

**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.**

# Agenda

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.

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

41 The following additions to the Agenda were requested:

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

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

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



71 • Mr. Picarelli stated later in the meeting they are going to review a letter they plan to issue  
 72 to residents in both communities concerning setting up a poll to get feedback.

73 • Melissa in Longleaf commented on the trees looking great and thanked the Board for their  
 74 work on having it done.

75  
 76 **SIXTH ORDER OF BUSINESS** **District Manager Report**  
 77 There being no report, the next order of business followed.

78  
 79 **SEVENTH ORDER OF BUSINESS** **District Engineer Report**  
 80 **A. Lap Pool Update**  
 81 **B. Building Update**  
 82 **C. Pool Project Architect**

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

84 • Mr. Whited updated the Board on the building construction on County Line Road and  
 85 Mansfield Boulevard. He stated the RFQ for architect services to get the project moving  
 86 went out, and over the holidays three architects reached out. He recalled reviewing  
 87 submissions on the deadline date and being surprised there were none. Mr. Whited stated he  
 88 went back to engage with those initial architects: Ryker, iParks, and Cal Homer who is a  
 89 contact whom BDI Engineering has worked with in the past. Mr. Whited stated they  
 90 apologized for not getting an RFQ in by the deadline and provided a letter of engagement  
 91 for the Board to decide if they want to move forward.

92 • Mr. Picarelli asked the Board if they would like to move forward or review the proposal.

93 • The Board decided to wait and review the company and add it to the agenda for discussion  
 94 at the next meeting.

95 • Mr. Whited described having trouble with obtaining pre-application form.

96 • Mr. Molder informed Mr. Whited he can help with a referral, and the that the reason he is  
 97 having trouble being pointed to the right form is because they do not have an accurate one  
 98 for this matter. This is a unique situation being a dual CDD on the same road wanting to  
 99 separate. Mr. Molder stated he can forward Mr. Whited the information he has to assist in  
 100 the next step.

101 • Ms. Childers commented on the lap pool needing an RFQ for an architect to draw the  
 102 buildings. She stated David Jackson started to write the RFQ but for Martin Aquatics to  
 103 weigh in to ensure everything written is correct.

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

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

**A. District Counsel Interpretation of Beardsley Sidewalk**

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

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

**A. Deed Restrictions/DRVC**

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

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

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

129 The item was pre-approved.

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

**A. Government/Community Updates**

**i. Resident Poll on Morningside/Deer Run Roads**

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

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

**B. Event Planning Committee**

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

- 145 • Great American Clean Up – March 2, 2024, 8-11 A.M.
- 146
- 147 • March Bunny Hop – March 23<sup>2024</sup> 10 A.M.-2 P.M.
- 148
- 149 • Health Fair – April 6, 2024, 8-11:30 A.M.
- 150
- 151 • Pasco County Earth Day Clean Up – April 27, 2024, 8-11 A.M.
- 152
- 153 • 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**

- 155
- 156 • Mr. Signoretti discussed receiving feedback and questions concerning the Event
- 157 Planning Committee.
- 158
- 159 • Discussion ensued among the Board.
- 160

**TWELFTH ORDER OF BUSINESS**

**Operations Manager Report**

- 161 • Mr. Wright’s report was included in the package and was discussed with the Board.
- 162
- 163 • Anthony, with LMP introduced Luis Diaz and stated they can ask Mr. Diaz anything in the
- 164 event they are not there on service days.
- 165
- 166 • LMP provided a schedule for the mulch to be taken care of.
- 167
- 168 • The Board discussed three proposals for replacing the turf/peanut grass with Crape Myrtles
- 169 • Mr. Wright will walk the landscape while LMP is servicing and put some flags out for the
- 170 placement of Crape Myrtles to be placed to get a better idea of how many are needed and
- 171 how it will look.

**THIRTEENTH ORDER OF BUSINESS**

**Approval/Disapproval/Discussion**

**A. Certified Mail Letter to Residents of Deer Run and Morningside**

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

**B. Date for Spring Yard Sale**

181 The Board discussed potential dates for the Spring Yard Sale and there was consensus  
182 to hold it on April 20, 2024.  
183

**C. Holiday Lights**

- 184 • Mr. Molder commented on residents having their holiday lights up.
- 185 • 30 days before the holiday and 30 days after the holiday time limit for the
- 186 decorations/lights to be considered a deed restriction under item 6.
- 187 • Ms. Childers commented on the residents who have installed north permanent
- 188 lights that can be used for any holiday, she asked depending on the type of lights
- 189 that are up, some can be used for any holiday, does the Board have the right to
- 190 ask the resident to take them down.
- 191 • Mr. Picarelli weighed in and stated those lights are in communities that are
- 192 newer where the HOAs and CDDs can put their rules in place in a modern way.
- 193 He stated those lights are permitted in those communities if they are hidden in
- 194 a certain way, where you do not see them.
- 195
- 196

**FOURTEENTH ORDER OF BUSINESS**

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

- 197
- 198 • Ms. Joanna Rainey commented on the Beardsley sidewalk project. She does not believe
- 199 the CDD should take on things the County should be doing for liability reasons. She
- 200 believes the residents need to take it up as voters.
- 201 • Ms. Rainey asked if the Board knows when the completion of the Lap pool will take place.
- 202 • Ms. Childers responded she does not have a completion date, but the Lap Pool project is
- 203 moving forward as planned.
- 204
- 205

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

229

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

- 230 • Ms. Childers commented on the lap pool being signed into the Bond around 2017-2018
- 231 once money is there and is allocated it either must be done or return the funds.
- 232 • She stated this was done by the Board before being on the Board.
- 233 • Ms. Childers stated she is a homeowner in Morningside and has been vehemently against
- 234 taking over the sidewalks from the County. She stated the Board is on a fact-finding mission
- 235 and pushes for resident feedback for the decision-making process.
- 236

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

241 **SIXTEENTH ORDER OF BUSINESS** **Adjourn the Regular Meeting and Proceed**  
 242 **to a Workshop**

243 There being no further business,

244  
 245  
 246 On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all  
 247 in favor, the regular meeting was adjourned at 8:26 p.m., and the  
 248 Board proceeded to a workshop. (5-0)

249  
 250  
 251  
 252  
 253  
 254  
 255 \_\_\_\_\_  
 256 John Picarelli  
 Chairperson

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

1  
2  
3  
4  
5  
6 The regular meeting of the Board of Supervisors of the Meadow Pointe II Community  
7 Development District was held Wednesday, February 21, 2024 at 6:30 p.m. at the Meadow Pointe  
8 II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

9  
10  
11 Present and constituting a quorum were:

- |    |                   |                     |
|----|-------------------|---------------------|
| 12 | John Picarelli    | Chairperson         |
| 13 | Jamie Childers    | Vice Chairperson    |
| 14 | Nicole Darner     | Assistant Secretary |
| 15 | Kyle Molder       | Assistant Secretary |
| 16 | Robert Signoretti | Assistant Secretary |
| 17 |                   |                     |
| 18 |                   |                     |

19 Also present were:

- |    |                    |                    |
|----|--------------------|--------------------|
| 20 |                    |                    |
| 21 | Robert Nanni       | District Manager   |
| 22 | Justin Wright      | Operations Manager |
| 23 | Anthony Vega       | LMP Landscape      |
| 24 | Numerous Residents |                    |
| 25 |                    |                    |
| 26 |                    |                    |

27 *Following is a summary of the discussions and actions taken.*

28  
29  
30 **FIRST ORDER OF BUSINESS** **Call to Order**  
31 Mr. Picarelli called the meeting to order.

32  
33 **SECOND ORDER OF BUSINESS** **Roll Call**  
34 Supervisors and staff introduced themselves, and a quorum was established.

35  
36 **THIRD ORDER OF BUSINESS** **Pledge of Allegiance/Moment of Silence**  
37 **for Our Fallen Service Members and First**  
38 **Responders**  
39 The Pledge of Allegiance was recited, and a moment of silence was observed.

40  
41

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

43 The following additions were made to the agenda:

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

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

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

56  
57 **SIXTH ORDER OF BUSINESS** **District Manager Report**

58 **A. Presentation of 4<sup>th</sup> Quarter Compliance Audit Report**

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

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

64 **A. List of Ponds for Staff Repairs**

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

67  
68 **EIGHTH ORDER OF BUSINESS** **District Counsel Report**

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

72  
73 **NINTH ORDER OF BUSINESS** **Consent Agenda**

- 74 **A. Minutes of the January 3, 2024 Meeting and Workshop, and January 17, 2024**
- 75 **Meeting**
- 76 **B. Financial Report as of January 31, 2024**
- 77 **C. Deed Restrictions**



78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120

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**

February 21, 2024 Meeting

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

124

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

127

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

130

131

132

133

134

135

136

137

---

John Picarelli  
 Chairperson

**9B**

**MEADOW POINTE II**  
**Community Development District**

*Financial Report*

*February 29, 2024*

**Prepared by**



## Table of Contents

<b><u>FINANCIAL STATEMENTS</u></b>	Page #
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 22
Debt Service Bond Series 2018	23
Construction Fund Bond Series 2018	24
<b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments - Collection Schedules	25 - 27
Cash and Investment Report	28
Note - Aqua Pool	29
Settlements	30
Construction Report	31
Approval of Invoices	32 - 35

**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)
<b>ASSETS</b>									
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	-	-	-	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 7,326,334</b>	<b>\$ 138,538</b>	<b>\$ 360,196</b>	<b>\$ 89,971</b>	<b>\$ 402,556</b>	<b>\$ 60,100</b>	<b>\$ 322,558</b>	<b>\$ 27,519</b>	<b>\$ 490,457</b>
<b>LIABILITIES</b>									
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	-	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>3,808,883</b>	<b>-</b>	<b>31</b>	<b>476</b>	<b>31</b>	<b>380</b>	<b>31</b>	<b>31</b>	<b>31</b>
<b>FUND BALANCES</b>									
<b>Nonspendable:</b>									
Deposits	29,950	-	-	-	-	-	-	-	-
<b>Restricted for:</b>									
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 - LONGLEAF (009)
<b>Assigned to:</b>									
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
<b>Unassigned:</b>	2,472,388	125,996	126,505	24,468	202,623	16,443	104,361	17,408	232,946
<b>TOTAL FUND BALANCES</b>	<b>\$ 3,517,451</b>	<b>\$ 138,538</b>	<b>\$ 360,165</b>	<b>\$ 89,495</b>	<b>\$ 402,525</b>	<b>\$ 59,720</b>	<b>\$ 322,527</b>	<b>\$ 27,492</b>	<b>\$ 490,426</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 7,326,334</b>	<b>\$ 138,538</b>	<b>\$ 360,196</b>	<b>\$ 89,971</b>	<b>\$ 402,556</b>	<b>\$ 60,100</b>	<b>\$ 322,558</b>	<b>\$ 27,523</b>	<b>\$ 490,457</b>



**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
<b>ASSETS</b>										
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
<b>TOTAL ASSETS</b>	<b>\$ 264,537</b>	<b>\$ 336,424</b>	<b>\$ 316,634</b>	<b>\$ 348,951</b>	<b>\$ 620,872</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 707,753</b>	<b>\$ 2,532,421</b>	<b>\$ 14,345,821</b>
<b>LIABILITIES</b>										
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
<b>TOTAL LIABILITIES</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>469</b>	<b>26,221</b>	<b>49,347</b>	<b>7,763</b>	<b>-</b>	<b>3,893,818</b>
<b>FUND BALANCES</b>										
<b>Nonspendable:</b>										
Deposits	-	-	-	-	-	-	-	-	-	29,950
<b>Restricted for:</b>										
Debt Service	-	-	-	-	-	-	-	699,990	-	699,990
Capital Projects	-	-	-	-	-	-	-	-	2,532,421	2,532,421

**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
<b>Assigned to:</b>										
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
<b>Unassigned:</b>	136,500	155,023	172,724	164,037	295,545	(31,266)	(56,674)	-	-	4,159,027
<b>TOTAL FUND BALANCES</b>	<b>\$ 264,506</b>	<b>\$ 336,397</b>	<b>\$ 316,607</b>	<b>\$ 348,924</b>	<b>\$ 620,403</b>	<b>\$ (26,221)</b>	<b>\$ (49,347)</b>	<b>\$ 699,990</b>	<b>\$ 2,532,421</b>	<b>\$ 10,452,003</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 264,537</b>	<b>\$ 336,428</b>	<b>\$ 316,638</b>	<b>\$ 348,955</b>	<b>\$ 620,872</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 707,753</b>	<b>\$ 2,532,421</b>	<b>\$ 14,345,837</b>

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>1,945,676</b>	<b>1,750,515</b>	<b>1,814,236</b>	<b>63,721</b>	<b>93.24%</b>	<b>191,961</b>	<b>25,532</b>	<b>(166,429)</b>
<b>EXPENDITURES</b>								
<b>Administration</b>								
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%	-	-	-
<b>Total Administration</b>	<b>302,413</b>	<b>170,849</b>	<b>178,150</b>	<b>(7,301)</b>	<b>58.91%</b>	<b>21,226</b>	<b>17,413</b>	<b>3,813</b>

**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)
<b><u>Field</u></b>								
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
<b>Total Field</b>	<b>67,362</b>	<b>28,068</b>	<b>19,253</b>	<b>8,815</b>	<b>28.58%</b>	<b>5,614</b>	<b>3,043</b>	<b>2,571</b>
<b><u>Landscape Services</u></b>								
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
<b>Total Landscape Services</b>	<b>317,080</b>	<b>132,117</b>	<b>110,700</b>	<b>21,417</b>	<b>34.91%</b>	<b>26,423</b>	<b>38,967</b>	<b>(12,544)</b>
<b><u>Utilities</u></b>								
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
<b>Total Utilities</b>	<b>478,888</b>	<b>207,981</b>	<b>233,999</b>	<b>(26,018)</b>	<b>48.86%</b>	<b>39,061</b>	<b>46,421</b>	<b>(7,360)</b>
<b><u>Lakes and Ponds</u></b>								
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
<b>Total Lakes and Ponds</b>	<b>121,000</b>	<b>50,417</b>	<b>29,588</b>	<b>20,829</b>	<b>24.45%</b>	<b>10,083</b>	<b>6,500</b>	<b>3,583</b>
<b><u>Parks and Recreation</u></b>								
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%	-	-	-
<b>Total Parks and Recreation</b>	<b>193,682</b>	<b>95,286</b>	<b>81,985</b>	<b>13,301</b>	<b>42.33%</b>	<b>14,055</b>	<b>11,567</b>	<b>2,488</b>
<b>Personnel</b>								
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
<b>Total Personnel</b>	<b>465,250</b>	<b>209,400</b>	<b>201,095</b>	<b>8,305</b>	<b>43.22%</b>	<b>36,550</b>	<b>39,860</b>	<b>(3,310)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,945,675</b>	<b>894,118</b>	<b>854,770</b>	<b>39,348</b>	<b>43.93%</b>	<b>153,012</b>	<b>163,771</b>	<b>(10,759)</b>
Excess (deficiency) of revenues								
Over (under) expenditures	-	856,397	959,466	103,069	0.00%	38,949	(138,239)	(177,188)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ -	\$ 856,397	\$ 959,466	\$ 103,069	0.00%	\$ 38,949	\$ (138,239)	\$ (177,188)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>2,557,985</b>	<b>2,557,980</b>	<b>2,557,985</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,557,985</b>	<b>\$ 3,414,377</b>	<b>\$ 3,517,451</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>53,806</b>	<b>49,025</b>	<b>53,189</b>	<b>4,164</b>	<b>98.85%</b>	<b>4,781</b>	<b>1,703</b>	<b>(3,078)</b>
<b>EXPENDITURES</b>								
<b>Administration</b>								
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
<b>Total Administration</b>	<b>50,169</b>	<b>24,884</b>	<b>20,575</b>	<b>4,309</b>	<b>41.01%</b>	<b>3,698</b>	<b>3,864</b>	<b>(166)</b>
<b>TOTAL EXPENDITURES</b>	<b>50,169</b>	<b>24,884</b>	<b>20,575</b>	<b>4,309</b>	<b>41.01%</b>	<b>3,698</b>	<b>3,864</b>	<b>(166)</b>
Excess (deficiency) of revenues Over (under) expenditures	3,637	24,141	32,614	8,473	0.00%	1,083	(2,161)	(3,244)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	3,637	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,637</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 3,637	\$ 24,141	\$ 32,614	\$ 8,473	0.00%	\$ 1,083	\$ (2,161)	\$ (3,244)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>105,924</b>	<b>105,924</b>	<b>105,924</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 109,561</b>	<b>\$ 130,065</b>	<b>\$ 138,538</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>32,197</b>	<b>29,778</b>	<b>34,968</b>	<b>5,190</b>	<b>108.61%</b>	<b>2,420</b>	<b>2,905</b>	<b>485</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>24,306</b>	<b>23,498</b>	<b>3,970</b>	<b>19,528</b>	<b>16.33%</b>	<b>158</b>	<b>215</b>	<b>(57)</b>
<b>TOTAL EXPENDITURES</b>	<b>24,306</b>	<b>23,498</b>	<b>3,970</b>	<b>19,528</b>	<b>16.33%</b>	<b>158</b>	<b>215</b>	<b>(57)</b>
Excess (deficiency) of revenues Over (under) expenditures	7,891	6,280	30,998	24,718	0.00%	2,262	2,690	428
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	7,891	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,891</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 7,891	\$ 6,280	\$ 30,998	\$ 24,718	0.00%	\$ 2,262	\$ 2,690	\$ 428
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>329,167</b>	<b>329,167</b>	<b>329,167</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 337,058</b>	<b>\$ 335,447</b>	<b>\$ 360,165</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>10,717</b>	<b>9,845</b>	<b>11,315</b>	<b>1,470</b>	<b>105.58%</b>	<b>872</b>	<b>773</b>	<b>(99)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>10,734</b>	<b>9,812</b>	<b>4,741</b>	<b>5,071</b>	<b>44.17%</b>	<b>147</b>	<b>656</b>	<b>(509)</b>
<b>TOTAL EXPENDITURES</b>	<b>10,734</b>	<b>9,812</b>	<b>4,741</b>	<b>5,071</b>	<b>44.17%</b>	<b>147</b>	<b>656</b>	<b>(509)</b>
Excess (deficiency) of revenues Over (under) expenditures	(17)	33	6,574	6,541	0.00%	725	117	(608)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	(17)	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(17)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (17)	\$ 33	\$ 6,574	\$ 6,541	0.00%	\$ 725	\$ 117	\$ (608)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>82,921</b>	<b>82,921</b>	<b>82,921</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 82,904</b>	<b>\$ 82,954</b>	<b>\$ 89,495</b>					



**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>24,625</b>	<b>23,163</b>	<b>28,192</b>	<b>5,029</b>	<b>114.49%</b>	<b>1,462</b>	<b>3,263</b>	<b>1,801</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>15,857</b>	<b>14,923</b>	<b>1,270</b>	<b>13,653</b>	<b>8.01%</b>	<b>160</b>	<b>213</b>	<b>(53)</b>
<b>TOTAL EXPENDITURES</b>	<b>15,857</b>	<b>14,923</b>	<b>1,270</b>	<b>13,653</b>	<b>8.01%</b>	<b>160</b>	<b>213</b>	<b>(53)</b>
Excess (deficiency) of revenues Over (under) expenditures	8,768	8,240	26,922	18,682	0.00%	1,302	3,050	1,748
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	8,768	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>8,768</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 8,768	\$ 8,240	\$ 26,922	\$ 18,682	0.00%	\$ 1,302	\$ 3,050	\$ 1,748
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>375,603</b>	<b>375,603</b>	<b>375,603</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 384,371</b>	<b>\$ 383,843</b>	<b>\$ 402,525</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>11,399</b>	<b>10,379</b>	<b>11,431</b>	<b>1,052</b>	<b>100.28%</b>	<b>1,019</b>	<b>518</b>	<b>(501)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>10,096</b>	<b>9,171</b>	<b>3,062</b>	<b>6,109</b>	<b>30.33%</b>	<b>150</b>	<b>540</b>	<b>(390)</b>
<b>TOTAL EXPENDITURES</b>	<b>10,096</b>	<b>9,171</b>	<b>3,062</b>	<b>6,109</b>	<b>30.33%</b>	<b>150</b>	<b>540</b>	<b>(390)</b>
Excess (deficiency) of revenues Over (under) expenditures	1,303	1,208	8,369	7,161	0.00%	869	(22)	(891)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	1,303	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,303</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 1,303	\$ 1,208	\$ 8,369	\$ 7,161	0.00%	\$ 869	\$ (22)	\$ (891)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>51,351</b>	<b>51,351</b>	<b>51,351</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 52,654</b>	<b>\$ 52,559</b>	<b>\$ 59,720</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>25,195</b>	<b>22,726</b>	<b>34,508</b>	<b>11,782</b>	<b>136.96%</b>	<b>2,469</b>	<b>2,713</b>	<b>244</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>20,066</b>	<b>19,111</b>	<b>17,292</b>	<b>1,819</b>	<b>86.18%</b>	<b>180</b>	<b>263</b>	<b>(83)</b>
<b>TOTAL EXPENDITURES</b>	<b>20,066</b>	<b>19,111</b>	<b>17,292</b>	<b>1,819</b>	<b>86.18%</b>	<b>180</b>	<b>263</b>	<b>(83)</b>
Excess (deficiency) of revenues Over (under) expenditures	5,129	3,615	17,216	13,601	0.00%	2,289	2,450	161
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	5,129	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>5,129</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 5,129	\$ 3,615	\$ 17,216	\$ 13,601	0.00%	\$ 2,289	\$ 2,450	\$ 161
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>305,311</b>	<b>305,311</b>	<b>305,311</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 310,440</b>	<b>\$ 308,926</b>	<b>\$ 322,527</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>28,254</b>	<b>25,429</b>	<b>26,639</b>	<b>1,210</b>	<b>94.28%</b>	<b>2,825</b>	<b>362</b>	<b>(2,463)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>16,141</b>	<b>15,178</b>	<b>32,890</b>	<b>(17,712)</b>	<b>203.77%</b>	<b>188</b>	<b>216</b>	<b>(28)</b>
<b>TOTAL EXPENDITURES</b>	<b>16,141</b>	<b>15,178</b>	<b>32,890</b>	<b>(17,712)</b>	<b>203.77%</b>	<b>188</b>	<b>216</b>	<b>(28)</b>
Excess (deficiency) of revenues Over (under) expenditures	12,113	10,251	(6,251)	(16,502)	0.00%	2,637	146	(2,491)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	12,113	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,113</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 12,113	\$ 10,251	\$ (6,251)	\$ (16,502)	0.00%	\$ 2,637	\$ 146	\$ (2,491)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>33,743</b>	<b>33,741</b>	<b>33,743</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 45,856</b>	<b>\$ 43,992</b>	<b>\$ 27,492</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>44,469</b>	<b>40,822</b>	<b>51,497</b>	<b>10,675</b>	<b>115.80%</b>	<b>3,647</b>	<b>4,121</b>	<b>474</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>23,812</b>	<b>22,832</b>	<b>26,715</b>	<b>(3,883)</b>	<b>112.19%</b>	<b>205</b>	<b>218</b>	<b>(13)</b>
<b>TOTAL EXPENDITURES</b>	<b>23,812</b>	<b>22,832</b>	<b>26,715</b>	<b>(3,883)</b>	<b>112.19%</b>	<b>205</b>	<b>218</b>	<b>(13)</b>
Excess (deficiency) of revenues Over (under) expenditures	20,657	17,990	24,782	6,792	0.00%	3,442	3,903	461
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	20,657	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>20,657</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 20,657	\$ 17,990	\$ 24,782	\$ 6,792	0.00%	\$ 3,442	\$ 3,903	\$ 461
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>465,644</b>	<b>465,644</b>	<b>465,644</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 486,301</b>	<b>\$ 483,634</b>	<b>\$ 490,426</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>25,614</b>	<b>23,553</b>	<b>28,200</b>	<b>4,647</b>	<b>110.10%</b>	<b>2,061</b>	<b>2,135</b>	<b>74</b>
<b>EXPENDITURES</b>								
<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%	-	-	-
<b>Total Field</b>	<b>19,981</b>	<b>19,034</b>	<b>1,023</b>	<b>18,011</b>	<b>5.12%</b>	<b>172</b>	<b>214</b>	<b>(42)</b>
<b>TOTAL EXPENDITURES</b>	<b>19,981</b>	<b>19,034</b>	<b>1,023</b>	<b>18,011</b>	<b>5.12%</b>	<b>172</b>	<b>214</b>	<b>(42)</b>
Excess (deficiency) of revenues Over (under) expenditures	5,633	4,519	27,177	22,658	0.00%	1,889	1,921	32
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	5,633	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>5,633</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 5,633	\$ 4,519	\$ 27,177	\$ 22,658	0.00%	\$ 1,889	\$ 1,921	\$ 32
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>237,329</b>	<b>237,329</b>	<b>237,329</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 242,962</b>	<b>\$ 241,848</b>	<b>\$ 264,506</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>29,117</b>	<b>26,905</b>	<b>32,434</b>	<b>5,529</b>	<b>111.39%</b>	<b>2,212</b>	<b>2,756</b>	<b>544</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>21,293</b>	<b>20,343</b>	<b>6,223</b>	<b>14,120</b>	<b>29.23%</b>	<b>175</b>	<b>215</b>	<b>(40)</b>
<b>TOTAL EXPENDITURES</b>	<b>21,293</b>	<b>20,343</b>	<b>6,223</b>	<b>14,120</b>	<b>29.23%</b>	<b>175</b>	<b>215</b>	<b>(40)</b>
Excess (deficiency) of revenues Over (under) expenditures	7,824	6,562	26,211	19,649	0.00%	2,037	2,541	504
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	7,824	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>7,824</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 7,824	\$ 6,562	\$ 26,211	\$ 19,649	0.00%	\$ 2,037	\$ 2,541	\$ 504
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>310,186</b>	<b>310,186</b>	<b>310,186</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 318,010</b>	<b>\$ 316,748</b>	<b>\$ 336,397</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>19,796</b>	<b>17,882</b>	<b>28,831</b>	<b>10,949</b>	<b>145.64%</b>	<b>1,914</b>	<b>2,547</b>	<b>633</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>16,701</b>	<b>15,903</b>	<b>995</b>	<b>14,908</b>	<b>5.96%</b>	<b>148</b>	<b>214</b>	<b>(66)</b>
<b>TOTAL EXPENDITURES</b>	<b>16,701</b>	<b>15,903</b>	<b>995</b>	<b>14,908</b>	<b>5.96%</b>	<b>148</b>	<b>214</b>	<b>(66)</b>
Excess (deficiency) of revenues Over (under) expenditures	3,095	1,979	27,836	25,857	0.00%	1,766	2,333	567
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	3,095	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,095</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 3,095	\$ 1,979	\$ 27,836	\$ 25,857	0.00%	\$ 1,766	\$ 2,333	\$ 567
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>288,771</b>	<b>288,771</b>	<b>288,771</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 291,866</b>	<b>\$ 290,750</b>	<b>\$ 316,607</b>					



**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>24,914</b>	<b>23,123</b>	<b>29,087</b>	<b>5,964</b>	<b>116.75%</b>	<b>1,791</b>	<b>2,834</b>	<b>1,043</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>15,925</b>	<b>14,984</b>	<b>972</b>	<b>14,012</b>	<b>6.10%</b>	<b>166</b>	<b>214</b>	<b>(48)</b>
<b>TOTAL EXPENDITURES</b>	<b>15,925</b>	<b>14,984</b>	<b>972</b>	<b>14,012</b>	<b>6.10%</b>	<b>166</b>	<b>214</b>	<b>(48)</b>
Excess (deficiency) of revenues Over (under) expenditures	8,989	8,139	28,115	19,976	0.00%	1,625	2,620	995
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	8,989	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>8,989</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 8,989	\$ 8,139	\$ 28,115	\$ 19,976	0.00%	\$ 1,625	\$ 2,620	\$ 995
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>320,809</b>	<b>320,809</b>	<b>320,809</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 329,798</b>	<b>\$ 328,948</b>	<b>\$ 348,924</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>38,357</b>	<b>34,651</b>	<b>57,610</b>	<b>22,959</b>	<b>150.19%</b>	<b>3,706</b>	<b>5,316</b>	<b>1,610</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>28,324</b>	<b>27,343</b>	<b>39,798</b>	<b>(12,455)</b>	<b>140.51%</b>	<b>206</b>	<b>660</b>	<b>(454)</b>
<b>TOTAL EXPENDITURES</b>	<b>28,324</b>	<b>27,343</b>	<b>39,798</b>	<b>(12,455)</b>	<b>140.51%</b>	<b>206</b>	<b>660</b>	<b>(454)</b>
Excess (deficiency) of revenues Over (under) expenditures	10,033	7,308	17,812	10,504	0.00%	3,500	4,656	1,156
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	10,033	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>10,033</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 10,033	\$ 7,308	\$ 17,812	\$ 10,504	0.00%	\$ 3,500	\$ 4,656	\$ 1,156
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>602,591</b>	<b>602,591</b>	<b>602,591</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 612,624</b>	<b>\$ 609,899</b>	<b>\$ 620,403</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>5,550</b>	<b>4,995</b>	<b>5,233</b>	<b>238</b>	<b>94.29%</b>	<b>555</b>	<b>71</b>	<b>(484)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>4,841</b>	<b>4,333</b>	<b>39,066</b>	<b>(34,733)</b>	<b>806.98%</b>	<b>83</b>	<b>357</b>	<b>(274)</b>
<b>TOTAL EXPENDITURES</b>	<b>4,841</b>	<b>4,333</b>	<b>39,066</b>	<b>(34,733)</b>	<b>806.98%</b>	<b>83</b>	<b>357</b>	<b>(274)</b>
Excess (deficiency) of revenues Over (under) expenditures	709	662	(33,833)	(34,495)	0.00%	472	(286)	(758)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	709	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>709</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 709	\$ 662	\$ (33,833)	\$ (34,495)	0.00%	\$ 472	\$ (286)	\$ (758)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>7,612</b>	<b>7,611</b>	<b>7,612</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 8,321</b>	<b>\$ 8,273</b>	<b>\$ (26,221)</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>6,000</b>	<b>5,400</b>	<b>5,657</b>	<b>257</b>	<b>94.28%</b>	<b>600</b>	<b>76</b>	<b>(524)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
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%	-	-	-
<b>Total Field</b>	<b>5,234</b>	<b>4,726</b>	<b>66,810</b>	<b>(62,084)</b>	<b>1276.46%</b>	<b>84</b>	<b>589</b>	<b>(505)</b>
<b>TOTAL EXPENDITURES</b>	<b>5,234</b>	<b>4,726</b>	<b>66,810</b>	<b>(62,084)</b>	<b>1276.46%</b>	<b>84</b>	<b>589</b>	<b>(505)</b>
Excess (deficiency) of revenues Over (under) expenditures	766	674	(61,153)	(61,827)	0.00%	516	(513)	(1,029)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	766	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>766</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 766	\$ 674	\$ (61,153)	\$ (61,827)	0.00%	\$ 516	\$ (513)	\$ (1,029)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>11,806</b>	<b>11,805</b>	<b>11,806</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 12,572</b>	<b>\$ 12,479</b>	<b>\$ (49,347)</b>					

**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)
<b>REVENUES</b>								
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
<b>TOTAL REVENUES</b>	<b>618,735</b>	<b>556,864</b>	<b>589,782</b>	<b>32,918</b>	<b>95.32%</b>	<b>61,871</b>	<b>10,337</b>	<b>(51,534)</b>
<b>EXPENDITURES</b>								
<b>Field</b>								
Misc-Assessment Collection Cost	12,890	11,601	11,667	(66)	90.51%	1,289	158	1,131
<b>Total Field</b>	<b>12,890</b>	<b>11,601</b>	<b>11,667</b>	<b>(66)</b>	<b>90.51%</b>	<b>1,289</b>	<b>158</b>	<b>1,131</b>
<b>Debt Service</b>								
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%	-	-	-
<b>Total Debt Service</b>	<b>610,084</b>	<b>135,042</b>	<b>144,945</b>	<b>(9,903)</b>	<b>23.76%</b>	<b>-</b>	<b>5,000</b>	<b>(5,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>622,974</b>	<b>146,643</b>	<b>156,612</b>	<b>(9,969)</b>	<b>25.14%</b>	<b>1,289</b>	<b>5,158</b>	<b>(3,869)</b>
Excess (deficiency) of revenues Over (under) expenditures	(4,239)	410,221	433,170	22,949	0.00%	60,582	5,179	(55,403)
<b>OTHER FINANCING SOURCES (USES)</b>								
Operating Transfers-Out	-	-	(3,372)	(3,372)	0.00%	-	(674)	(674)
Contribution to (Use of) Fund Balance	(4,239)	-	-	-	0.00%	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(4,239)</b>	<b>-</b>	<b>(3,372)</b>	<b>(3,372)</b>	<b>79.55%</b>	<b>-</b>	<b>(674)</b>	<b>(674)</b>
Net change in fund balance	\$ (4,239)	\$ 410,221	\$ 429,798	\$ 19,577	0.00%	\$ 60,582	\$ 4,505	\$ (56,077)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>297,814</b>	<b>297,814</b>	<b>297,814</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ 293,575</b>	<b>\$ 708,035</b>	<b>\$ 727,612</b>					

**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)
<b>REVENUES</b>								
Interest - Investments	\$ -	\$ -	\$ 56,103	\$ 56,103	0.00%	\$ -	\$ 11,315	\$ 11,315
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>56,103</b>	<b>56,103</b>	<b>0.00%</b>	<b>-</b>	<b>11,315</b>	<b>11,315</b>
<b>EXPENDITURES</b>								
<b>Construction In Progress</b>								
Construction in Progress	-	-	28,950	(28,950)	0.00%	-	24,925	(24,925)
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>28,950</b>	<b>(28,950)</b>	<b>0.00%</b>	<b>-</b>	<b>24,925</b>	<b>(24,925)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>28,950</b>	<b>(28,950)</b>	<b>0.00%</b>	<b>-</b>	<b>24,925</b>	<b>(24,925)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	27,153	27,153	0.00%	-	(13,610)	(13,610)
<b>OTHER FINANCING SOURCES (USES)</b>								
Interfund Transfer - In	-	-	3,372	3,372	0.00%	-	674	674
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>3,372</b>	<b>3,372</b>	<b>0.00%</b>	<b>-</b>	<b>674</b>	<b>674</b>
Net change in fund balance	\$ -	\$ -	\$ 30,525	\$ 30,525	0.00%	\$ -	\$ (12,936)	\$ (12,936)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>-</b>	<b>-</b>	<b>2,501,896</b>					
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,532,421</b>					

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



**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
<b>TOTAL</b>	<b>\$ 23,753</b>	<b>\$ 8,557</b>	<b>\$ 14,357</b>	<b>\$ 10,012</b>	<b>\$ 24,243</b>	<b>\$ 27,735</b>	<b>\$ 35,801</b>
% COLLECTED	94%	94%	94%	94%	94%	94%	94%
<b>TOTAL OUTSTANDING</b>	<b>\$ 1,452</b>	<b>\$ 523</b>	<b>\$ 877</b>	<b>\$ 612</b>	<b>\$ 1,482</b>	<b>\$ 1,695</b>	<b>\$ 2,188</b>

**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
<b>TOTAL</b>	<b>\$ 20,236</b>	<b>\$ 21,712</b>	<b>\$ 18,796</b>	<b>\$ 17,585</b>	<b>\$ 36,378</b>	<b>\$ 5,448</b>	<b>\$ 5,890</b>	<b>\$ 607,369</b>
% COLLECTED	94%	94%	94%	94%	94%	94%	94%	94%
<b>TOTAL OUTSTANDING</b>	<b>\$ 1,237</b>	<b>\$ 1,327</b>	<b>\$ 1,149</b>	<b>\$ 1,075</b>	<b>\$ 2,223</b>	<b>\$ 333</b>	<b>\$ 360</b>	<b>\$ 37,121</b>

**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>
<b>GENERAL FUND</b>					
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
<b>DEBT SERVICE</b>					
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
				<b>Total</b>	<b>\$10,526,544</b>

**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)
<b>Total</b>	<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**

<b>DEED RESTRICTION REINFORCEMENT FUND 002</b>				
<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
<b>Total Settlements</b>	<b>\$ 4,150.00</b>			



**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/>
<b>Total</b>				<b>\$ 19,740.70</b>





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

# 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	<b>Total Amount Outstanding</b>
( \$0.00	+ \$1,323.00	)- ( \$0.00	= <b>\$1,323.00</b>

## 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

Invoice # 4802 - 03/04/2024

Service	RDJ	02/13/2024	Revise request for qualifications for architectural services for lap pool project; follow-up with District management regarding same.	0.25	\$294.00	\$73.50
Service	RDJ	02/16/2024	Update and finalize request for qualifications packet for architect services for lap pool project.	0.50	\$294.00	\$147.00
Service	AHC	02/20/2024	Review revised agenda package for 2/21 CDD meeting including historical Minutes.	0.25	\$294.00	\$73.50
				<b>Subtotal</b>		<b>\$1,323.00</b>
				<b>Total</b>		<b>\$1,323.00</b>

*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 # 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	<b>Total Amount Outstanding</b>
( \$0.00	+ \$147.00	)-( \$0.00	= <b>\$147.00</b>

## 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
					<b>Subtotal</b>	<b>\$147.00</b>
					<b>Total</b>	<b>\$147.00</b>

*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 03.20.2024					
Case#	Village	Street #	Street Name	Violation	DR#	ARC_DRC Delivery	Notes	Agenda Page	Property Ownership
2024-050	Morningside	29924	Morningmist Dr	#14: The driveway expansion joints need weeds treated with an organic weed killer (Captain Jacks Deadbrew weed killer works well) and the driveway needs to be pressure washed and any stains present removed.#14: The entry way needs to be pressure washed.#14: The landscape beds in the front and side of the home by the garage need to be weeded and the border edged. #14 and #6 The ruts in the lawn is caused by parking vehicles up in the yard. The tree curb lawn is damaged by driving over it and isn't allowed. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post needs to be replaced, it is cracking up the middle and by the arms. A MPII vendor flyer is enclosed.	06,14,18	Resident			
2024-051	Deer Run	29517	Eagle Station 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 deteriorating at the bottom and rotting on the arms. An MPII Vendor flyer is enclosed.	18	ARC/DRC			PI
2024-052	Deer Run	1602	Stetson Dr	#14: The Driveway needs to be pressure washed and any stains removed. #18: The mailbox needs to be cleaned with a bleach/water solution and the MB post replaced with a PVC post. The post is cracking, as well as the arms.	14,18	Resident			
2024-053	Wrencrest	1956	Blanchard Ct	#18: The mailbox is rusted at the bottom front and dented, should be replaced. The Mailbox post is cracking from the bottom and the arm is held up by braces, has to be replaced with a PVC post. An MPII vendor flyer is enclosed.	18	Resident			
2024-054	Deer Run	1628	Stetson Dr	\$10: The Debris that is behind the truck must be stored out of sight. The Driveway/apron, sidewalk and tree lawn curbs must be edged. #14: The trees in the tree lawn, center and front landscape beds need to be trimmed at the bottom to sculpt the trees. #14: The Front landscape bed and center bed needs to be weeded and mulched and the border edged. #14 The south side of the home needs the weeds along the property line treated and side of home trimmed. #14: the large Mexican palm needs to be trimmed so no low hanging fronds are present.	10,14	Resident			
2024-055	Wrencrest	1950	Blanchard Ct	#14:The drip edge around the entire front of the home needs to be pressure washed to remove the dirt and mildew formed, as well as all stains present. The East side of the home, especially by/under the windows need to be pressure washed to remove all mildew/dirt and algae formed. #14: The driveway needs to be pressure washed and any stains present removed. #14: Three Robellini pailms in the front landscape beds need to be trimmed. #14: All three rock beds need to have weeds treated using an organic weed killer ( Captain Jacks Deadbrew weed killer works well.) #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post is cracking on the west side and two additional screws are holding in the arm. The post should be replaced with a PVC post. An MPII vendor flyer is enclosed.	14,18	Resident			
2024-056	Wrencrest	30902	Burleigh Dr	#10: The garbage containers on the side of the home and safety cone need to be stored out of sight, in the garage or walled in on two sides on the side of the home.#18: The mailbox post needs to be replaced with a PVC post, the post is cracking on the sides and the arm is cracking as well.	10,18	ARC/DRC			
2024-057	Deer Run	29524	Eagle Station 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 deteriorating at the bottom and rotting on the arms. An MPII Vendor flyer is enclosed.	18	ARC/DRC			
2024-058	Manor Isle	1332	Deerbourne Dr	#16:The front of the home, as well as the west side of the home is dirty and needs to be pressure washed. The Fascia boards on the West side of the home and over the garage need to be replaced and then primed/painted to match existing trim.#16: The Front landscape rock beds need to have the weeds treated with an organic weed killer.#20: The mailbox is dirty and needs to be cleaned with a bleach/water solution and the MB post needs replaced with a PVC post. An MPII Vendor flyer is enclose.	16,20	ARC/DRC			

### MPII - Deed Violation Form [#250]

MachForm <mailer@forms-db.com>

Sun 2/25/2024 12:19 PM

To:ARCDRC <arcdrc@mpiicdd.org>

**Street Number** 29924

**Street Name** Morningmist Dr

**Violation**

neighbor continues to park their cars in the front yard. Has been reported several times with no action taken. I would like to suggest that in the monthly newsletter you begin noting deed restriction enforcement actions so we know that we are getting one of the services we pay for.

**RECEIVED**

FEB 25 2024

BY: KS

*Case # 2024-050*







# MEADOW POINTE II CDD

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

## REPORT OF VIOLATION OF DEED RESTRICTIONS, ORDINANCE, OR LAW

PLEASE PRINT CLEARLY

Date: 1/31/2024

Details & Specifics:

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

# 14 - needs to be cleaned  
moldy green mailbox + post  
fence is moldy green

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

1602 Stetson Dr  
Deer Run

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 MPII Architectural Review Committee (ARC) box in MPII Clubhouse office. The reports will be taken up at the next meeting of the ARC.

RECEIVED  
FEB 01 2024

For CDD Use Only:

Date Report Received

Case Number

2024-052

BY: \_\_\_\_\_

KG





# MEADOW POINTE II CDD

(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)*

Mailbox in pretty bad shape. Needs to be replaced.

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

1956 BLANCHARD 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.

**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  
FEB 03 2024

For CDD Use Only: Date Report Received BY: KG Case Number 2024-053



# MEADOW POINTE II CDD

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

## REPORT OF VIOLATION OF DEED RESTRICTIONS, ORDINANCE, OR LAW

PLEASE PRINT CLEARLY

Date: 1/31/2024

Details & Specifics:  
*(If possible, please cite relevant paragraph in deed restrictions violated)*

#14- garbage and debris in  
driveway  
garbage pails always  
outside

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

1028 Stetson Drive  
Deer Run

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 MPII Architectural Review Committee (ARC) box in MPII Clubhouse office. The reports will be taken up at the next meeting of the ARC.

RECEIVED

FEB 01 2024

For CDD Use Only: Date Report Received BY: [Signature] Case Number 2024-054





# MEADOW POINTE II CDD

(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)*

Mold on house. Fascia boards dirty, mold.  
DRIVEWAY needs to be cleaned. Palm trees Front AND  
other side of driveway need trimmings

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

1950 BLANCHARD 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.

**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 MPII Architectural Review Committee (ARC) box in MPII Clubhouse office. The reports will be taken up at the next meeting of the ARC.

RECEIVED

FEB 05 2024

For CDD Use Only:

Date Report Received

Case Number

2024-055

BY: \_\_\_\_\_

### MPII - Deed Violation Form [#274]

MachForm <mailer@forms-db.com>

Thu 3/14/2024 4:24 PM

To:ARCDRC <arcdrc@mpiicdd.org>

<b>Name of person reporting violation</b>	ARC/DRC
<b>Street Number</b>	30902
<b>Street Name</b>	Burleigh Dr

**Violation**

#10: The garbage containers on the side of the home and safety cone need to be stored out of sight, in the garage or walled in on two sides on the side of the home.#18: The mailbox post needs to be replaced with a PVC post, the post is cracking on the sides and the arm is cracking as well.

RECEIVED

MAR 14 2024

BY: KA

Case # 2024-056

### MPII - Deed Violation Form [#275]

MachForm <mailer@forms-db.com>

Fri 3/15/2024 8:33 AM

To:ARCDRC <arcdrcc@mpiicdd.org>

<b>Name of person reporting violation</b>	ARC/DRC
<b>Street Number</b>	29524
<b>Street Name</b>	Eagle Station Dr

**Violation**

#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 deteriorating at the bottom and rotting on the arms.

RECEIVED

MAR 15 2024

BY: KS

Case # 2024-057





# Tab 14

MPII ARCHITECTURE REVIEW APPLICATIONS LOG					As of		3/20/2024					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	PRE APPROVAL ARC RECOMMENDATION	NOTES	ARC Application Submit Date
2024-010	Manor Isle	1331	Deerbourne	New Roof Replacement						Approve	GAF HDZ Nantucket Morning	03.07.2024
2024-011	Wrencrest	1902	Blanchard Ct	Exterior paint	90	SW6234	SW7662	SW7674	SW6234	Approve		03.08.2024
2024-012	Manor Isle	1521	Deerbourne Dr	Exterior Paint	34	SW7671	SW7005	SW7005	SW7671	Approve	Homeowner wants to substitute SW7005 Pure White for SW6258 Tricom Black. SW7005 is an approved alternate color for the front door.	03.08.2024
2024-013	Iverson	1521	Baythorn Dr	Exterior Paint							Homeowner wants to paint their home the same color as it presently is. There is nothing in their file digitally or paper so they are trying to create the colors through samples. Will supply the file at the meeting	03.11.2024
2024-014	Iverson	1444	Baythorn Dr	Exterior paint	67	SW6358	SW6378	SW9052	SW6358	Board Discretion, Not recommending approval	Substitute door color SW7019(Gauntlet Gray) for SW9052 (Blithe Blue)	03.11.2024
2024-015	Manor Isle	1515	Deerbourne Dr	Exterior Paint	76&97	SW7012	SW6104	SW7012	SW6006	Not Approve	Homeowner wants to combine colors from two schemes, not recommending approval	03.07.2024
2024-016	Wrencrest	20912	Burleigh Dr	Exterior Home Paint	101	SW6080	SW6140	SW6140	SW6080	Approve		03.14.2024
2024-017	Glenham	30348	Glenham Ct	Exterior Home Paint	98	SW6073	SW7005	SW6244	SW6073	Approve		03.14.2024



# Tab 15



## MEADOW POINTE II

### Community Development District

---

March 2024

To: Homeowner of Morningside (MS) and Deer Run (DR)

The Meadow Pointe Two Community Development District (MPIO CDD) Board of supervisors has been discussing the possibility of taking ownership of the Roads, Tree Lawns, Aprons and Sidewalks in your community from Pasco County.

After discussion with our Legal Counsel and Engineer, the MPIO CDD Board decided to hold a Public Hearing during the 12/21/23 CDD meeting and continued it to the 1/3/24 meeting. One resident attended the first meeting and none at the second. None of the Zoom participants were residents of DR or MS. We have received minimal response and are looking to get more feedback on these topics.

At the 1/16/24 MPIO CDD meeting, it was decided to issue all the homeowners this letter informing you of an internet poll at [\(link\)](#) to get as many homeowner opinions as possible. In addition, we encourage you all to attend any MPIO CDD meeting held on the first and third Wednesday of each month, or to call into the meeting on our zoom link. In conclusion, here are some of the topics discussed. Will it be more cost effective for the CDD to maintain the roads for the homeowners or have the County issue a tax assessment for a road re-pavement fund? Will the CDD do a better job of re-paving and maintaining the roads? By taking ownership the CDD will have a universal method of enforcing deed restriction in all the villages by the same guidelines

We have included the questions you will be asked on the online survey so you can be prepared to answer them when you log in, please do not bring the survey to the clubhouse this is only to prepare you to answer the one through the link above.

Sincerely, Your Meadow Pointe II Board of Supervisors





# MEADOW POINTE II

## Community Development District

---

Name  
Address

1. I am:
  - a. Homeowner
  - b. tenant
  
2. I have received either a physical letter, or an electronic copy of a letter regarding the CDD proposal about taking ownership of the roads in Morningside and Deer Run from Pasco County
  - a. yes
  - b. no
  
3. I have read either the physical letter or the electronic copy of the proposal
  - a. yes
  - b. no
  
4. I am aware that Pasco County, NOT the CDD owns the roads in my village
  - a. I am aware.
  - b. I didn't know that
  
5. I am also aware that in MP2 CDD, these are the only 2 villages where the CDD does not own the roads and does own them in all other villages.
  - a. Yes
  - b. I didn't know that
  
6. Regarding my thoughts on the proposal, I am in favor of the CDD taking ownership of the roads
  - a. Yes
  - b. No
  
7. If I answered no, would any of the options below change my opinion to yes: (check all that apply)
  - a. If I found my county tax increase to cover the roads would be the same or about the same as the CDD increase.
  - b. I would be in favor if I found that even after the tax increases, Pasco County would not be paving my roads soon but that the CDD would.
  - c. If my property value could be affected because the roads look deteriorated.
  - d. Other (write any conditions where you would be in favor of the CDD owning the roads)
  - e. If the CDD will pave my road sooner than the county and maintain it better.
  
8. Comments



# Tab 16

## Policies and Procedures for Event planning committee (EPC)

1)The Board of Supervisors for the Meadow Pointe II Community Development District (MPIO CDD) has appointed two residents to organize events for the community. At the current time the two residents are Kelly Wright and Ashley Thompson. Should the MPIO CDD board remove one or both residents from this position or should they resign, the MPIO CDD Board will solicit for volunteers to have interviews and appoint new residents to the positions by vote of the board.

2) On a yearly basis prior to the next fiscal year budget being finalized, the EPC will present to the board a list of events for the year and a preliminary budget for the events. They will also include a report on attendance at the prior year's events. This will enable the board to determine which events the district should have and what to allocate in funding. The EPC will have use of the MPIO Clubhouse and our facilities for the events. They will schedule and coordinate the dates and times through the Operations Manager. Being that the event is funded through CDD fees all events and the activities at the events are free to all MPIO residents. Only CDD approved EPC events are authorized to be held at clubhouses, use the allocated event funding and have use of the facilities, all other events will follow the normal guidelines for residents reserving rooms and areas.

3)The EPC will update the MPIO CDD board at the twice monthly meeting of upcoming events and what they have planned for the event. The EPC will also present the budget for each event at this time. The funding will be approved or disapproved by the board and funding will be allocated through the MPIO CDD Operations Manager. The EPC Coordinators will keep receipts for purchase and will give them to the Operations Manager to be kept on file for each event. Only CDD approved and EPC events will be authorized to use the allotted funding for events. During the fiscal year the EPC may request to add additional events, the CDD Board will determine if funding is available and if the event is one the community will attend.

4)The Two EPC coordinators are the only members of the committee and are volunteers not employees of the district. They do, however, represent the district and conduct events that are sanctioned by the MPIO CDD Board. They may solicit and use other volunteers to assist them in planning/running the events. The volunteers the EPC uses for the events will be supervised by the EPC coordinators and are solely their responsibility. The CDD board members (may if available) and Clubhouse staff will assist the EPC on the days of the event at the operation manager's discretion.

# Tab 17

**Justin Wright**  
**Operations Manager/Maintenance Report**  
**March 20, 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 cleaned, refilled sand in joints, and sealed pool deck.
  - LMP has completed sod and trees on County Line RD.
  - Replacement of fountain pump at Clubhouse Pond discussion. Fountain is for aesthetics.
  - ACPLM warranty work #2 scheduled for 3/22/2024.
  - Discussion of ownership of fence that separates Vermillion and Hillhurst community in MPIII.
- 

**Board Discussion / Approval**

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

# Tab 18



CALL 800.432.4302 FOR SERVICE

Customer: Meadow Pointe II add  
 Technician: SASON NAYO

Account Number: \_\_\_\_\_  
 Date: 3/8/24 Time: 9:00

### WORK PERFORMED

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

SITE ID	38	40	104	105	37	30	32	33	31	108	42	28	35	36	106	39	34	114	29	27	26	113	
Method Used	G																						
Treated Algae	X	→																					
Treated Cyanobacteria																							
Treated Submersed Weeds	X	X	X	X								X											
Treated Grasses/Brush	X	→																					
Treated Floating Weeds									X														
Treated Mosquitoes and/or Midges																							
Lake Dye																							
<u>Alligator</u>																							
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	14	14	→																				
Restriction Type	I	I	→																				

### GENERAL OBSERVATIONS OF THE WATER

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

### GENERAL BIPLD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS			
<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Chara	<input type="checkbox"/> Lily	<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Otter	<input type="checkbox"/> Coots	<input type="checkbox"/> Herons
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Snakes	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Ibis	<input type="checkbox"/> Catfish	<input type="checkbox"/> Egrets	<input type="checkbox"/> Osprey
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Golden Canna	<input checked="" type="checkbox"/> Pickerelweed	<input checked="" type="checkbox"/> Gambusia	<input type="checkbox"/> Turtles			<input type="checkbox"/> Bulrush		
<input checked="" type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Soft Rush						<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: 06.08.19

# Tab 19





Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 03/08/2024

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 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 type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input 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 type="checkbox"/>
		Disease <input type="checkbox"/>	Weed Beds <input type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

*County line center median removal of dead perrenial pecunets and grading bed for sod install.*

SERVICE PROVIDED BY: LMP RECEIVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



Landscape Maintenance Professionals, Inc.

**SERVICE COMMUNICATION REPORT**

Property Name: MP2 Service Date: 03/11/2024

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 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 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 type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>
COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:							

*New crape myrtles installed on Longleaf and County Line center medians. Refilled all gator bags.*

SERVICE PROVIDED BY: LMP RECEIVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



Landscape Maintenance Professionals, Inc.

**SERVICE COMMUNICATION REPORT**

Property Name: MP2

Service Date: 03/12/2024

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 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 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 type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

New sod installation on County Line center medians.

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE



Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2

Service Date: 03/13/2024

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 checked="" type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input checked="" type="checkbox"/>	Tree Pruning <input type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <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 Chubhouse, Mainfield, County Line and Beardslay. Sprayed Beds on Beardslay. Treated Ant's with Advion granular ant bait. Trash and debris were picked up and all areas were blown off. Leaves clean up and spanish moss removal.*

SERVICE PROVIDED BY: LMP

RECEIVED BY:

DATE





Landscape Maintenance Professionals, Inc.

## SERVICE COMMUNICATION REPORT

Property Name: MP2 Service Date: 03/14/2024

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 checked="" type="checkbox"/>	Hedging <input type="checkbox"/>	Trees <input type="checkbox"/>	Adjustments <input type="checkbox"/>
Edging Beds <input checked="" type="checkbox"/>	Weeding <input checked="" type="checkbox"/>	Shrubs <input type="checkbox"/>	Repairs <input type="checkbox"/>
Weedeating <input checked="" type="checkbox"/>	Tree Pruning <input type="checkbox"/>	Annuals <input type="checkbox"/>	Other <input type="checkbox"/>
	Palm Pruning <input type="checkbox"/>	12-0-0 <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 all common areas. Mowed and weedeated all ponds.  
 All trash and debris was picked up and all areas were blown off. Treated Ant's with Advion granular and bait.  
 Sprayed crack weeds.

SERVICE PROVIDED BY: LMP RECEIVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

# Tab 20



# YTD FHP Off Duty Activity Report

YTD	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
As of 3/19/2024	122	59	0	5	7	66	24

<b>FHP OFF DUTY ACTIVITY REPORT</b>									
<b>DATE</b>	<b>SHIFT</b>	<b>LOCATION</b>	<b>SPEED WARNINGS</b>	<b>SPEED CITATIONS</b>	<b>ARRESTS</b>	<b>STOP SIGN</b>	<b>SEAT BELT</b>	<b>OTHER</b>	<b>STREET PARKING</b>
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	0	0	0	4 2 insurance violations; 1 expired tag violation; 1 window tint violation	0



# Tab 21



## MEADOW POINTE II CDD

### ENGINEER'S REPORT FOR MARCH 20TH, 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.
  - Permit # 3010.044 – Statement of Inspection due 5/15/2024.
  - Permit # 3010.054 – Statement of Inspection due 5/15/2024.
  
- **Pond Repairs:** Shoreline erosion locations found during the past 6 months of SOI inspections have been reconciled in a shared report for action. Additional pond repairs including providing access to structures, concrete grouting and alike will be produced and shared with staff for action. Any remaining repairs can be bid out to pond repair vendors.
  
- **Building Construction on County Line Rd & Mansfield Blvd:** We have requested the AIA document from Renker Eich Parks Architects and will work with them and District Counsel to get an agreement in place for architectural services.
  
- **Warning Gate @ Wrencrest Drive:** Pasco County Engineer Nick Uhren responded to the Districts inquiry with reference to Section 901.6.D.11 of the Pasco County Land Development Code which details that the streets in a proposed development shall be connected to streets and/or rights-of-way in adjacent areas to provide for proper traffic circulation unless approved otherwise at the time of preliminary plan approval. Because the preliminary plan for the community was approved with a connection to a street in the adjacent area, closure of this connection (via installation of the proposed gate) would constitute a violation of this section of the LDC. As such, the County staff cannot approve a request to install the proposed gate.
  
- **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 3<sup>rd</sup>, 2024. The Board will consider RFQ submissions at the regular Board of Supervisors meeting on April 17<sup>th</sup>, 2024.
  
- **Roadway Cost Analysis Assessments:** Roadway cost analysis assessments for estimated construction costs to mill and resurface all District roadways separated by village are being completed. All village roadway reports will be turned in for Board review by March 26<sup>th</sup> ahead of the final agenda for the April 3<sup>rd</sup> Board of Supervisors meeting.