$ (61,827)	0.00%	\$ 516	\$ (513)	\$ (1,029)
FUND BALANCE, BEGINNING (OCT 1, 2023)	11,806	11,805	11,806					
FUND BALANCE, ENDING	\$ 12,572	\$ 12,479	\$ (49,347)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 25	\$ 6,410	\$ 6,385	25640.00%	\$ -	\$ 2,415	\$ 2,415
Special Assmnts- Tax Collector	644,490	580,041	607,369	27,328	94.24%	64,449	8,093	(56,356)
Special Assmnts- Discounts	(25,780)	(23,202)	(23,997)	(795)	93.08%	(2,578)	(171)	2,407
TOTAL REVENUES	618,735	556,864	589,782	32,918	95.32%	61,871	10,337	(51,534)
EXPENDITURES								
Field								
Misc-Assessment Collection Cost	12,890	11,601	11,667	(66)	90.51%	1,289	158	1,131
Total Field	12,890	11,601	11,667	(66)	90.51%	1,289	158	1,131
Debt Service								
Principal Debt Retirement	340,000	-	-	-	0.00%	-	-	-
Principal Prepayments	-	-	10,000	(10,000)	0.00%	-	5,000	(5,000)
Interest Expense	270,084	135,042	134,945	97	49.96%	-	-	-
Total Debt Service	610,084	135,042	144,945	(9,903)	23.76%	-	5,000	(5,000)
TOTAL EXPENDITURES	622,974	146,643	156,612	(9,969)	25.14%	1,289	5,158	(3,869)
Excess (deficiency) of revenues Over (under) expenditures	(4,239)	410,221	433,170	22,949	0.00%	60,582	5,179	(55,403)
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(3,372)	(3,372)	0.00%	-	(674)	(674)
Contribution to (Use of) Fund Balance	(4,239)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,239)	-	(3,372)	(3,372)	79.55%	-	(674)	(674)
Net change in fund balance	\$ (4,239)	\$ 410,221	\$ 429,798	\$ 19,577	0.00%	\$ 60,582	\$ 4,505	\$ (56,077)
FUND BALANCE, BEGINNING (OCT 1, 2023)	297,814	297,814	297,814					
FUND BALANCE, ENDING	\$ 293,575	\$ 708,035	\$ 727,612					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ 56,103	\$ 56,103	0.00%	\$ -	\$ 11,315	\$ 11,315
TOTAL REVENUES	-	-	56,103	56,103	0.00%	-	11,315	11,315
EXPENDITURES								
Construction In Progress								
Construction in Progress	-	-	28,950	(28,950)	0.00%	-	24,925	(24,925)
Total Construction In Progress	-	-	28,950	(28,950)	0.00%	-	24,925	(24,925)
TOTAL EXPENDITURES	-	-	28,950	(28,950)	0.00%	-	24,925	(24,925)
Excess (deficiency) of revenues Over (under) expenditures	-	-	27,153	27,153	0.00%	-	(13,610)	(13,610)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	3,372	3,372	0.00%	-	674	674
TOTAL FINANCING SOURCES (USES)	-	-	3,372	3,372	0.00%	-	674	674
Net change in fund balance	\$ -	\$ -	\$ 30,525	\$ 30,525	0.00%	\$ -	\$ (12,936)	\$ (12,936)
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	2,501,896					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,532,421					

MEADOW POINTE II
Community Development District

Supporting Schedules

February 29, 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 Assessments
					O&M Assessments	Trash 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
02/05/24	\$ 35,839	\$ 791	\$ 731	\$ 37,361	\$ 22,405	\$ 2,634	\$ 625
TOTAL	\$ 2,639,341	\$ 110,786	\$ 53,864	\$ 2,803,990	\$ 1,681,492	\$ 197,696	\$ 46,930
% COLLECTED				94%	94%	94%	94%
TOTAL OUTSTANDING				\$ 171,371	\$ 102,767	\$ 12,083	\$ 2,868

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
02/05/24	\$ 316	\$ 114	\$ 191	\$ 133	\$ 323	\$ 370	\$ 477
TOTAL	\$ 23,753	\$ 8,557	\$ 14,357	\$ 10,012	\$ 24,243	\$ 27,735	\$ 35,801
% COLLECTED	94%	94%	94%	94%	94%	94%	94%
TOTAL OUTSTANDING	\$ 1,452	\$ 523	\$ 877	\$ 612	\$ 1,482	\$ 1,695	\$ 2,188

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
02/05/24	\$ 270	\$ 289	\$ 250	\$ 234	\$ 485	\$ 73	\$ 78	\$ 8,093
TOTAL	\$ 20,236	\$ 21,712	\$ 18,796	\$ 17,585	\$ 36,378	\$ 5,448	\$ 5,890	\$ 607,369
% COLLECTED	94%	94%	94%	94%	94%	94%	94%	94%
TOTAL OUTSTANDING	\$ 1,237	\$ 1,327	\$ 1,149	\$ 1,075	\$ 2,223	\$ 333	\$ 360	\$ 37,121

**Cash and Investment Balances
February 29, 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%	\$450,482
				Subtotal	\$450,482
Money Market	BankUnited	Money Market	n/a	5.25%	\$6,845,821
				Subtotal	\$6,845,821
DEBT SERVICE					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	5.25%	\$2,532,421
2018 Series - Interest Fund	US Bank	Bond Series 2018	n/a	5.25%	\$52
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	5.25%	\$363
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%	\$545,800
				Subtotal	\$3,230,241
				Total	\$10,526,544

Aqua Pool & Spa Renovators
February 29, 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
February 29, 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
02/01/24	\$	200.00	51	2023-135	DR # 14 - Weeds
02/05/24	\$	25.00	VISA	2023-136	DR # 18 - Dirt and Mold
Total Settlements		\$ 4,150.00			

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity through Feb 29, 2024

		Amount
Source of Funds:		
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 145,787
Debt Service Reserve Fund Transfer		\$ 9,016
Total Source of Funds:		\$ 154,802
Use of Funds:		
Disbursements:	To Vendors	\$ 4,920,190
Net Available Amount to Spend in Project Fund Account at February 29, 2024		\$ 2,532,421

MEADOW POINTE II
Community Development District

Approval of Invoices

February 29, 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
02/01/24	4682	Persson & Cohen P.A.	Legal Invoice	\$ 147.00
02/01/24	4683	Persson & Cohen P.A.	Legal Invoice	\$ 5,218.50
				<hr/>
Total				\$ 19,740.70



INVOICE

Invoice # 4802
Date: 03/04/2024
Due On: 04/04/2024

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,323.00) - (\$0.00	= \$1,323.00

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	02/05/2024	Review and reply to e-mail from Chairman re: Morningside/Deer Run Interlocal with County and include copy of recorded Agreement.	0.25	\$294.00	\$73.50
Service	RDJ	02/05/2024	Continue drafting request for qualifications for architectural services for lap pool project and notice advertisement regarding same; follow-up with District management.	1.75	\$294.00	\$514.50
Service	AHC	02/06/2024	Exchange e-mails with Chair re: Deer Run/ Morningside Interlocal. Review e-mail exchange concerning lap pool architect RFQ.	0.50	\$294.00	\$147.00
Service	AHC	02/07/2024	Review correspondence to residents re: Deer Run and Morningside roadways. Exchange e-mails with Chair re: resident contact with Pasco County officials.	0.50	\$294.00	\$147.00
Service	AHC	02/08/2024	Review e-mail from District Manager re: correspondence with CDD resident about public input.	0.25	\$294.00	\$73.50
Service	AHC	02/09/2024	Exchange e-mails with Chairman re: issues surrounding resident input with CDD business items.	0.25	\$294.00	\$73.50

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



INVOICE

Invoice # 4801
Date: 03/04/2024
Due On: 04/04/2024

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$147.00) - (\$0.00) = \$147.00

MEADOWPT.HOA

Covenant matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	02/29/2024	SERVICE OF ORDER: Respond to client about administrative order for fines.	0.50	\$294.00	\$147.00
Subtotal						\$147.00
Total						\$147.00

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

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