

### Meadow Pointe II CDD July 16, 2025

#### **Table of Contents**

Agenda	
7 – District Engineer Report	2
9 – Consent Agenda	3
10- Architectural	4
12 –Operations Managers Report	5
Solitude reports	6
LMP reports	7
Update on resident lawsuit	8
Playground proposals	
Pro Playground	9
Southern Recreation	10
Board Discussion/Approval	
FHP Report	11

# **Agenda**

# Meadow Pointe II Community Development District July 16, 2025 AGENDA PACKAGE

#### Communications Media Technology Via Zoom:

https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWIrZz09&omn=87393916259

Meeting ID: 452 747 8885 Passcode: 6DfetC Call In #: 1-929-205-6099

The Agenda Package may contain draft documents which are subject to change pending Board approval at the Meeting.

#### **Meadow Pointe II Community Development District**

#### **Board of Supervisors**

Board of Supervisors	
□ John Picarelli, Chairperson	□ Jayna Cooper, District Manager
□ Robert Signoretti, Vice Chairperson	☐ Andrew Cohen, District Counsel
□ Chris Kluender, Assistant Secretary	<ul> <li>Jennifer Kilinski, Special Counsel</li> </ul>
□ Kyle Molder, Assistant Secretary	☐ Jerry Whited, District Counsel
□ Jamie Childers, Assistant Secretary	☐ Justin Wright, Operations Manage

#### Wednesday, July 16, 2025 – 6:30 p.m. Regular Meeting Agenda

Communications Media Technology Via Zoom:

https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWIrZz09&omn=87393916259

Meeting ID: 452 747 8885 Passcode: 6DfetC 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. Discussion and Consideration of Architectural & Engineering Proposal Regarding Lap Pool
  - B. Consideration of Request for Proposal for District Counsel- Kilinski | Van Wyk PLLC

#### 7. District Engineer Report

- A. Engineers Report
- B. All Outstanding Permits
- C. Update on Construction Road/6th Lane for Lap Pool

#### 8. District Counsel Report

- A. Update on any Ongoing Litigation
- B. Special Council Updates- Wrencrest Gate
- C. Update on DRVC violation Mediation

#### 9. Consent Agenda

- A. Approval of Minutes of the June 11, 2025 Meeting
- B. Approval of Minutes of the June 18, 2025 Meeting
- C. Acceptance of Financial Report as of June 2025

#### 10. Architectural Review Discussion Items

#### 11. Non-Staff Reports

- A. Government/Community Updates
  - i. Wrencrest Gate
  - ii. Speed, Traffic, and caution signs
  - iii. Joint use agreement for LEO between MPI and MPII
- B. Event Planning Committee Update on Next Event

#### 12. Operations Manager Report

- A. Update on Landscaping Renovation
- B. Covina Key Broken Sewer Line

#### 13. Approval/Disapproval/Discussion

- A. Fiscal Year 2026 Budget for Villages
- 14. Audience Comments (Comments will be limited to three minutes.)
- 15. Supervisor Comments
- 16. Adjournment

If you require an agenda package, please contact Camille at Berloune.Camille@inframark.com The next CDD Meeting is scheduled for Wednesday, August 6, 2025 at 6:30 p.m.

Management

Meadow Pointe II Clubhouse 30051 County Line Road Wesley Chapel, FL 33543 (813)-991-5016

# **Sixth Order of Business**

**6B** 





PROPOSAL FOR DISTRICT COUNSEL SERVICES

Meadow Pointe II Community Development District Wesley Chapel, Florida



#### Why Kilinski | Van Wyk

On behalf of Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk" or "Firm"), thank you for considering our Firm to provide legal representation to Meadow Pointe II Community Development District ("District"). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, construction law, governmental law, public financing, public contract law, ethics, and related practice areas.

Founded in July 2021 by entrepreneurial-minded partners Jennifer Kilinski and Roy Van Wyk, our Firm combines decades of experience dedicated specifically to special district clients. Kilinski | Van Wyk was established to deliver exceptional, tailored legal services in a nimble and innovative environment. In just short of four years, our Firm has rapidly expanded to twenty-five dedicated professionals, including thirteen experienced attorneys, three skilled paralegals, and robust administrative support staff. This growth underscores the confidence our clients place in our attorneys' extensive experience and high-quality legal services. We pride ourselves on our efficiency, responsiveness, and innovative strategic thinking.

Kilinski | Van Wyk serves clients throughout Florida from strategically located offices. Our originating office in Tallahassee, Florida's capital city, provides convenient access to state administrative offices, the Florida Legislature, and key regulatory agencies vital to our clients. Our Tampa office includes nine professionals (including seven attorneys), while our Jacksonville office is staffed with three attorneys. This intentional geographic presence supports our successful growth and enhances our ability to serve special district clients effectively across the state.

Kilinski | Van Wyk was uniquely founded with a clear mission: providing excellent, solution-oriented, and responsive legal counsel tailored to the specific needs of special districts. By leveraging our substantial collective experience, we ensure that our clients receive seasoned, practical advice rather than experiencing "on-the-job training." Our approach involves active listening, strategic collaboration, and deploying decades of specialized legal and business acumen to achieve your goals. We dedicate ourselves to hiring, training, and retaining top-tier attorneys so that your District can thrive and succeed.

Our attorneys bring extensive experience representing various types of special districts, including stewardship districts, improvement districts, community development districts, and more, across virtually every region of Florida. The depth of our team's expertise and proven track record of success reflects our strong "bench strength," which includes accomplished senior attorneys and highly credentialed emerging talent. By choosing Kilinski | Van Wyk, you partner with an exceptional legal team committed to delivering outstanding service and measurable results.







#### **KVW Personnel & Other Resources**

Kilinski | Van Wyk attorneys concentrate their practice exclusively on special district law and related areas, leveraging significant expertise to deliver efficient, cost-effective legal services. Our approach allows us to offer flexible, competitive pricing tailored to our clients' specific needs and situations. By strategically deploying small, agile teams—including associate attorneys and paralegals as appropriate—we ensure timely responsiveness while managing expenses effectively.

As Firm partners, our names represent our personal commitment to providing proactive, business-oriented, and timely legal counsel aligned with your objectives. We actively supervise personnel assignments and resource allocation, guaranteeing each client receives personalized and legal guidance suited to their unique circumstances. Additional details about our Firm, attorneys, and resources are available at www.cddlawyers.com.







#### **KVW Experience with Special Districts**

Kilinski | Van Wyk's founding partners, Jennifer Kilinski and Roy Van Wyk, previously served as partners at Hopping Green & Sams, PA, a firm renowned for representing community development districts (CDDs) since 1985. Today, our Firm serves as general counsel to over 180 special districts and similar entities across Florida, providing comprehensive legal guidance throughout all stages of district operation, from formation to ongoing management.

Our extensive experience encompasses virtually every issue facing special districts, including:

- Establishment at city, county, and state levels
- Real property transactions
- Public finance
- Procurement and contracts
- Property acquisitions
- Rulemaking
- Open meetings and public records compliance
- Ethics regulations
- Construction law
- District mergers and boundary amendments
- Special assessments and foreclosure actions
- Promulgation of policies, procedures and best practices in asset management

There are few issues our lawyers have not faced.

With several district clients in Pasco County and surrounding areas, our Tampa-based attorneys are strategically positioned to serve your District effectively. Many of our special district clients operate extensive community amenities serving thousands of residents. As a result, our attorneys possess significant knowledge of best practices regarding amenity management, restaurant operations, DBPR licensing, policy development, operational management, and related due diligence activities, including detailed analyses of ownership and maintenance responsibilities.









#### **KVW Understanding the Scope of Work**

In our role as general counsel for special districts, we deliver comprehensive legal services tailored to each client's unique needs. Our scope of work typically includes advising on governmental meetings, ethics compliance, and procurement procedures; assisting with maintenance contracts and operational activities; and addressing the District's broader legal requirements.

We actively engage with the District's Board and staff by preparing meeting agendas, participating in agenda-planning calls as necessary, and drafting essential documents included in agenda packages. Consistent with our commitment to responsive service, our attorneys attend Board meetings either remotely or in person, as coordinated with the Board and District staff. After each meeting, we diligently follow up to resolve outstanding issues and promptly address questions or concerns. Additionally, we remain readily accessible by phone or email to manage and resolve any matters arising between scheduled meetings.

Drawing on extensive experience with community development districts, our proactive counsel helps clients minimize the risk of costly litigation. Strategic guidance and timely interventions at the onset of potential disputes can substantially reduce or eliminate unexpected expenses. However, should litigation become unavoidable or strategically necessary, our Firm provides experienced litigation support and offers referrals to trusted specialists suited to the District's specific circumstances.

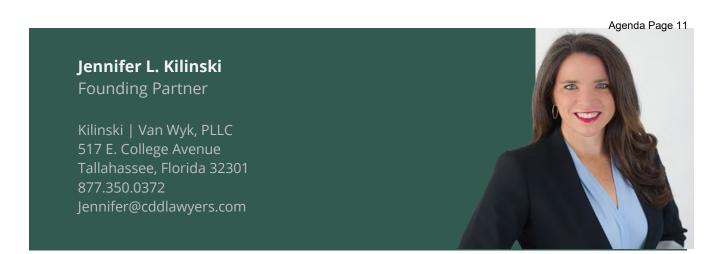




#### Conclusion

Kilinski | Van Wyk proudly represents Florida's community development districts and independent special districts, combining extensive experience and strategic resources to deliver legal services distinguished by professionalism, responsiveness, and cost-effectiveness. Our core values—being humble, hungry, and smart—guide every interaction and ensure that we approach each client's unique needs with genuine collaboration, diligent advocacy, and innovative problem-solving. These values shape our commitment to excellence, enabling us to consistently achieve exceptional outcomes tailored to your district's objectives.

We invite you to explore our qualifications and learn more about our approach at www.cddlawyers.com. As dedicated CDD attorneys, we look forward to partnering with you and contributing to your district's continued success.



#### **Experience**

- General Counsel to several special districts on a variety of matters including public finance, public procurement, open government and ethics, construction and real property transactions.
- Represents clients before state agency and local government boards and commissions including county and city commissions, Florida Land and Water Adjudicatory Commission, and regulatory agencies.
- Represents special districts and landowners before local governments regarding the establishment of community development districts and development issues and in complex construction transactions.
- Represents clients before regulatory agencies, such as the Commission on Ethics,
   Department of Business and Professional Regulation and Department of Health for various licensing and procedural matters.
- Provided legislative monitoring and support to special districts in conjunction with Legislative Session.

#### **Education**

- Florida State University, J.D., 2009, Magna Cum Laude (Order of the Coif)
- Florida State University, M.A., 2006, Summa Cum Laude (first in class)
- University of Texas, B.S., 2003, Summa Cum Laude (first in class)

#### **Bar & Court Admissions; Certifications & Recognition**

- Florida, 2009
- Recognized in 2024 as Legal Elite NOTABLE Women Leaders in Law



#### **Lindsay Moczynski** Attorney

Kilinski | Van Wyk, PLLC 16009 North Florida Avenue Lutz, Florida 33549 877.350.0372 Lindsay@cddlawyers.com



#### **Experience**

- Serves as District Counsel to community development districts, advising on public procurement, contract negotiation, land use, and governance matters.
- Represents a broad range of clients including local governments, insurers, small businesses, and individuals in civil litigation from case inception through trial.
- Advises local governments on procurement compliance, legislative updates, and litigation strategy related to bond assessments, public contracts, and land development.
- Litigated property and auto claims, foreclosure matters, and contract disputes with extensive courtroom experience.
- Contributed to continuing legal education and Florida Bar publications on charging liens, eviction and foreclosure procedures, and governmental regulations.

#### **Education**

- Stetson University College of Law, J.D., 2010
- University of Florida, B.A., 2005

#### **Bar and Court Admissions**

- Florida Bar Admission, 2011
- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida
- Co-Vice Chair, Real Property Litigation Committee, Florida Bar RPPTL Section
- Member, Hillsborough County Bar Association
- Member, City, County & Local Government Law Section

#### **KVW Proposed Agreement**

#### KILINSKI | VAN WYK PLLC FEE AGREEMENT MEADOW POINTE II CDD

#### I. PARTIES

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. Meadow Pointe II Community Development District ("Client")
 c/o Inframark
 2654 Cypress Ridge Blvd. Suite 101
 Wesley Chapel, FL 33544

and

B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")517 E. College AvenueTallahassee, Florida 32301

#### II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal Counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

#### III. FEES

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$365-\$395 per hour for partners, \$300-\$365 per hour for of-counsel lawyers, \$270-\$315 per hour for associates, and \$180-\$200 per hour for paralegals. Hourly rates may be increased by up to five dollars an hour each calendar year starting with the next calendar year.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk



Agenda Page 14

shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kilinski | Van Wyk as part of the representation.

#### IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

#### V. DEFAULT

In the event of a dispute arising under this Agreement, whether a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

#### VI. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with Kilinski | Van Wyk's representation of various special districts, builders, developers, property owners' associations and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any perceived or real direct

#### VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

#### VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

#### IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT	KILINSKI   VAN WYK PLL						
	Jennifer Kilinski						
Ву:	By: Jennifer Kilinski						
lts:	Its: Authorized Member						
Date:	Date: lune 10, 2025						

#### **ATTACHMENT A**

#### KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

<u>Telephone</u>. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

<u>Postage</u>. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

<u>Travel</u>. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

<u>Other Expenses</u>. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

# **Ninth Order of Business**

### **9A**

# MINUTES OF MEETING MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of Super	visors of the Meadow Pointe II Community
2	Development District was held Wednesday, June 1	1, 2025 at 6:30 p.m. at the Meadow Pointe II
3	Clubhouse, located at 30051 County Line Road, We	esley Chapel, Florida 33543.
4 5 6	Present and constituting a quorum were:	
7	John Picarelli	Chairperson
8	Robert Signoretti	Vice-Chairperson
9	Chris Kluender	Assistant Secretary
10	Jaime Childers	Assistant Secretary
11		•
12	Also present were:	
13	•	
14	Jayna Cooper	District Manager
15	Justin Wright	Operations Manager
16	Kevin Ginsberg	ARC/DRVC
17	Anthony Vega	LMP
18	Residents	
19		
20	Following is a summary of the discussions	and actions taken.
21		
22	FIRST ORDER OF BUSINESS	Call to Order
23	Mr. Picarelli called the meeting to order.	
24		
25	SECOND ORDER OF BUSINESS	Roll Call
26	Supervisors and staff introduced themselves,	, and a quorum was established.
27		
28	THIRD ORDER OF BUSINESS	Pledge of Allegiance
29	The Pledge of Allegiance was recited, and a	moment of silence was observed.
30		
31	FOURTH ORDER OF BUSINESS	Additions or Corrections to the Agenda
32	Mr. Picarelli added residents' concerns for ite	ems that involve the County Law Enforcement
33	of the Fire Department, Event Planning Budget and	Engineers' Pipeline report.
34		
35	FIFTH ORDER OF BUSINESS	<b>Audience Comments</b>
36	Cindy M. (Wrencrest resident) provided idea	as for upcoming events.
37		
38	SIXTH ORDER OF BUSINESS	<b>District Managers' Report</b>
39	A. Discussion of Proposed Fiscal Year 20	26 Budget/Set high water mark
40		

41 42	On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in favor, to discuss Proposed Fiscal Year 2026 Budget/Set high water
42 43	mark. 4-0
44	
45	Mr. Picarelli, discussed the Proposed Fiscal Year 2026 Budget/Set 10% as a high-water
46	mark was in agreement. Discussion ensued.
47	
48	B. Consideration of Resolution 2025-06, Approving Budget and Setting Public
49	Hearing for Fiscal Year 2025-2026
50	
51	On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in
52 53	favor, Resolution 2025-06, Approving Budget with the 10% High- Water Mark as agreed and Setting Public Hearing for Fiscal Year 2025-
54	2026, Wednesday, August 20, 2025 at 6:30pm at the Meadow Pointe II
55	Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida
56	33543. 4-0
57	
58	SEVENTH ORDER OF BUSINESS District Engineers' Report
59 60	A. Engineers Report B. Outstanding Permits Update
61	Mr. Picarelli informed of personnel in training to assist with the ponds and reports
62	including Environmental Resource Permits. He also mentioned building construction on County
63	Line Road in Mansfield. Also, no update on the Wrencrest Gate application request, lap pool (Swift
64	Mud/ERP), Deer Run and Morningside plaques, street parking enforcement resolution request and
65	Iverson dog park. Discussion ensued.
66	
67	EIGHTH ORDER OF BUSINESS District Counsels' Report
68 69	A. CDD Council Update on Fence Between MPII and MPIII  Mr. Picarelli, advised there is a motion for dismissal. He indicated the attorney has been
70	advised and will provide any update. Discussion ensued.
	1 1
71 72	<ul><li>B. Emails Between Counsel and County Attorneys</li><li>C. Special Counsel, Update on Wrencrest Emergency Gate</li></ul>
72 73	Mr. Picarelli, mentioned Counsel and County Attorney correspondence and Special
74	Counsel update on Wrencrest Emergency Gate pending approval/disapproval.
75	
75 76	NINTH ORDER OF BUSINESS Consent Agenda
77	

78	On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in
79	favor, the Consent Agenda as presented, was approved. 4-0
80 81	TENTH ORDER OF BUSINESS Architectural Review Discussion Items
81 82	A. Report on Outstanding Violation
83	Mr. Picarelli informed of a White door addition.
84	
85	On MOTION by Ms. Childers seconded by Mr. Kluender, with all in
86	favor, Architectural Review with additional item, was approved. 4-0
87	
88	ELEVENTH ORDER OF BUSINESS  Non-Staff Reports
89 90	A. Government/Community Updates i. Update on Speed and Stop Signs
91	Mr. Signoretti, provided his report updates to include the Wrencrest gate request,
92	speed and stop signs resident concern of legality of signs.
93	ii. FHP Joint Use Agreement Update (Chris Kluender) Partial Payment From
94	MPI
95	Mr. Kluender discussed elevated walkways and a projected meeting with Pasco
96	County. Also, pool usage residents as opposed to non-residents. Discussion ensued.
97 98	B. Event planning Committee Update on Next Event Ms. McCrary, discussed upcoming events dates, budget and requested volunteers. Mr.
99	Picarelli recommended High School students as volunteers. Discussion ensued.
100	
101	TWELFTH ORDER OF BUSINESS Operations Managers' Report
102 103	A. Update on cornhole equipment  Mr. Wright, presented and discussed his report indicating <i>LMP</i> reports, tree removals,
103	storm drains, ponds, wall repairs, tennis courts, pool gates and fence repairs. Also, The Pickel
105	Planter reservation. Mr. Vega ( <i>LMP</i> ) presented an update of his report. Discussion ensued.
106 107 108	• Let the record reflect that Mr. Vega has left the meeting.
108	THIRTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion
110	Mr. Picarelli added residents' concerns for items that involve the County Law Enforcement
111	of the Fire Department. He also discussed the legalities of tree removals indicating permits with
112	the Counties and who are responsible. Also, landscaping foliage and parking violations were
113	discussed.

114 115 116	FOURTEENTH ORDER OF BUSINESS Audience Comments Residents commented on deputy program and cost, pool accessibility, landscaping and
117	parking. Discussion ensued.
118 119 120	FIFTEENTH ORDER OF BUSINESS  The Board thanked everyone for their hard work, diligence and complimented audience
121	attendance and participation.
122 123 124 125	SIXTEENTH ORDER OF BUSINESS There being no further business,  Adjournment
126 127	On MOTION by Mr. Signoretti seconded by Mr. Kluender, with all in favor, meeting adjourned at 7:35pm. 4-0
128 129 130	
131 132	John Picarelli Chairperson

# **9B**

# MINUTES OF MEETING MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of	Supervisors of the Meadow Pointe II Community
2	Development District was held Wednesday, J	une 18, 2025 at 6:30 p.m. at the Meadow Pointe II
3	Clubhouse, located at 30051 County Line Roa	nd, Wesley Chapel, Florida 33543.
4		
5	Present and constituting a quorum wer	e:
6	John Picarelli	Chairmarson
7 8	Robert Signoretti	Chairperson Vice-Chairperson
	Chris Kluender	Assistant Secretary
9	Jaime Childers	· ·
10		Assistant Secretary
11	Kyle Molder	Assistant Secretary
12	A.1	
13	Also present were:	
14	I C	D' ( ' (M
15	Jayna Cooper	District Manager
16	Justin Wright	Operations Manager
17	Kevin Ginsberg	ARC/DRVC
18	Anthony Vega	LMP
19	Residents	
20		
21	Following is a summary of the discus	sions and actions taken.
22	EXPORT OPPER OF BUILDINGS	
23	FIRST ORDER OF BUSINESS	Call to Order
24	Mr. Picarelli called the meeting to orde	er.
25		
26	SECOND ORDER OF BUSINESS	Roll Call
27	Supervisors and staff introduced thems	selves, and a quorum was established.
28		
29	THIRD ORDER OF BUSINESS	Pledge of Allegiance
30	The Pledge of Allegiance was recited,	and a moment of silence was observed.
31		
32	FOURTH ORDER OF BUSINESS	Additions or Corrections to the Agenda
33		
		npliance, update on patrol cost share with MPI,
34		
	Discussion of mailboxes out of con	
35	Discussion of mailboxes out of con- landscape quotes, and the memo regarding lig	hting on the grounds.
35 36	Discussion of mailboxes out of con- landscape quotes, and the memo regarding lig FIFTH ORDER OF BUSINESS	hting on the grounds.  Audience Comments
35	Discussion of mailboxes out of con- landscape quotes, and the memo regarding lig FIFTH ORDER OF BUSINESS The Board received comments regarding	hting on the grounds.  Audience Comments  ng requests for an additional lane in the new lap pool,
35 36 37	Discussion of mailboxes out of con- landscape quotes, and the memo regarding lig FIFTH ORDER OF BUSINESS	hting on the grounds.  Audience Comments  ng requests for an additional lane in the new lap pool,

40 41	SIXTH ORDER OF BUSINESS  District Managers' Report  Ms. Cooper reminded the Board to file Form 1, also that the budget will be discussed during
42	the next workshop.
43 44 45 46	SEVENTH ORDER OF BUSINESS  District Engineers' Report  Mr. Vericker reviewed his report with the Board.
46 47 48 49	EIGHTH ORDER OF BUSINESS  Update on the Iverson mailbox matter, was discussed.  District Counsels' Report
50 51 52 53 54 55 56 57	A. Approval of Minutes of the March 19, 2025 Meeting B. Approval of Minutes of the April 2, 2025 Meeting C. Approval of Minutes of the April 23, 2025 Community Meeting D. Approval of Minutes of the April 16, 2025 Meeting E. Approval of Minutes of the May 7, 2025 Meeting F. Approval of Minutes of the May 21, 2025 Meeting G. Acceptance of Financial Report as of May 2025
59 60	On MOTION by Mr. Signoretti seconded by Ms. Childers, with all in favor, the Consent Agenda as presented, was approved. 5-0
61 62 63 64	TENTH ORDER OF BUSINESS Architectural Review Discussion Items There being none, the next order of business followed.
65 66 67	ELEVENTH ORDER OF BUSINESS  A. Government/Community Updates  Mr. Signoretti provided an update on the Wrencrest gate matter and a request from the
68	pickleball players for the lines to be repainted further away from the enclosure.
69 70	B. Update on Shred Event  Mr. Kluender provided an update that he has a meeting with the Chairperson of MPl
71	and will have a full update at the next meeting.
72 73 74 75	TWELFTH ORDER OF BUSINESS Operations Managers' Report Mr. Wright reviewed his report, and Mr. Vega ( <i>LMP</i> )reviewed various proposals.
76 77 78	On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in favor, all <i>LMP</i> enhancement proposals in the amount of \$18,276, were approved 5-0

79

80	A lightning memo to be included in the policies and procedures, was discussed.
81	
82	On MOTION by Mr. Signoretti seconded by Ms. Childers, with all in
83	favor, lightning memo to include in the policies and procedures, as
84	agreed, was approved. 5-0
85	
86	THIRTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion
87	Discussion ensued on mailbox post compliance.
88	
89	FOURTEENTH ORDER OF BUSINESS Audience Comments
90	The Board received comments on accolades for the Wiregrass swim team.
91	
92	FIFTEENTH ORDER OF BUSINESS Supervisor Comments
93	Supervisor comments included a project pipeline update, a request for the director of HOA
94	management to join the July 16, 2025 meeting, a budget workshop added to the July 2, 2025
95	meeting, and comments on adding a 6 <sup>th</sup> . lane to the lap pool.
96	
97	SIXTEENTH ORDER OF BUSINESS Adjournment
98	There being no further business,
99	
100	On MOTION by Mr. Molder seconded by Mr. Kluender, with all in
101	favor, meeting adjourned at 7:41pm. 5-0
102	
103	
104	
105	John Picarelli
106	Chairperson

# **9C**

# MEADOW POINTE II Community Development District

Financial Report

June 30, 2025

**Prepared by** 



#### **Table of Contents**

FINANCIAL STATEMENTS	Page #
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 23
Debt Service Bond Series 2018	24
Construction Fund Bond Series 2018	25
SUPPORTING SCHEDULES	
Non-Ad Valorem Special Assessments - Collection Schedules	26 - 28
Cash and Investment Report	29
Settlements	30
Construction Report	31
Approval of Invoices	32 - 36

# MEADOW POINTE II Community Development District

**Financial Statements** 

(Unaudited)

June 30, 2025

#### Balance Sheet June 30, 2025

ACCOUNT DESCRIPTION	GEN	IERAL FUND (001)	DEED STRICTION ORCEMENT FUND	ERAL FUND - RLESWORTH (003)	ENERAL FUND - LEHAVEN (004)	ENERAL FUND - OVINA KEY (005)	1	ENERAL FUND - LENHAM (006)	ENERAL FUND - ERSON (007)	ı	ENERAL FUND - TINGWELL (008)	ENERAL FUND - ONGLEAF (009)
<u>ASSETS</u>												
Cash - Checking Account	\$	549,220	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$	-	\$ -
Accounts Receivable		106	-	-	-	-		-	-		-	-
Due From Other Funds		-	129,202	417,150	103,799	451,837		73,847	375,689		54,739	572,506
Investments:												
Money Market Account		6,787,989	-	-	-	-		-	-		-	-
Construction Fund		-	-	-	-	-		-	-		-	-
Prepayment Account		-	-	-	-	-		-	-		-	-
Reserve Fund		-	-	-	-	-		-	-		-	-
Revenue Fund		-	-	-	-	-		-	-		-	-
Prepaid Items		413	-	-	-	-		-	-		-	-
Utility Deposits - TECO		29,950	-	-	-	-		-	-		-	-
TOTAL ASSETS	\$	7,367,678	\$ 129,202	\$ 417,150	\$ 103,799	\$ 451,837	\$	73,847	\$ 375,689	\$	54,739	\$ 572,506
LIABILITIES												
Accounts Payable	\$	628	\$ 354	\$ 56	\$ 56	\$ 56	\$	77	\$ 56	\$	55	\$ 56
Accrued Expenses		39,048	388	106	56	56		56	56		56	56
Accrued Taxes Payable		538	-	_	_	_		_	_		_	_
Deposits		22,475	_	_	_	_		_	_		_	_
Due To Other Funds		4,251,169	-	-	-	-		-	-		-	-
TOTAL LIABILITIES		4,313,858	742	162	112	112		133	112		111	112
FUND BALANCES												
Nonspendable:												
Prepaid Items		413	_	_	_	_		_	_		-	_
Frebaio items												
·			-	_	_	-		-	-		_	-
Deposits  Restricted for:		29,950	-	-	-	-		-	-		-	-
Deposits			-	-	-	-		-	-		-	-

#### Governmental Funds

Balance Sheet June 30, 2025

ACCOUNT DESCRIPTION	GEN	IERAL FUND (001)	 DEED RESTRICTION NFORCEMENT FUND	CHARI	RAL FUND - LESWORTH (003)	ENERAL FUND - LEHAVEN (004)	GENERAL FUND - OVINA KEY (005)	GI	ENERAL FUND - LENHAM (006)	Ī	ENERAL FUND - /ERSON (007)	FU LETTIN	ERAL ND - IGWELL 08)	ENERAL FUND - ONGLEAF (009)
Assigned to:						 								
Operating Reserves		529,890	13,857		6,077	2,683	3,964		2,691		5,017		-	7,328
Reserves - Gate		-	-		1,000	1,000	1,000		1,000		1,000		1,000	1,000
Reserves - Ponds		254,440	-		-	-	-		-		-		-	-
Reserves-Renewal & Replacement		251,385	-		-	-	-		-		-		-	-
Reserves - Roadways		-	-		211,923	55,778	199,310		40,271		213,930		10,040	203,798
Reserves - Sidewalks		-	-		29,660	5,614	3,293		658		-		-	33,431
Unassigned:		1,987,742	114,603		168,328	38,612	244,158		29,094		155,630		43,588	326,837
TOTAL FUND BALANCES	\$	3,053,820	\$ 128,460	\$	416,988	\$ 103,687	\$ 451,725	\$	73,714	\$	375,577	\$	54,628	\$ 572,394
TOTAL LIABILITIES & FUND BALANCES	\$	7,367,678	\$ 129,202	\$	417,150	\$ 103,799	\$ 451,837	\$	73,847	\$	375,689	\$	54,739	\$ 572,506

**MEADOW POINTE II** 

#### **Balance Sheet**

June 30, 2025

ACCOUNT DESCRIPTION	ENERAL FUND - NOR ISLE (010)	Fl SED	NERAL UND - OGWICK 011)	F TULI	ENERAL FUND - LAMORE (012)	FI VER	NERAL UND - MILLION 013)	FU WREI	NERAL JND - NCREST 014)	FU DEE	NERAL IND - R RUN ()15)	ENERAL FUND - RNINGSIDE (016)	SE	8 DEBT RVICE FUND	CONS	2018 STRUCTION FUND	TOTAL
ASSETS																	
Cash - Checking Account	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-	\$ 549,220
Accounts Receivable	-		-		-		-		-		-	-		-		-	106
Due From Other Funds	308,261		391,033		356,127		399,809		687,671		-	-		9,900		-	4,331,570
Investments:																	
Money Market Account	-		-		-		-		-		-	-		-		-	6,787,989
Construction Fund	-		-		-		-		-		-	-		-		2,675,715	2,675,715
Prepayment Account	-		-		-		-		-		-	-		3,514		-	3,514
Reserve Fund	-		-		-		-		-		-	-		152,235		-	152,235
Revenue Fund	-		-		-		-		-		-	-		135,247		-	135,247
Prepaid Items	-		-		-		-		-		-	-		-		-	413
Utility Deposits - TECO	-		-		-		-		-		-	-		-		-	29,950
TOTAL ASSETS	\$ 308,261	\$	391,033	\$	356,127	\$	399,809	\$	687,671	\$	-	\$ -	\$	300,896	\$	2,675,715	\$ 14,665,959
LIABILITIES																	
LIABILITIES  Accounts Pavable	\$ 56	\$	55	\$	52	\$	52	\$	52	\$	33	\$ 32	\$	_	\$	_	\$ 1.726
Accounts Payable	\$ 56 56	\$	55 56	\$	52 56	\$	52 56	\$	52 56	\$	33 50	\$ 32 50	\$	-	\$	-	\$ 1,726 40.258
Accounts Payable Accrued Expenses	\$ 56 56	\$	55 56	\$	52 56	\$	52 56	\$	52 56	\$	33 50	\$ 32 50	\$	- -	\$		\$ 40,258
Accounts Payable Accrued Expenses Accrued Taxes Payable	\$	\$		\$		\$		\$		\$	50	\$	\$	- - -	\$	-	\$ 40,258 538
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits	\$	\$		\$		\$		\$	56 - -		50 - -	\$ 50 - -	\$	- - -	\$		\$ 40,258 538 22,475
Accounts Payable Accrued Expenses Accrued Taxes Payable	\$	\$		\$		\$		\$			50	\$	\$	- - - -	\$	-	\$ 40,258 538
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits	\$	\$		\$		\$		\$	56 - -		50 - -	\$ 50 - -	\$	- - - -	\$		\$ 40,258 538 22,475
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits Due To Other Funds	\$ 56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -		50 - - 35,023	\$ 50 - - 45,378	\$	- - -	\$	- - -	\$ 40,258 538 22,475 4,331,570
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits Due To Other Funds  TOTAL LIABILITIES	\$ 56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -		50 - - 35,023	\$ 50 - - 45,378	\$	- - -	\$	- - -	\$ 40,258 538 22,475 4,331,570
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits Due To Other Funds  TOTAL LIABILITIES  FUND BALANCES	\$ 56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -		50 - - 35,023	\$ 50 - - 45,378	\$	- - -	\$	- - -	\$ 40,258 538 22,475 4,331,570
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits Due To Other Funds  TOTAL LIABILITIES  FUND BALANCES Nonspendable:	\$ 56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -		50 - - 35,023	\$ 50 - - 45,378	\$	- - -	\$	- - -	\$ 40,258 538 22,475 4,331,570 <b>4,396,567</b>
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits Due To Other Funds  TOTAL LIABILITIES  FUND BALANCES Nonspendable: Prepaid Items	\$ 56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -		50 - - 35,023	\$ 50 - - 45,378	\$	- - -	\$	- - -	\$ 40,258 538 22,475 4,331,570 <b>4,396,567</b>
Accounts Payable Accrued Expenses Accrued Taxes Payable Deposits Due To Other Funds  TOTAL LIABILITIES  FUND BALANCES Nonspendable: Prepaid Items Deposits	\$ 56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -	\$	56 - - -		50 - - 35,023	\$ 50 - - 45,378	\$	- - -	\$	- - -	\$ 40,258 538 22,475 4,331,570 <b>4,396,567</b>

**MEADOW POINTE II** 

#### **Balance Sheet**

June 30, 2025

ACCOUNT DESCRIPTION	ENERAL FUND - NOR ISLE (010)	ENERAL FUND - DGWICK (011)	ENERAL FUND - LLAMORE (012)	ENERAL FUND - RMILLION (013)	ENERAL FUND - ENCREST (014)	ENERAL FUND - EER RUN (015)	FU MORN	NERAL IND - INGSIDE 016)	S	18 DEBT ERVICE FUND	COI	2018 ISTRUCTION FUND	TOTAL
Assigned to:	 			 									
Operating Reserves	4,995	5,753	4,175	5,594	7,081	-		-		-		-	599,105
Reserves - Gate	1,000	1,000	1,000	1,000	1,000	-		-		-		-	12,000
Reserves - Ponds	-	-	-	-	-	-		-		-		-	254,440
Reserves-Renewal & Replacement	-	-	-	-	-	-		-		-		-	251,385
Reserves - Roadways	122,267	161,787	111,462	186,966	294,394	-		-		-		-	1,811,926
Reserves - Sidewalks	12,744	23,706	31,544	1,936	1,504	-		-		-		-	144,090
Unassigned:	167,143	198,676	207,838	204,205	383,584	(35,106)		(45,460)		-		-	4,189,472
TOTAL FUND BALANCES	\$ 308,149	\$ 390,922	\$ 356,019	\$ 399,701	\$ 687,563	\$ (35,106)	\$	(45,460)	\$	300,896	\$	2,675,715	\$ 10,269,392
TOTAL LIABILITIES & FUND BALANCES	\$ 308,261	\$ 391,033	\$ 356,127	\$ 399,809	\$ 687,671	\$ -	\$	-	\$	300,896	\$	2,675,715	\$ 14,665,959

ACCOUNT DESCRIPTION	ANNUA ADOPTE BUDGE	D	YEAR TO DATE BUDGET	YE	AR TO DATE ACTUAL	RIANCE (\$)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	N-25 FUAL	RIANCE (\$) V(UNFAV)
REVENUES										
Interest - Investments	\$	100	\$ 75	\$	941	\$ 866	941.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	273	,456	273,456		273,456	-	100.00%	-	2,906	2,906
Interest - Tax Collector		-	-		3,533	3,533	0.00%	-	-	-
Special Assmnts- Tax Collector	1,927	,753	1,927,753		1,927,753	-	100.00%	-	20,487	20,487
Special Assmnts- Discounts	(88)	,048)	(88,048)		(80,611)	7,437	91.55%	-	702	702
Other Miscellaneous Revenues	25	,000	25,000		5,258	(19,742)	21.03%	-	199	199
Gate Bar Code/Remotes	5	,000	3,750		4,815	1,065	96.30%	417	628	211
Access Cards	1	,300	975		3,287	2,312	252.85%	108	638	530
TOTAL REVENUES	2,144	,561	2,142,961		2,138,432	(4,529)	99.71%	533	25,560	25,027
EXPENDITURES										
<u>Administration</u>										
P/R-Board of Supervisors	24	,000	18,000		17,200	800	71.67%	2,000	1,800	200
FICA Taxes	1	,836	1,377		1,316	61	71.68%	153	138	15
ProfServ-Arbitrage Rebate	3	,850	3,850		-	3,850	0.00%	-	-	-
ProfServ-Dissemination Agent	1	,000	1,000		-	1,000	0.00%	-	-	-
ProfServ-Engineering	64	,500	48,375		36,535	11,840	56.64%	5,375	2,730	2,645
ProfServ-Legal Services	42	,000	31,500		11,605	19,895	27.63%	3,500	758	2,742
ProfServ-Mgmt Consulting	79	,612	59,709		59,709	-	75.00%	6,634	6,634	-
ProfServ-Property Appraiser		150	150		-	150	0.00%	-	-	-
ProfServ-Special Assessment	9	,134	9,134		9,134	-	100.00%	-	-	-
ProfServ-Trustee Fees	4	,050	4,050		4,407	(357)	108.81%	-	-	-
ProfServ-Web Site Maintenance	1	,553	1,553		1,553	-	100.00%	-	-	-
Auditing Services	4	,400	4,400		-	4,400	0.00%	-	-	-
Postage and Freight	1	,500	1,125		730	395	48.67%	125	389	(264)
Insurance - General Liability	57	,658	57,658		55,166	2,492	95.68%	-	-	-
Printing and Binding		100	75		-	75	0.00%	8	-	8
Legal Advertising	1	,000	750		201	549	20.10%	83	103	(20)
Misc-Assessment Collection Cost	38	,555	38,555		37,143	1,412	96.34%	-	422	(422)
Misc-Supervisor Expenses		500	375		217	158	43.40%	42	34	8
Office Supplies		150	113		-	113	0.00%	13	-	13
Annual District Filing Fee		175	175		175	 	100.00%	 	 	 
Total Administration	335	,723	281,924		235,091	46,833	70.03%	17,933	13,008	4,925

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	30,000	22,500	19,613	2,887	65.38%	2,500	2,240	260
Contracts-Security Alarms	516	387	430	(43)	83.33%	43	86	(43)
R&M-General	15,000	11,250	6,202	5,048	41.35%	1,250	1,888	(638)
Misc-Contingency	20,760	15,570	17,748	(2,178)	85.49%	1,730	129	1,601
Total Field	66,276	49,707	43,993	5,714	66.38%	5,523	4,343	1,180
Landscape Services								
ProfServ-Landscape Architect	10,000	7,500	7,560	(60)	75.60%	833	840	(7)
Contracts-Landscape	245,000	183,750	152,892	30,858	62.40%	20,417	30,578	(10,161)
Contracts-Perennials	15,750	11,813	-	11,813	0.00%	1,313	-	1,313
R&M-Irrigation	14,000	10,500	9,805	695	70.04%	1,167	4,363	(3,196)
R&M-Landscape Renovations	25,000	18,750	17,376	1,374	69.50%	2,083	6,560	(4,477)
R&M-Mulch	25,000	25,000	22,400	2,600	89.60%	-	-	-
R&M-Trees and Trimming	7,500	5,625	57,036	(51,411)	760.48%	625	3,390	(2,765)
Total Landscape Services	342,250	262,938	267,069	(4,131)	78.03%	26,438	45,731	(19,293)
Utilities								
Contracts-Solid Waste Services	257,049	192,787	189,374	3,413	73.67%	21,421	21,042	379
Utility - General	8,500	6,375	7,434	(1,059)	87.46%	708	878	(170)
Electricity - Streetlights	275,000	206,250	165,338	40,912	60.12%	22,917	23,666	(749)
Utility - Reclaimed Water	8,000	6,000	3,715	2,285	46.44%	667	50	617
Misc-Property Taxes	11,000	11,000	6,340	4,660	57.64%	_	-	-
Misc-Assessment Collection Cost	5,469	5,469	5,269	200	96.34%		60	(60)
Total Utilities	565,018	427,881	377,470	50,411	66.81%	45,713	45,696	17

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Lakes and Ponds								
Contracts-Lakes	82,500	C4 07F	52.404	8,474	64.73%	C 075	0.054	824
	1,000	61,875 750	53,401	750	0.00%	6,875 83	6,051	83
R&M-Mitigation	ŕ		-				450	
R&M-Ponds	40,000	30,000	22,267	7,733	55.67%	3,333	456	2,877
Reserve - Ponds	5,000	3,750	6,283	(2,533)	125.66%	417		417
Total Lakes and Ponds	128,500	96,375	81,951	14,424	63.78%	10,708	6,507	4,201
Parks and Recreation								
ProfServ-Info Technology	14,000	10,500	4,413	6,087	31.52%	1,167	426	741
Contracts-Pools	30,000	22,500	22,230	270	74.10%	2,500	3,850	(1,350)
Communication - Telephone & WiFi	10,000	7,500	11,447	(3,947)	114.47%	833	922	(89)
Utility - General	1,650	1,238	1,048	190	63.52%	138	116	22
Utility - Water & Sewer	8,800	6,600	4,911	1,689	55.81%	733	600	133
Electricity - Rec Center	17,500	13,125	11,669	1,456	66.68%	1,458	2,107	(649)
Lease - Copier	4,682	3,511	7,507	(3,996)	160.34%	390	343	47
R&M-Clubhouse	13,000	9,750	15,633	(5,883)	120.25%	1,083	1,103	(20)
R&M-Court Maintenance	2,000	1,500	2,598	(1,098)	129.90%	167	1,616	(1,449)
R&M-Pools	8,000	6,000	1,766	4,234	22.08%	667	554	113
R&M-Fitness Equipment	1,000	750	1,330	(580)	133.00%	83	320	(237)
R&M-Playground	1,000	750	145	605	14.50%	83	_	83
Misc-Clubhouse Activities	12,500	9,375	7,613	1,762	60.90%	1,042	505	537
Office Supplies	3,000	2,250	628	1,622	20.93%	250	45	205
Op Supplies - General	40,000	30,000	44,306	(14,306)	110.77%	3,333	4,508	(1,175)
Op Supplies - Fuel, Oil	5,000	3,750	2,481	1,269	49.62%	417	_	417
Cleaning Supplies	6,000	4,500	489	4,011	8.15%	500	140	360
Reserve - Renewal&Replacement	20,000	20,000	26,200	(6,200)	131.00%	-	4,921	(4,921)
Total Parks and Recreation	198,132	153,599	166,414	(12,815)	83.99%	14,844	22,076	(7,232)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Personnel</u>								
Payroll-Maintenance	442,000	331,500	379,168	(47,668)	85.78%	36,833	38,044	(1,211)
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	-	-	-
FICA Taxes	33,813	25,360	29,046	(3,686)	85.90%	2,818	2,910	(92)
Workers' Compensation	20,000	20,000	-	20,000	0.00%	-	-	-
<b>Unemployment Compensation</b>	2,150	2,150	-	2,150	0.00%	-	-	-
ProfServ-Human Resources	900	900	-	900	0.00%	-	-	-
Op Supplies - Uniforms	5,000	3,750	524	3,226	10.48%	417	-	417
Subscriptions and Memberships	1,200	900	601	299	50.08%	100	101	(1)
Total Personnel	508,663	388,160	409,339	(21,179)	80.47%	40,168	41,055	(887)
TOTAL EXPENDITURES	2,144,562	1,660,584	1,581,327	79,257	73.74%	161,327	178,416	(17,089)
Excess (deficiency) of revenues								
Over (under) expenditures	-	482,377	557,105	74,728	0.00%	(160,794)	(152,856)	7,938
Net change in fund balance	\$ -	\$ 482,377	\$ 557,105	\$ 74,728	0.00%	\$ (160,794)	\$ (152,856)	\$ 7,938
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,496,715	2,496,715	2,496,715					
FUND BALANCE, ENDING	\$ 2,496,715	\$ 2,979,092	\$ 3,053,820					

ACCOUNT DESCRIPTION	A	ANNUAL DOPTED BUDGET	AR TO DATE BUDGET	YE	EAR TO DATE ACTUAL		ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	IUN-25 CTUAL	IANCE (\$) (UNFAV)
REVENUES											
Interest - Investments	\$	2,000	\$ 1,500	\$	5,178	\$	3,678	258.90%	\$ 167	\$ 594	\$ 427
Special Assmnts- Tax Collector		49,798	49,798		49,798		-	100.00%	-	529	529
Special Assmnts- Discounts		(1,992)	(1,992)		(1,824)		168	91.57%	-	16	16
Settlements		4,000	4,000		10,525		6,525	263.13%	-	4,650	4,650
TOTAL REVENUES		53,806	53,306		63,677		10,371	118.35%	167	5,789	5,622
<u>EXPENDITURES</u>											
<u>Administration</u>											
Payroll-Salaries		39,000	29,250		28,621		629	73.39%	3,250	2,883	367
FICA Taxes		2,984	2,238		2,149		89	72.02%	249	221	28
ProfServ-Legal Services		6,000	4,500		1,197		3,303	19.95%	500	-	500
ProfServ-Mgmt Consulting		2,364	1,773		1,773		-	75.00%	197	-	197
Postage and Freight		2,000	1,500		1,711		(211)	85.55%	167	219	(52)
Misc-Assessment Collection Cost		996	996		959		37	96.29%	-	11	(11)
Office Supplies		2,085	 1,564		647		917	31.03%	 174	 	 174
Total Administration		55,429	 41,821		37,057		4,764	66.85%	 4,537	 3,334	 1,203
TOTAL EXPENDITURES		55,429	41,821		37,057		4,764	66.85%	4,537	3,334	1,203
Excess (deficiency) of revenues											
Over (under) expenditures		(1,623)	 11,485		26,620	_	15,135	0.00%	 (4,370)	 2,455	 6,825
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance		(1,623)	-		-		-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)		(1,623)	-		-		-	0.00%	-	-	-
Net change in fund balance	\$	(1,623)	\$ 11,485	\$	26,620	\$	15,135	0.00%	\$ (4,370)	\$ 2,455	\$ 6,825
FUND BALANCE, BEGINNING (OCT 1, 2024)		101,840	101,840		101,840						
FUND BALANCE, ENDING	\$	100,217	\$ 113,325	\$	128,460						

ACCOUNT DESCRIPTION	A	ANNUAL DOPTED BUDGET	R TO DATE	YE	AR TO DATE ACTUAL	ARIANCE (\$)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	ANCE (\$) (UNFAV)
REVENUES										
Interest - Investments	\$	8,000	\$ 6,000	\$	19,024	\$ 13,024	237.80%	\$ 667	\$ 2,182	\$ 1,515
Special Assmnts- Tax Collector		25,205	25,205		25,205	-	100.00%	-	268	268
Special Assmnts- Discounts		(1,008)	(1,008)		(923)	85	91.57%	-	8	8
TOTAL REVENUES		32,197	30,197		43,306	13,109	134.50%	667	2,458	1,791
<u>EXPENDITURES</u>										
<u>Field</u>										
Communication - Telephone & WiFi		1,300	975		721	254	55.46%	108	96	12
R&M-Gate		4,500	4,500		1,558	2,942	34.62%	-	38	(38)
R&M-Sidewalks		1	1		-	1	0.00%	-	-	-
R&M-Security Cameras		3,000	3,000		1,031	1,969	34.37%	-	32	(32)
R&M-Tree Removal		1	1		-	1	0.00%	-	-	-
Misc-Assessment Collection Cost		504	504		486	18	96.43%	-	6	(6)
Reserve - Gate		2,000	2,000		-	2,000	0.00%	-	-	-
Reserve - Roadways		1,000	1,000		-	1,000	0.00%	-	-	-
Reserve - Sidewalks		12,000	 12,000			12,000	0.00%		 	 
Total Field		24,306	 23,981		3,796	 20,185	15.62%	108	 172	 (64)
TOTAL EXPENDITURES		24,306	23,981		3,796	20,185	15.62%	108	172	(64)
Excess (deficiency) of revenues Over (under) expenditures		7,891	6,216		39,510	 33,294	0.00%	559	 2,286	1,727
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		7,891	-		-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)		7,891	-		-	-	0.00%	-	-	-
Net change in fund balance	\$	7,891	\$ 6,216	\$	39,510	\$ 33,294	0.00%	\$ 559	\$ 2,286	\$ 1,727
FUND BALANCE, BEGINNING (OCT 1, 2024)		377,478	377,478		377,478					
FUND BALANCE, ENDING	\$	385,369	\$ 383,694	\$	416,988					

ACCOUNT DESCRIPTION	Α	NNUAL DOPTED SUDGET	R TO DATE	YE	AR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL		VARIAN FAV(UI	
REVENUES												
Interest - Investments	\$	2,000	\$ 1,500	\$	4,667	\$ 3,167	233.35%	\$ 167	\$ 53	35	\$	368
Special Assmnts- Tax Collector		9,080	9,080		9,080	-	100.00%	-	9	97		97
Special Assmnts- Discounts		(363)	(363)		(333)	30	91.74%	-		3		3
TOTAL REVENUES		10,717	10,217		13,414	3,197	125.17%	167	6:	35		468
EXPENDITURES												
<u>Field</u>												
Communication - Telephone & WiFi		1,550	1,162		671	491	43.29%	129	9	96		33
R&M-Gate		3,000	3,000		1,182	1,818	39.40%	-		-		-
R&M-Sidewalks		1	1		-	1	0.00%	-		-		-
R&M-Security Cameras		2,000	2,000		262	1,738	13.10%	-	;	32		(32)
R&M-Tree Removal		1	1		-	1	0.00%	-		-		-
Misc-Assessment Collection Cost		182	182		175	7	96.15%	-		2		(2)
Reserve - Gate		1,000	1,000		-	1,000	0.00%	-		-		-
Reserve - Roadways		1,000	1,000		-	1,000	0.00%	-		-		-
Reserve - Sidewalks		2,000	2,000		-	2,000	0.00%	-				
Total Field		10,734	 10,346		2,290	 8,056	21.33%	129	1;	30		(1)
TOTAL EXPENDITURES		10,734	10,346		2,290	8,056	21.33%	129	1;	30		(1)
Excess (deficiency) of revenues												
Over (under) expenditures		(17)	 (129)		11,124	 11,253	0.00%	38	50	)5		467
OTHER FINANCING SOURCES (USES)												
Contribution to (Use of) Fund Balance		(17)	-		-	-	0.00%	-		-		
TOTAL FINANCING SOURCES (USES)		(17)	-		-	-	0.00%	-		-		-
Net change in fund balance	\$	(17)	\$ (129)	\$	11,124	\$ 11,253	0.00%	\$ 38	\$ 50	05	\$	467
FUND BALANCE, BEGINNING (OCT 1, 2024)		92,563	92,563		92,563							
FUND BALANCE, ENDING	\$	92,546	\$ 92,434	\$	103,687							

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	R TO DATE	YE	AR TO DATE ACTUAL	ARIANCE (\$)	YTD ACTUAL AS A %OF ADOPTED BUD	 JUN-25 BUDGET	JUN-25 ACTUAL		ANCE (\$) UNFAV)
REVENUES											
Interest - Investments	\$	10,000	\$ 7,500	\$	21,116	\$ 13,616	211.16%	\$ 833	\$ 2,4	22	\$ 1,589
Special Assmnts- Tax Collector		15,234	15,234		15,234	-	100.00%	-	1	62	162
Special Assmnts- Discounts		(609)	(609)		(558)	51	91.63%	-		5	5
TOTAL REVENUES		24,625	22,125		35,792	13,667	145.35%	833	2,5	89	1,756
EXPENDITURES											
<u>Field</u>											
Communication - Telephone & WiFi		1,550	1,162		671	491	43.29%	129		96	33
R&M-Gate		3,000	3,000		1,780	1,220	59.33%	-		-	-
R&M-Sidewalks		1	1		-	1	0.00%	-		-	-
R&M-Security Cameras		2,000	2,000		262	1,738	13.10%	-		32	(32)
R&M-Tree Removal		1	1		-	1	0.00%	-		-	-
Misc-Assessment Collection Cost		305	305		294	11	96.39%	-		3	(3)
Reserve - Gate		1,000	1,000		-	1,000	0.00%	-		-	-
Reserve - Roadways		8,000	 8,000		-	 8,000	0.00%	-		-	 
Total Field		15,857	 15,469		3,007	 12,462	18.96%	 129	1	31	 (2)
TOTAL EXPENDITURES		15,857	15,469		3,007	12,462	18.96%	129	1	31	(2)
Excess (deficiency) of revenues											
Over (under) expenditures		8,768	 6,656		32,785	 26,129	0.00%	704	2,4	58	 1,754
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance		8,768	-		-	-	0.00%	-		-	-
TOTAL FINANCING SOURCES (USES)		8,768	-		-	-	0.00%	-		-	-
Net change in fund balance	\$	8,768	\$ 6,656	\$	32,785	\$ 26,129	0.00%	\$ 704	\$ 2,4	58	\$ 1,754
FUND BALANCE, BEGINNING (OCT 1, 2024)		418,940	418,940		418,940						
FUND BALANCE, ENDING	\$	427,708	\$ 425,596	\$	451,725						

ACCOUNT DESCRIPTION	Α	NNUAL DOPTED SUDGET	R TO DATE	YE	AR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL		ANCE (\$) (UNFAV)
REVENUES											
Interest - Investments	\$	1,200	\$ 900	\$	3,117	\$ 2,217	259.75%	\$ 100	\$ 358	\$	258
Special Assmnts- Tax Collector		10,624	10,624		10,624	-	100.00%	-	113		113
Special Assmnts- Discounts		(425)	(425)		(389)	36	91.53%	-	3		3
TOTAL REVENUES		11,399	11,099		13,352	2,253	117.13%	100	474		374
EXPENDITURES											
<u>Field</u>											
Communication - Telephone & WiFi		1,550	1,162		671	491	43.29%	129	96		33
R&M-Gate		3,000	3,000		317	2,683	10.57%	-	-		-
R&M-Sidewalks		1	1		-	1	0.00%	-	-		-
R&M-Security Cameras		2,000	2,000		262	1,738	13.10%	-	32		(32)
R&M-Tree Removal		1	1		-	1	0.00%	-	-		-
Misc-Assessment Collection Cost		212	212		205	7	96.70%	-	2		(2)
Reserve - Gate		1,000	1,000		-	1,000	0.00%	-	-		-
Reserve - Roadways		1,000	1,000		-	1,000	0.00%	-	-		-
Reserve - Sidewalks		2,000	 2,000		-	 2,000	0.00%				
Total Field	-	10,764	 10,376		1,455	 8,921	13.52%	129	130	• •	(1)
TOTAL EXPENDITURES		10,764	10,376		1,455	8,921	13.52%	129	130		(1)
Excess (deficiency) of revenues											
Over (under) expenditures		635	 723		11,897	 11,174	0.00%	(29)	344		373
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance		635	-		-	-	0.00%	-	-		
TOTAL FINANCING SOURCES (USES)		635	-		-	-	0.00%	-	-		-
Net change in fund balance	\$	635	\$ 723	\$	11,897	\$ 11,174	0.00%	\$ (29)	\$ 344	\$	373
FUND BALANCE, BEGINNING (OCT 1, 2024)		61,817	61,817		61,817						
FUND BALANCE, ENDING	\$	62,452	\$ 62,540	\$	73,714						

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	AR TO DATE BUDGET	YE	AR TO DATE	ARIANCE (\$)	YTD ACTUAL AS A %OF ADOPTED BUD		JUN-25 BUDGET	UN-25 CTUAL	ANCE (\$) (UNFAV)
REVENUES											
Interest - Investments	\$	500	\$ 375	\$	16,925	\$ 16,550	3385.00%	\$	42	\$ 1,941	\$ 1,899
Special Assmnts- Tax Collector		25,724	25,724		25,724	-	100.00%		-	273	273
Special Assmnts- Discounts		(1,029)	(1,029)		(942)	87	91.55%		-	8	8
TOTAL REVENUES		25,195	25,070		41,707	16,637	165.54%		42	2,222	2,180
EXPENDITURES											
<u>Field</u>											
Communication - Telephone & WiFi		1,550	1,162		671	491	43.29%		129	96	33
R&M-Gate		3,000	3,000		540	2,460	18.00%		-	-	-
R&M-Sidewalks		1	1		-	1	0.00%		-	-	-
R&M-Security Cameras		2,000	2,000		262	1,738	13.10%		-	32	(32)
R&M-Tree Removal		1	1		-	1	0.00%		-	-	-
Misc-Assessment Collection Cost		514	514		496	18	96.50%		-	6	(6)
Reserve - Gate		1,000	1,000		-	1,000	0.00%		-	-	-
Reserve - Roadways		10,000	10,000		-	10,000	0.00%		-	-	-
Reserve - Sidewalks		2,000	 2,000		-	 2,000	0.00%			 	
Total Field		20,066	 19,678		1,969	 17,709	9.81%		129	 134	 (5)
TOTAL EXPENDITURES		20,066	19,678		1,969	17,709	9.81%		129	134	(5)
Excess (deficiency) of revenues											
Over (under) expenditures		5,129	 5,392		39,738	 34,346	0.00%		(87)	 2,088	 2,175
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance		5,129	-		-	-	0.00%		-	-	-
TOTAL FINANCING SOURCES (USES)		5,129	-		-	-	0.00%		-	-	-
Net change in fund balance	\$	5,129	\$ 5,392	\$	39,738	\$ 34,346	0.00%	\$	(87)	\$ 2,088	\$ 2,175
FUND BALANCE, BEGINNING (OCT 1, 2024)		335,839	335,839		335,839		_	_	_		
FUND BALANCE, ENDING	\$	340,968	\$ 341,231	\$	375,577						

ACCOUNT DESCRIPTION	ΑI	NNUAL DOPTED UDGET	YEAR TO D		YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES										
Interest - Investments	\$	-	\$	-	\$ -	\$	- 0.00%	\$	- \$ -	\$ -
Special Assmnts- Tax Collector		18,029	18	,029	18,029		- 100.00%		- 313	313
Special Assmnts- Other		11,402	11	,402	11,402		- 100.00%			-
Special Assmnts- Discounts		(1,177)	(1	,177)	(1,078)	99	91.59%		- 9	9
TOTAL REVENUES		28,254	28	,254	28,353	99	9 100.35%		- 322	322
<u>EXPENDITURES</u>										
<u>Field</u>										
Communication - Telephone & WiFi		1,550	1	,162	715	447	7 46.13%	129	96	33
R&M-Gate		3,000	3	,000	339	2,661	1 11.30%			-
R&M-Sidewalks		1		1	-	1	0.00%			-
R&M-Security Cameras		2,000	2	,000	262	1,738	3 13.10%		- 32	(32)
R&M-Tree Removal		1		1	-	1	0.00%			-
Misc-Assessment Collection Cost		589		589	567	22	96.26%		- 6	(6)
Reserve - Gate		3,000	3	,000	-	3,000	0.00%			-
Reserve - Roadways		1,000	1	,000	-	1,000	0.00%			-
Reserve - Sidewalks		5,000	5	,000		5,000	0.00%			
Total Field		16,141	15	,753	1,883	13,870	11.67%	129	9 134	(5)
TOTAL EXPENDITURES		16,141	15	,753	1,883	13,870	11.67%	129	) 134	(5)
Excess (deficiency) of revenues										
Over (under) expenditures		12,113	12	,501	26,470	13,969	0.00%	(129	9) 188	317
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		12,113		-	-		- 0.00%			-
TOTAL FINANCING SOURCES (USES)		12,113		-	-		- 0.00%			-
Net change in fund balance	\$	12,113	\$ 12	,501	\$ 26,470	\$ 13,969	9 0.00%	\$ (129	9) \$ 188	\$ 317
FUND BALANCE, BEGINNING (OCT 1, 2024)		28,158	28	,158	28,158					
FUND BALANCE, ENDING	\$	40,271	\$ 40	,659	\$ 54,628	_				

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	R TO DATE BUDGET	AR TO DATE ACTUAL	ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET		JUN-25 ACTUAL	ANCE (\$)
REVENUES										
Interest - Investments	\$	8,000	\$ 6,000	\$ 25,847	\$ 19,847	323.09%	\$ 667	\$	2,965	\$ 2,298
Special Assmnts- Tax Collector		37,989	37,989	37,989	-	100.00%	-		404	404
Special Assmnts- Discounts		(1,520)	(1,520)	(1,391)	129	91.51%	-		12	12
TOTAL REVENUES		44,469	42,469	62,445	19,976	140.42%	667		3,381	2,714
EXPENDITURES										
<u>Field</u>										
Communication - Telephone & WiFi		1,550	1,162	626	536	40.39%	129		96	33
R&M-Gate		4,500	4,500	387	4,113	8.60%	-		47	(47)
R&M-Sidewalks		4,500	4,500	-	4,500	0.00%	-		-	-
R&M-Security Cameras		4,000	4,000	1,253	2,747	31.33%	-		32	(32)
R&M-Tree Removal		1	1	-	1	0.00%	-		-	-
Misc-Assessment Collection Cost		760	760	732	28	96.32%	-		8	(8)
Reserve - Gate		1,000	1,000	-	1,000	0.00%	-		-	-
Reserve - Roadways		8,000	8,000	-	8,000	0.00%	-		-	-
Reserve - Sidewalks		5,000	 5,000	 -	5,000	0.00%				
Total Field		29,311	 28,923	 2,998	 25,925	10.23%	129		183	(54)
TOTAL EXPENDITURES		29,311	28,923	2,998	25,925	10.23%	129		183	(54)
Excess (deficiency) of revenues										
Over (under) expenditures		15,158	 13,546	 59,447	 45,901	0.00%	538	_	3,198	2,660
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		15,158	-	-	-	0.00%	-		-	-
TOTAL FINANCING SOURCES (USES)		15,158	-	-	-	0.00%	-		-	-
Net change in fund balance	\$	15,158	\$ 13,546	\$ 59,447	\$ 45,901	0.00%	\$ 538	\$	3,198	\$ 2,660
FUND BALANCE, BEGINNING (OCT 1, 2024)		512,947	512,947	512,947						 
FUND BALANCE, ENDING	\$	528,105	\$ 526,493	\$ 572,394						

ACCOUNT DESCRIPTION	A	ANNUAL DOPTED BUDGET	R TO DATE	YE	AR TO DATE	ARIANCE (\$)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	N-25 'UAL	ANCE (\$) UNFAV)
REVENUES										
Interest - Investments	\$	5,000	\$ 3,750	\$	13,930	\$ 10,180	278.60%	\$ 417	\$ 1,598	\$ 1,181
Special Assmnts- Tax Collector		21,473	21,473		21,473	-	100.00%	-	228	228
Special Assmnts- Discounts		(859)	(859)		(786)	73	91.50%	-	7	7
TOTAL REVENUES		25,614	24,364		34,617	10,253	135.15%	417	1,833	1,416
<u>EXPENDITURES</u>										
<u>Field</u>										
Communication - Telephone & WiFi		1,550	1,162		671	491	43.29%	129	96	33
R&M-Gate		3,000	3,000		1,542	1,458	51.40%	-	450	(450)
R&M-Sidewalks		1	1		-	1	0.00%	-	-	-
R&M-Security Cameras		2,000	2,000		262	1,738	13.10%	-	32	(32)
R&M-Tree Removal		1	1		-	1	0.00%	-	-	-
Misc-Assessment Collection Cost		429	429		414	15	96.50%	-	5	(5)
Reserve - Gate		1,000	1,000		-	1,000	0.00%	-	-	-
Reserve - Roadways		10,000	10,000		-	10,000	0.00%	-	-	-
Reserve - Sidewalks		2,000	 2,000		-	2,000	0.00%		-	
Total Field		19,981	 19,593		2,889	 16,704	14.46%	129	 583	 (454)
TOTAL EXPENDITURES		19,981	19,593		2,889	16,704	14.46%	129	583	(454)
Excess (deficiency) of revenues										
Over (under) expenditures		5,633	 4,771		31,728	 26,957	0.00%	288	 1,250	962
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		5,633	-		-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)		5,633	-		-	-	0.00%	-	-	-
Net change in fund balance	\$	5,633	\$ 4,771	\$	31,728	\$ 26,957	0.00%	\$ 288	\$ 1,250	\$ 962
FUND BALANCE, BEGINNING (OCT 1, 2024)		276,421	276,421		276,421	_		_	_	_
FUND BALANCE, ENDING	\$	282,054	\$ 281,192	\$	308,149					

ACCOUNT DESCRIPTION	A	ANNUAL DOPTED BUDGET		IR TO DATE	YE	AR TO DATE	ARIANCE (\$)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	ANCE (\$) (UNFAV)
REVENUES											
Interest - Investments	\$	7,000	\$	5,250	\$	17,773	\$ 12,523	253.90%	\$ 583	\$ 2,039	\$ 1,456
Special Assmnts- Tax Collector		23,039		23,039		23,039	-	100.00%	-	245	245
Special Assmnts- Discounts		(922)		(922)		(844)	78	91.54%	-	7	7
TOTAL REVENUES		29,117		27,367		39,968	12,601	137.27%	583	2,291	1,708
EXPENDITURES											
<u>Field</u>											
Communication - Telephone & WiFi		1,550		1,162		671	491	43.29%	129	96	33
R&M-Gate		3,000		3,000		317	2,683	10.57%	-	-	-
R&M-Sidewalks		1		1		-	1	0.00%	-	-	-
R&M-Security Cameras		2,000		2,000		262	1,738	13.10%	-	32	(32)
R&M-Tree Removal		1		1		-	1	0.00%	-	-	-
Misc-Assessment Collection Cost		461		461		444	17	96.31%	-	5	(5)
Reserve - Gate		5,000		5,000		-	5,000	0.00%	-	-	-
Reserve - Roadways		1,000		1,000		-	1,000	0.00%	-	-	-
Reserve - Sidewalks		10,000		10,000		-	 10,000	0.00%	-	 	
Total Field		23,013		22,625		1,694	 20,931	7.36%	129	 133	(4)
TOTAL EXPENDITURES		23,013		22,625		1,694	20,931	7.36%	129	133	(4)
Excess (deficiency) of revenues											
Over (under) expenditures		6,104		4,742		38,274	 33,532	0.00%	454	 2,158	1,704
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance		6,104		-		-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)		6,104		-		-	-	0.00%	-	-	-
Net change in fund balance	\$	6,104	\$	4,742	\$	38,274	\$ 33,532	0.00%	\$ 454	\$ 2,158	\$ 1,704
FUND BALANCE, BEGINNING (OCT 1, 2024)		352,648	_	352,648	_	352,648	 				 
FUND BALANCE, ENDING	\$	358,752	\$	357,390	\$	390,922					

ACCOUNT DESCRIPTION	Αľ	NNUAL DOPTED UDGET	R TO DATE	YE	AR TO DATE	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	ANCE (\$) UNFAV)
REVENUES										
Interest - Investments	\$	650	\$ 487	\$	16,350	\$ 15,863	2515.38%	\$ 54	\$ 1,875	\$ 1,821
Special Assmnts- Tax Collector		19,944	19,944		19,944	-	100.00%	-	212	212
Special Assmnts- Discounts		(798)	(798)		(730)	68	91.48%	-	6	6
TOTAL REVENUES		19,796	19,633		35,564	15,931	179.65%	54	2,093	2,039
EXPENDITURES										
<u>Field</u>										
Communication - Telephone & WiFi		1,300	975		671	304	51.62%	108	96	12
R&M-Gate		3,000	3,000		697	2,303	23.23%	-	-	-
R&M-Sidewalks		1	1		-	1	0.00%	-	-	-
R&M-Security Cameras		2,000	2,000		2,449	(449)	122.45%	-	32	(32)
R&M-Tree Removal		1	1		-	1	0.00%	-	-	-
Misc-Assessment Collection Cost		399	399		384	15	96.24%	-	4	(4)
Reserve - Gate		1,000	1,000		-	1,000	0.00%	-	-	-
Reserve - Roadways		7,000	7,000		-	7,000	0.00%	-	-	-
Reserve - Sidewalks		2,000	 2,000			2,000	0.00%	-	 	
Total Field		16,701	 16,376		4,201	 12,175	25.15%	108	 132	(24)
TOTAL EXPENDITURES		16,701	16,376		4,201	12,175	25.15%	108	132	(24)
Excess (deficiency) of revenues										
Over (under) expenditures		3,095	 3,257		31,363	 28,106	0.00%	(54)	 1,961	2,015
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		3,095	-		-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)		3,095	-		-	-	0.00%	-	-	-
Net change in fund balance	\$	3,095	\$ 3,257	\$	31,363	\$ 28,106	0.00%	\$ (54)	\$ 1,961	\$ 2,015
FUND BALANCE, BEGINNING (OCT 1, 2024)		324,656	324,656		324,656	 			 	
FUND BALANCE, ENDING	\$	327,751	\$ 327,913	\$	356,019					

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	IR TO DATE	YE.	AR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JN-25 CTUAL	ANCE (\$) (UNFAV)
REVENUES										
Interest - Investments	\$	7,000	\$ 5,250	\$	18,452	\$ 13,202	263.60%	\$ 583	\$ 2,117	\$ 1,534
Special Assmnts- Tax Collector		18,660	18,660		18,660	-	100.00%	-	198	198
Special Assmnts- Discounts		(746)	(746)		(683)	63	91.55%	-	6	6
TOTAL REVENUES		24,914	23,164		36,429	13,265	146.22%	583	2,321	1,738
EXPENDITURES										
<u>Field</u>										
Communication - Telephone & WiFi		8,000	6,000		671	5,329	8.39%	667	96	571
R&M-Gate		3,000	3,000		1,355	1,645	45.17%	-	-	-
R&M-Sidewalks		1	1		-	1	0.00%	-	-	-
R&M-Security Cameras		2,000	2,000		430	1,570	21.50%	-	32	(32)
R&M-Tree Removal		1	1		-	1	0.00%	-	-	-
Misc-Assessment Collection Cost		373	373		360	13	96.51%	-	4	(4)
Reserve - Gate		1,000	1,000		-	1,000	0.00%	-	-	-
Reserve - Roadways		8,000	 8,000		-	8,000	0.00%		 	 
Total Field		22,375	 20,375		2,816	 17,559	12.59%	667	 132	 535
TOTAL EXPENDITURES		22,375	20,375		2,816	17,559	12.59%	667	132	535
Excess (deficiency) of revenues										
Over (under) expenditures		2,539	 2,789		33,613	 30,824	0.00%	(84)	 2,189	 2,273
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		2,539	-		-	-	0.00%	-	-	
TOTAL FINANCING SOURCES (USES)		2,539	-		-	-	0.00%	-	-	-
Net change in fund balance	\$	2,539	\$ 2,789	\$	33,613	\$ 30,824	0.00%	\$ (84)	\$ 2,189	\$ 2,273
FUND BALANCE, BEGINNING (OCT 1, 2024)		366,088	366,088		366,088					
FUND BALANCE, ENDING	\$	368,627	\$ 368,877	\$	399,701					

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	TO DATE DGET	IR TO DATE		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		JUN-25 BUDGET	JN-25 TUAL	ANCE (\$) (UNFAV)
REVENUES											
Interest - Investments	\$	1,300	\$ 975	\$ 32,629	\$	31,654	2509.92%	s \$	108	\$ 3,743	\$ 3,635
Special Assmnts- Tax Collector		38,601	38,601	38,601		-	100.00%		_	410	410
Special Assmnts- Discounts		(1,544)	(1,544)	(1,414)		130	91.58%		-	12	12
TOTAL REVENUES		38,357	38,032	69,816		31,784	182.02%	)	108	4,165	4,057
<u>EXPENDITURES</u>											
<u>Administration</u>											
ProfServ-Legal Services		-	-	1,977		(1,977)	0.00%		-	1,977	(1,977)
Total Administration		-	 -	1,977	_	(1,977)	0.00%	5	-	 1,977	 (1,977)
Field											
Communication - Telephone & WiFi		1,550	1,162	671		491	43.29%		129	96	33
R&M-Gate		3,000	3,000	1,280		1,720	42.67%		-	-	-
R&M-Sidewalks		1	1	_		1	0.00%		-	-	-
R&M-Security Cameras		2,000	2,000	580		1,420	29.00%	·	-	32	(32)
R&M-Tree Removal		1	1	-		1	0.00%		-	-	-
Misc-Assessment Collection Cost		772	772	744		28	96.37%	·	-	8	(8)
Reserve - Gate		1,000	1,000	-		1,000	0.00%		-	-	-
Reserve - Roadways		15,000	15,000	21,741		(6,741)	144.94%		-	-	-
Reserve - Sidewalks		5,000	5,000	2,700		2,300	54.00%	<u> </u>	-	 -	
Total Field		28,324	 27,936	 27,716		220	97.85%	)	129	 136	(7)
TOTAL EXPENDITURES		28,324	27,936	29,693		(1,757)	104.83%	,	129	2,113	(1,984)
Excess (deficiency) of revenues Over (under) expenditures		10,033	 10,096	40,123		30,027	0.00%	<u> </u>	(21)	 2,052	2,073
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance		10,033	-	-		-	0.00%		-	-	-
TOTAL FINANCING SOURCES (USES)		10,033	-	-		-	0.00%	)		-	-
Net change in fund balance	\$	10,033	\$ 10,096	\$ 40,123	\$	30,027	0.00%	5 5	(21)	\$ 2,052	\$ 2,073
FUND BALANCE, BEGINNING (OCT 1, 2024)		647,440	647,440	647,440							
FUND BALANCE, ENDING	\$	657,473	\$ 657,536	\$ 687,563							

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	5,781	5,781	-	100.00%	-	61	61
Special Assmnts- Discounts	(231)	(231)	(212)	19	91.77%	-	2	2
TOTAL REVENUES	5,550	5,550	5,569	19	100.34%	-	63	63
<u>EXPENDITURES</u>								
<u>Field</u>								
Communication - Telephone & WiFi	850	638	338	300	39.76%	71	43	28
R&M-Security Cameras	2,000	2,000	362	1,638	18.10%	-	32	(32)
Misc-Assessment Collection Cost	116	116	111	5	95.69%		1	(1)
Total Field	2,966	2,754	811	1,943	27.34%	71	76	(5)
TOTAL EXPENDITURES	2,966	2,754	811	1,943	27.34%	71	76	(5)
Excess (deficiency) of revenues								
Over (under) expenditures	2,584	2,796	4,758	1,962	0.00%	(71)	(13)	58
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	2,584	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	2,584	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ 2,584	\$ 2,796	\$ 4,758	\$ 1,962	0.00%	\$ (71)	\$ (13)	\$ 58
FUND BALANCE, BEGINNING (OCT 1, 2024)	(39,864)	(39,863)	(39,864)					
FUND BALANCE, ENDING	\$ (37,280)	\$ (37,067)	\$ (35,106)	:				

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	6,250	6,250	-	100.00%	-	66	66
Special Assmnts- Discounts	(250)	(250)	(229)	21	91.60%	-	2	2
TOTAL REVENUES	6,000	6,000	6,021	21	100.35%	-	68	68
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	15,000	11,250	338	10,912	2.25%	1,250	43	1,207
R&M-Security Cameras	2,000	2,000	477	1,523	23.85%	-	32	(32)
Misc-Assessment Collection Cost	125	125	120	5	96.00%		1	(1)
Total Field	17,125	13,375	935	12,440	5.46%	1,250	76	1,174
TOTAL EXPENDITURES	17,125	13,375	935	12,440	5.46%	1,250	76	1,174
Excess (deficiency) of revenues								
Over (under) expenditures	(11,125)	(7,375)	5,086	12,461	0.00%	(1,250)	(8)	1,242
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	(11,125)	-	-	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	(11,125)	-	-	-	0.00%	-	-	-
Net change in fund balance	\$ (11,125)	\$ (7,375)	\$ 5,086	\$ 12,461	0.00%	\$ (1,250)	\$ (8)	\$ 1,242
FUND BALANCE, BEGINNING (OCT 1, 2024)	(50,546)	(50,546)	(50,546)					
FUND BALANCE, ENDING	\$ (61,671)	\$ (57,921)	\$ (45,460)					

ACCOUNT DESCRIPTION	ΑI	NNUAL DOPTED UDGET		AR TO DATE BUDGET	YE	AR TO DATE	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A %OF ADOPTED BUD		JUN-25 BUDGET	 JUN-25 ACTUAL	ANCE (\$) (UNFAV)
REVENUES												
Interest - Investments	\$	25	\$	25	\$	13,052	\$ 13,027	52208.00%	\$	-	\$ 837	\$ 837
Special Assmnts- Tax Collector		644,315		644,315		644,315	-	100.00%		-	6,847	6,847
Special Assmnts- Discounts		(25,773)		(25,773)		(23,596)	2,177	91.55%		-	205	205
TOTAL REVENUES		618,567		618,567		633,771	15,204	102.46%		-	7,889	7,889
EXPENDITURES												
<u>Administration</u>												
Misc-Assessment Collection Cost		12,886		12,886		12,414	472	96.34%		-	141	(141)
Total Administration		12,886		12,886		12,414	472	96.34%	_	-	 141	(141)
Debt Service												
Principal Debt Retirement		350,000		350,000		345,000	5,000	98.57%		-	-	-
Principal Prepayments		-		-		15,000	(15,000)	0.00%		-	-	-
Interest Expense		259,739		259,739		259,614	125	99.95%		-	 -	_
Total Debt Service		609,739		609,739		619,614	 (9,875)	101.62%		-	 -	 
TOTAL EXPENDITURES		622,625		622,625		632,028	(9,403)	101.51%		-	141	(141)
Excess (deficiency) of revenues												
Over (under) expenditures		(4,058)		(4,058)		1,743	 5,801	0.00%		-	7,748	7,748
OTHER FINANCING SOURCES (USES)												
Operating Transfers-Out		-		-		(5,030)	(5,030)	0.00%		-	(547)	(547)
Contribution to (Use of) Fund Balance		(4,058)		-		-	-	0.00%		-	-	-
TOTAL FINANCING SOURCES (USES)		(4,058)		-		(5,030)	(5,030)	0.00%		-	(547)	(547)
Net change in fund balance	\$	(4,058)	\$	(4,058)	\$	(3,287)	\$ 771	0.00%	\$		\$ 7,201	\$ 7,201
FUND BALANCE, BEGINNING (OCT 1, 2024)	_	304,183	_	304,183		304,183						 
FUND BALANCE, ENDING	\$	300,125	\$	300,125	\$	300,896						

ACCOUNT DESCRIPTION	YE	AR TO DATE ACTUAL	RIANCE (\$)	YTD ACTUAL AS A %OF ADOPTED BUD	 JUN-25 BUDGET		JUN-25 ACTUAL	RIANCE (\$) V(UNFAV)
REVENUES								
Interest - Investments	\$	87,776	\$ 87,776	0.00%	\$ -	\$	9,620	\$ 9,620
TOTAL REVENUES		87,776	87,776	0.00%	-		9,620	9,620
EXPENDITURES								
Construction In Progress								
Construction in Progress		28,920	(28,920)	0.00%			1,905	 (1,905)
Total Construction In Progress		28,920	 (28,920)	0.00%	 -		1,905	 (1,905)
TOTAL EXPENDITURES		28,920	(28,920)	0.00%	-		1,905	 (1,905)
Excess (deficiency) of revenues								
Over (under) expenditures		58,856	 58,856	0.00%		_	7,715	 7,715
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In		5,030	5,030	0.00%	-		547	547
TOTAL FINANCING SOURCES (USES)		5,030	5,030	0.00%	-		547	547
Net change in fund balance	\$	63,886	\$ 63,886	0.00%	\$ 	\$	8,262	\$ 8,262
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,611,829						
FUND BALANCE, ENDING	\$	2,675,715						

## MEADOW POINTE II Community Development District

**Supporting Schedules** 

June 30, 2025

# Non-Ad Valorem Special Assessments - Pasco County Tax Collector Monthly Collection Distributions For the Fiscal Year Ending September 30, 2025

							AL	LO	CATION BY FU	ND	
			Discount /		Gross		Genera	al F	und		002 Deed
Date	Ne	et Amount	(Penalties)	Collection	Amount		O&M		Trash		Fund
Received	F	Received	Amount	Costs	Received	Α	ssessments	/	Assessments	A	ssessments
Assessments levied ir	n FY 2025				\$ 3,182,356	\$	1,927,752	\$	273,456	\$	49,798
Allocation %					100.1%		60.6%		8.6%		1.6%
11/03/24	\$	63,201	\$ 2,861	\$ 1,290	\$ 67,352	\$	40,800	\$	5,788	\$	1,054
11/08/24	\$	218,440	\$ 9,279	\$ 4,458	\$ 232,177	\$	140,644	\$	19,951	\$	3,633
11/18/24	\$	207,382	\$ 8,817	\$ 4,232	\$ 220,431	\$	133,529	\$	18,941	\$	3,449
11/21/24	\$	186,151	\$ 7,884	\$ 3,799	\$ 197,834	\$	119,841	\$	17,000	\$	3,096
11/30/24	\$	1,912,901	\$ 81,327	\$ 39,039	\$ 2,033,268	\$	1,231,677	\$	174,716	\$	31,817
12/10/24	\$	83,663	\$ 3,304	\$ 1,707	\$ 88,674	\$	53,715	\$	7,620	\$	1,388
01/07/25	\$	91,948	\$ 2,897	\$ 1,876	\$ 96,721	\$	58,590	\$	8,311	\$	1,513
02/07/25	\$	53,812	\$ 1,115	\$ 1,098	\$ 56,025	\$	33,938	\$	4,814	\$	877
03/11/25	\$	44,716	\$ 457	\$ 913	\$ 46,086	\$	27,917	\$	3,960	\$	721
04/08/25	\$	93,384	\$ -	\$ 1,906	\$ 95,290	\$	57,723	\$	8,188	\$	1,491
05/13/25	\$	14,762	\$ (384)	\$ 301	\$ 14,680	\$	8,892	\$	1,261	\$	230
06/06/25	\$	10,995	\$ (327)	\$ 224	\$ 10,892	\$	6,598	\$	936	\$	170
06/16/25	\$	23,143	\$ (688)	\$ 472	\$ 22,927	\$	13,888	\$	1,970	\$	359
TOTAL	\$	3,004,499	\$ 116,542	\$ 61,316	\$ 3,182,357	\$	1,927,753	\$	273,456	\$	49,798

% COLLECTED 100% 100% 100% 100%

# Non-Ad Valorem Special Assessments - Pasco County Tax Collector Monthly Collection Distributions For the Fiscal Year Ending September 30, 2025

					AL	LOCATION B	ΥF	UND						
	003 C	harlesworth	004 C	olehaven	005	Covina Key	0	06 Glenham	0	007 Iverson	00	8 Lettingwell	0(	09 Longleaf
Date		Fund	ı	Fund		Fund		Fund		Fund		Fund		Fund
Received	Ass	sessments	Asse	essments	As	sessments	A	ssessments	A	ssessments	Α	ssessments	A	ssessments
Assessments levied in FY 2025	\$	25,205	\$	9,080	\$	15,234	\$	10,624	\$	25,724	\$	29,431	\$	37,989
Allocation %		0.8%		0.3%		0.5%		0.3%		0.8%		0.9%		1.2%
11/03/24	\$	533	\$	192	\$	322	\$	225	\$	544	\$	623	\$	804
11/08/24	\$	1,839	\$	662	\$	1,111	\$	775	\$	1,877	\$	2,147	\$	2,772
11/18/24	\$	1,746	\$	629	\$	1,055	\$	736	\$	1,782	\$	2,039	\$	2,631
11/21/24	\$	1,567	\$	564	\$	947	\$	660	\$	1,599	\$	1,830	\$	2,362
11/30/24	\$	16,104	\$	5,802	\$	9,733	\$	6,788	\$	16,436	\$	18,804	\$	24,272
12/10/24	\$	702	\$	253	\$	424	\$	296	\$	717	\$	820	\$	1,059
01/07/25	\$	766	\$	276	\$	463	\$	323	\$	782	\$	894	\$	1,155
02/07/25	\$	444	\$	160	\$	268	\$	187	\$	453	\$	518	\$	669
03/11/25	\$	365	\$	131	\$	221	\$	154	\$	373	\$	426	\$	550
04/08/25	\$	755	\$	272	\$	456	\$	318	\$	770	\$	881	\$	1,138
05/13/25	\$	116	\$	42	\$	70	\$	49	\$	119	\$	136	\$	175
06/06/25	\$	86	\$	31	\$	52	\$	36	\$	88	\$	101	\$	130
06/16/25	\$	182	\$	65	\$	110	\$	77	\$	185	\$	212	\$	274
TOTAL	\$	25,205	\$	9,080	\$	15,234	\$	10,624	\$	25,724	\$	29,431	\$	37,989
0/ 0011 50750	T .	4000/	т	4000/	т	4000/	*	10,021	Τ.	4000/		4000/	Τ.	404

# Non-Ad Valorem Special Assessments - Pasco County Tax Collector Monthly Collection Distributions For the Fiscal Year Ending September 30, 2025

						ALLOCA	OITA	N BY FUND								
	010	Manor Isle	011	Sedgwick	012	Tullamore	013	3 Vermillion	01	4 Wrencrest	01	5 Deer Run	016	Morningside	2	2018 DS
Date		Fund		Fund		Fund		Fund		Fund		Fund		Fund		Fund
Received	Ass	sessments	Ass	sessments	Ass	sessments	As	sessments	As	ssessments	A	ssessments	As	ssessments	As	sessment
Assessments levied in FY 2025	\$	21,473	\$	23,039	\$	19,944	\$	18,660	\$	38,601	\$	5,781	\$	6,250	\$	644,315
Allocation %		0.7%		0.7%		0.6%		0.6%		1.2%		0.2%		0.2%		20.2%
11/03/24	\$	454	\$	488	\$	422	\$	395	\$	817	\$	122	\$	132	\$	13,636
11/08/24	\$	1,567	\$	1,681	\$	1,455	\$	1,361	\$	2,816	\$	422	\$	456	\$	47,008
11/18/24	\$	1,487	\$	1,596	\$	1,381	\$	1,293	\$	2,674	\$	400	\$	433	\$	44,630
11/21/24	\$	1,335	\$	1,432	\$	1,240	\$	1,160	\$	2,400	\$	359	\$	389	\$	40,054
11/30/24	\$	13,719	\$	14,720	\$	12,743	\$	11,922	\$	24,663	\$	3,694	\$	3,993	\$	411,665
12/10/24	\$	598	\$	642	\$	556	\$	520	\$	1,076	\$	161	\$	174	\$	17,953
01/07/25	\$	653	\$	700	\$	606	\$	567	\$	1,173	\$	176	\$	190	\$	19,583
02/07/25	\$	378	\$	406	\$	351	\$	329	\$	680	\$	102	\$	110	\$	11,343
03/11/25	\$	311	\$	334	\$	289	\$	270	\$	559	\$	84	\$	91	\$	9,331
04/08/25	\$	643	\$	690	\$	597	\$	559	\$	1,156	\$	173	\$	187	\$	19,293
05/13/25	\$	99	\$	106	\$	92	\$	86	\$	178	\$	27	\$	29	\$	2,972
06/06/25	\$	73	\$	79	\$	68	\$	64	\$	132	\$	20	\$	21	\$	2,205
06/16/25	\$	155	\$	166	\$	144	\$	134	\$	278	\$	42	\$	45	\$	4,642
TOTAL	\$	21,473	\$	23,039	\$	19,944	\$	18,660	\$	38,601	\$	5,781	\$	6,250	\$	644,315

### Cash and Investment Balances June 30, 2025

ACCOUNT NAME	BANK NAME	Investment Type	MATURITY	YIELD	<u>B</u>	ALANCE
GENERAL FUND						
Operating Checking Account*	Bank United	Checking Account	n/a	0.00%	\$	549,220
				Subtotal	\$	549,220
Money Market	BankUnited	Money Market	n/a	3.99%	\$	6,787,989
Worldy Warket	Dankonica	Worldy Warket	11/4	Subtotal	\$	6,787,989
DEBT SERVICE AND CONSTRUCTION						· · ·
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	4.25%	\$	2,675,715
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	4.25%	\$	3,514
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	4.25%	\$	152,235
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	4.25%	\$	135,247
				Subtotal	\$	2,966,711
			•	Total	\$	10,303,920

### Settlements June 30, 2025

	DEED RESTRICTION REINFORCEMENT FUND 002						
CHECK DATE		AMOUNT	CHECK#	DRVC #	DESCRIPTION		
12/03/24 12/04/24	\$ \$	275.00 2,000.00	VISA 1032	2024-121 2024-116	DR #14 - Landscape, DR#18 Mailbox DR #14 - Landscape, DR#10 Trash cans		
01/02/25	\$	1,000.00	551197	2024-110	DR #18 - Mailbox Post		
01/31/25	\$	550.00	VISA	2024-121	DR #14 - Landscape and DR #18 - Mailbox		
02/05/25	\$	450.00	109	2024-130	DR #14 - Driveway and Entryway needed cleaning		
02/11/25	\$	1,000.00	151367	2023-155	DR #14 - Landscape		
05/29/25	\$	600.00	1711	2025-108	DR #10 - Garbage Cans; DR#15 Overgrown		
					Easement		
06/02/25	\$	1,100.00	1843	2025-108	DR #10 - Garbage Cans; DR#15 Overgrown		
					Easement		
06/06/25	\$	1,000.00	1001983	2024-105	DR #18 - Mailbox Post		
06/06/25	\$	1,000.00	25045	2024-187	DR #18 - Mailbox Post		
06/25/25	\$	375.00	14619	2025-107	DR # 14 - Landscape and DR #18 - Mailbox		
06/25/25	\$	175.00	14705	2025-107	DR # 14 - Landscape and DR #18 - Mailbox		
06/25/25	\$	1,000.00	59232	2024-194	DR # 14 - Landscape and DR #18 - Mailbox		
Total:	\$	10,525.00					

### <u>Construction Report</u> Series 2018 Project Fund

### Recap of Capital Project Fund Activity through June 30, 2025

Source of Funds:		Amount
Deposit to the 2018 Acquisition a	nd Construction Account	\$ 7,297,808
Other Sources:		
Interest Earned - Acquisiton a	nd Construction Fund	\$ 312,014
Debt Service Reserve Fund T		\$ 18,672
Total Source of Funds:		\$ 330,686
Use of Funds:		
Disbursements:	To Vendors	\$ 4,952,785
Net Available Amount to Spend in	n Project Fund Account at June 30, 2025	\$ 2,675,715

## MEADOW POINTE II Community Development District

**Approval of Invoices** 

June 30, 2025

### **Invoice Summary**

Posting Date Invo	ice # <u>Vendor</u>	<u>Description</u>	Am	<u>iount</u>
10/01/24 5422	2 Persson & Cohen	Legal Invoice	\$	911.40
10/01/24 5423		Legal Invoice	\$	147.00
11/01/24 5508		Legal Invoice	\$	75.75
11/01/24 5509		_	\$	2,863.35
12/01/24 5582	2 Persson & Cohen	Legal Invoice	\$	151.50
12/01/24 5583	Persson & Cohen	Legal Invoice	\$	1,696.80
01/06/25 5664	4 Persson & Cohen	Legal Invoice	\$	90.90
01/06/25 5668	5 Persson & Cohen	Legal Invoice	\$	1,893.75
02/03/25 5729	9 Persson & Cohen	Legal Invoice	\$	121.20
02/03/25 5730	Persson & Cohen	Legal Invoice	\$	1,212.00
03/04/25 5806	Persson & Cohen	Legal Invoice	\$	1,363.50
04/01/25 5882	Persson & Cohen	Legal Invoice	\$	1,136.25
05/01/25 5963	Persson & Cohen	Legal Invoice	\$	757.50
05/01/25 5964	Persson & Cohen	Legal Invoice	\$	681.75
06/02/25 6050	Persson & Cohen	Legal Invoice	\$	151.50
06/02/25 605	Parsson & Cohan	Legal Invoice	\$	606.00
		- Total <sub>=</sub>	\$	13,860.15



INVOICE

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

Invoice # 6050 Date: 06/02/2025 Due On: 07/02/2025

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

### Statement of Account

Outstanding Balance New Charges Payments Received Total Amount Outstanding

( \$0.00 + \$151.50 ) - ( \$0.00 ) = \$151.50

### **MEADOWPT.HOA**

### Covenant matters

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	05/12/2025	DEED RESTRICTIONS: review and respond to answer from ARCDRC	0.50	\$303.00	\$151.50
				The second secon	Subtotal	\$151.50
					Total	\$151.50

### **Detailed Statement of Account**

#### **Current Invoice**

Invoice Number	Due On	Amount Due		Balance Due
6050	07/02/2025	\$151.50	\$0.00	\$151.50
			Outstanding Balance	\$151.50
			Total Amount Outstanding	\$151.50

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

Invoice # 6050 - 06/02/2025

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



INVOICE

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

Invoice # 6051 Date: 06/02/2025 Due On: 07/02/2025

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

### Statement of Account

Outstanding Balance ( \$0.00

New Charges \$606.00 Payments Received
) - ( \$0.00

Total Amount Outstanding

\$606.00

### **MEADOWPTE**

### **CDD Matters**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	05/07/2025	Review e-mails re: defense of Catterton trip/fall litigation.	0.25	\$303.00	\$75.75
Service	AHC	05/09/2025	Review information re: Catterton slip/fall litigation.	0.25	\$303.00	\$75.75
Service	AHC	05/14/2025	Review agenda package for 5/21 CDD meeting.	0.25	\$303.00	\$75.75
Service	AHC	05/15/2025	Tele-conv. with Jerry Whited re: Deer Run/Morningside conveyance/ maintenance issues.	0.25	\$303.00	\$75.75
Service	AHC	05/16/2025	Follow-up on Deer Run/Morningside issues and exchange e-mails with County Attorney.	0.25	\$303.00	\$75.75
Service	AHC	05/19/2025	Exchange e-mails with Engineer re: Deer Run/Morningside and correspondence with County Attorney.	0.25	\$303.00	\$75.75
Service	AHC	05/23/2025	Tele-conv. with Pasco County Attorney's office and e-mail Engineer re: Deer Run/Morningside.	0.25	\$303.00	\$75.75
Service	AHC	05/29/2025	Review Catterton slip/fall Answer and defenses and exchange e-mails with	0.25	\$303.00	\$75.75

District Manager re: distribution to Board.		
	Subtotal	\$606.00
	Total	\$606.00

### **Detailed Statement of Account**

#### **Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6051	07/02/2025	\$606.00	\$0.00	\$606.00
as an an affinish an an Arbeith (A.) a month of Arbeith (Sec. 1). The month is left which the design is better modes (S.)			Outstanding Balance	se \$606.00
			Total Amount Outstandir	ng \$606.00

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

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

## Tab 2



#### **MEADOW POINTE II CDD**

### ENGINEERS REPORT FOR JULY 16th, 2025 BOARD MEETING

### **Discussion items:**

Environmental Resource Permits Update: The field work for the inspections of permits
032 & 048 has been completed. Additional plans we're needed for 057 & 074 for which
we made a records request and received the plans. We will continue to work on the
recertifications, and they will be completed before the SWFWMD deadline. Any
stormwater maintenance required will be conveyed to the Board of Supervisors and
staff for action and SWFWMD statement of inspection reports will be completed for the
4 permits.

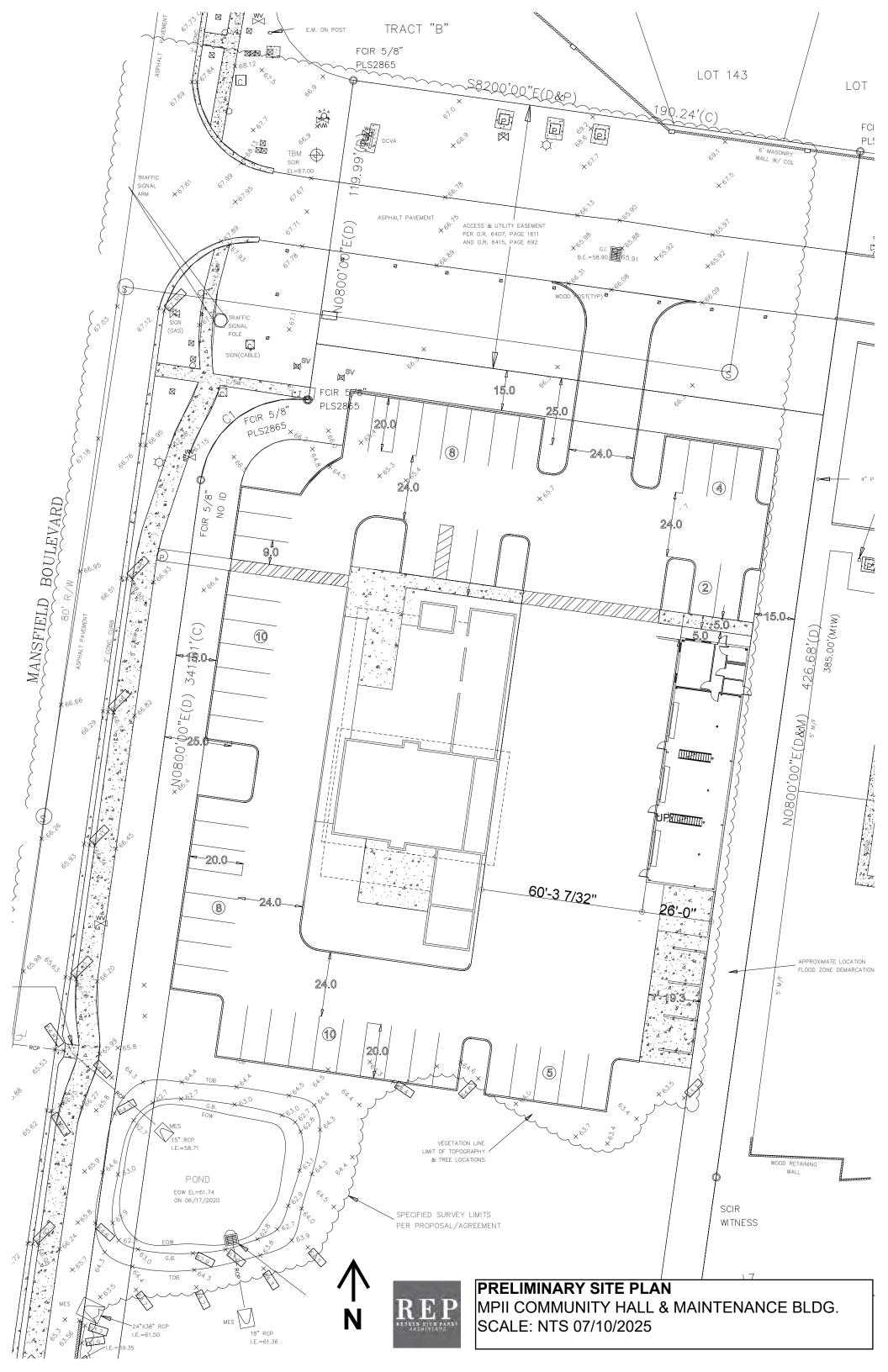
Permit#	District	Inspections	Project Name	Last O&M	Next O&M
493010.032	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 9, Units 1, 2 & 3	9/11/2020	9/11/2025
493010.048	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 15	9/11/2020	9/11/2025
493010.057	Meadowpointe II CDD	Yes	Meadow Pointe - Mansfield Boulevard - Phase DE	9/11/2020	9/11/2025
493010.074	Meadowpointe II CDD	Yes	Meadow Pointe - Parcel 16, Unit 3B	9/11/2020	9/11/2025

- Building Construction on County Line Rd & Mansfield Blvd: Included with this update is the
  current preliminary conceptual Architectural Site Plan. Renker Eich Parks Architects will follow
  up in a few weeks with final conceptual sketches, including building elevations. The next phases
  will be Schematic Design, Design Development, and Construction Documents. Structural,
  Mechanical, Plumbing, and Electrical Engineering will be introduced into the project in that next
  phase.
- Warning Gate at Wrencrest Drive: We received a denial letter from the County in response to our application for the Wrencrest Gate. Our council is currently working on the appeal that would be made in front of the Planning Commission.
- Lap Pool: SWFWMD has responded with a request for some clarification on the design plans as it relates to our request for permit modification and we have drafted the responses letter for their comments that will require full construction plans for the lap pool including the access road plans. On our call with Borrelli Partners Architects last



week it was brought to our attention that they need additional approvals and contract execution for their services which the Districts Counsel and Management are currently working to provide for Board consideration and approval.

- Deer Run & Morningside County Conveyances: As of 06/30/2025 the Sr. Assistant
  County Attorney Nicki Spirtos replied that she is working to get us a copy of the
  proposed interlocal agreement "this week". We have sent Ms. Spirtos all requested
  plats as well as the street parking resolution (2024-04) for the District. As of this writing
  on 7/15/25 we have not received the documents promised from the County two weeks
  ago.
- Dog Park at Iverson: The design plan including parking has been submitted to the County and they have confirmed that they are setting up an exploratory review meeting with us and zoning, current planning and the tech team. We will have a date and time for the exploratory meeting this week.



	MPII D	RC LC	)G	<b>CDD Meeting 07.16.2025</b>				
Case #	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery	Notes	Property Ownership
2025 - 224	Morningside	29619	Bright Ray	#18: The mailbox needs cleaned with a bleach/water solution, and the mailbox post must be replaced with a PVC post. The support arms on both sides are deteriorating, rotting and cracking through on the back edges. Also, the base is deteriorating due to age and lawn equipment use.	18	ARC_DRC Delivery		
2025 - 225	Morningside	30052	Morningmist Dr	#14: The front/side yard lawn is over 7" and needs cut ASAP. The sidewalk, driveway, apron, tree lawn curb needs edged. The shrub in front of the large window needs trimmed.	14	ARC_DRC Delivery		
2025 - 226	Morningside	29847	Morningmist Dr	#10: The garbage containers stored on the driveway need to be stored out of sight, or walled in on two sides on the side of the home.	10	ARC_DRC Delivery		
2025 - 227	Morningside	29853	Morningmist Dr	#14: The front landscape beds need to be weeded and the border trimmed/edged. #14: The small bed around the live Oak needs to be cleaned out and edged. #14: The sidewalks, driveway, apron and tree lawn curb need to be edged. #14: The white vinyl fence, and side of the home including the drip edge needs to be pressure washed. #14: The driveway needs to be pressure washed and all stains removed. #18: The mailbox needs cleaned with a bleach/water solution, and the mailbox post must be replaced with a PVC post. The support arms are deteriorating, and the bottom of the post is deteriorating with cracks extending the length. There is a large crack on the side anda small hole as well. The top is deteriorating and there is a hole as well.	14,18	ARC_DRC Delivery		
2025 - 228	Morningside	29906	Morningmist Dr	#14: The robellini palm needs to be trimmed to a 9:00-3:00 position. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arms are both deteriorating and cracking and the post has multiple cracks, as well as the base of the post is deteriorating due to both age and lawn equipment damaging the post.	14,18	ARC_DRC Delivery		

2025 - 229	Morningside	29907	Morningmist Dr	#14: The front landscape beds need to be weeded and the border trimmed/edged. #14: The drip edge on the front of the home needs to be pressure washed. #18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arms are deteriorating and one arm is separating from the post. The base is deteriorating by 25% as well.	14,18	ARC_DRC Delivery	
2025 - 230	Morningside	29913	Morningmist Dr	#10: The garbage containers stored on the side of the home need to be stored out of sight, either in the garage or walled in on two sides on the side of the home.#14: The front landscape beds need to be weeded and the borders need to be trimmed/edged. #14: The driveway, sidewalk, apron & tree lawn curb needs to be edged.	10,14	ARC_DRC Delivery	
2025 - 231	Morningside	29918	Morningmist Dr	#14, The driveway needs to be pressure washed and all stains removed. #18: The mailbox needs to be cleaned with a bleach/water solution, and the mailbox post needs to be replaced with a PVC post. The support arms are deteriorating and the one arm is deteriorating at the front and rear and the front edge is rotted. The base is deteriorating as well due to age.	14,18	ARC_DRC Delivery	
2025 - 232	Morningside	29924	Morningmist Dr	#14: The front landscape beds and the small beds by the garage need to be weeded and the border edged. #14: The driveway needs to be pressure washed and all stains removed. #18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. The support arms are deteriorating and the front edge is rotting. The base of the post has several cracks and the base is deteriorating.	14,18	ARC_DRC Delivery	

2025 - 233	Morningside	29923	Morningmist Dr	#10: The garbage containers stored on the driveway needs to be stored out of sight, either in the garage or walled in on two sides on the side of the home.#14: The driveway needs to be pressure washed and all stains removed #14: The front landscape bed near the entryway needs the grass removed and cleaned out. #14: The two shrubs, one by the garage and the other in front of the window needs to be trimmed and manicured. #14: The bed around the large shrub needs to be cleaned out and border edged. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. Thepost has small cracks and the bottom of the base is deteriorating. The support arm is separating from the post and deteriorating as well.	10,14,18	ARC_DRC Delivery	
2025 - 234	Morningside	30039	Morningmist Dr	#18: The mailbox needs to be cleaned with a bleach/water Solution. The mailbox post must be replaced with a PVC post, the top has a quarter sized hole and a crack that extends down the length of the post. Theback of the post has three cracks nd the bottom is deteriorating.	18	ARC_DRC Delivery	
2025 - 235	Morningside	29912	Morningmist Dr	#18: The mailbox is rusty and should be replaced, if not, must be cleaned with a bleach/water solution. The mailbox post has cracks along the sides and front and the bottom of the post has cracks and deteriorating due to age. The support arm is deteriorating and has is rotting on the edges. The post must be replaced with a PVC post	18	ARC_DRC Delivery	PI

2025 - 236	Morningside	29826	Morningmist Dr	** Repeat offender - 2nd Notice DRVC**ARC 1.02 Home painted with no ARC application filed. The home must be painted to a scheme similar to what the home was painted prior and the garage door must match the exterior color.#6,#17 White work van has been parked on the grass on the property for an extended period of time - considered inoperable and must be removed off the grass, either in the garage or an off site storage. #10: The garbage containers must be stored out of sight, either in the garage or walled in two sides on the side of the home. #14: The white vinyl fences on the sides of the home must be pressure washed and all stains removed. #14: The front landscape beds must be weeded, mulched and the borders edged. #14: The shrubs on the west side of the home must be trimmed and both sides of the home trimmed with a string trimmer. #14: The sidewalk, driveway, apron, and tree lawn curb must be edged. #18: The mailbox needs cleaned with a bleach/water solution, and the mailbox post must be replaced with a PVC post. The arms are sagging and the post is cracked under the support arms. The support arms are deteriorating and rotting on the back edge, as well as the base is deteriorating 25%. The post is also out of compliance as it is painted to non MPII colors.	ARC1.0 2 6,17,10,1 4,18	ARC_DRC Delivery	There are two liens filed against the property. Clubhouse rights have been deactivated	ΡΙ
2025 - 237	Morningside	29930	Morningmist Dr	#18: The mailbox needs cleaned with a bleach/water solution. The mailbox post has large cracks along the sides and the support arms are cracking and deteriorating, as well as one is separating from the post. The fasteners are rusting on the side that is separating. The bottom has cracks on the back and is deteriorating from age. The post must be replaced with a PVC post.	18	ARC_DRC Delivery		
2025 - 238	Morningside	29936	Morningmist Dr	#18: The mailbox needs cleaned with a bleach/water solution. The mailbox post has small cracks that can be repaired and painted properly, however, the support arms are deteriorating and cracking and the numbered side arm will most likely continue to crack and deteriorate even if filled in and painted. Recommend the post be replaced with a PVC post to avoid further Deed Restriction violations in the near future.	18	ARC_DRC Delivery		
2025 - 239	Morningside	29942	Morningmist Dr	#18: The mailbox needs cleaned with a bleach/water solution and the mailbox post must be replaced with a	18	ARC_DRC Delivery		

2025 - 240	Morningside	29947	Morningmist Dr	#18: The mailbox needs cleaned with a bleach/water solution. The mailbox post needs cleaned first, then the small cracks on the post and arms must be repaired, sanded and painted MPII colors.	18	ARC_DRC Delivery	LLC
2025 - 241	Morningside	29948	Morningmist Dr	#14: Driveway weeds need treated with an organic weed killer and the driveway needs to be preesure cleaned and all stains removed. #18: The mailbox needs to be cleaned with a bleach water solution. There are multiple cracks on the post and leading to the top of the post. The support arms are cracking and deteriorating along the tops, post must be replaced with a PVC post.	18	ARC_DRC Delivery	

<u>MPII</u>	ARCHITE	CTURE	REVIEW A	PPLICATIONS LOG		As of	07.16	5.2025				
CASE #	VILLAG E	ST.#	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage	ARC RECOMMENDATION	NOTES	ARC App Submit Date
2025 - 047	Glenham	30324	Ingalls Ct	New Windows Replacement						Approve	Replacing 11 windows  @ 1 slider with the same form, fit, and function. Double hung, Low e with high-impact glass. White Vinyl frame. No grids. PGT Windows	07.14.2025

#### **Justin Wright**

#### **Operations Manager/Maintenance Report**

#### July 16, 2025

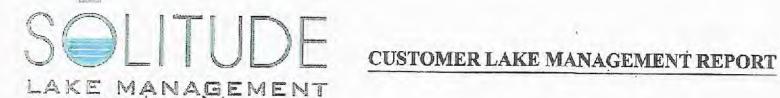


- Solitude Pond Maintenance Report/ attached.
- LMP Reports. / Attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls and fences throughout the district.
- Maintenance staff repaired electrical to the pool bathroom.
- Maintenance staff painted the pool bathroom.
- Maintenance staff refreshed paint around the pool deck.
- Update on resident lawsuit. / Attached.
- All entrance updates completed by LMP.
- Update on Covina Key sewer line.
- The Operations manager received two estimates to update the playground and sunshades. / Attached.

\_\_\_\_\_

#### **Board Discussion / Approval**

- Engineer Report / attached.
- FHP Report / attached.



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Technician: SASON	slo	W.	2								D	ate:	7	13	12	5		_ Tir	ne.	9	:0	7
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Treated Cyanobacteria															-		-	1				-
Treated Submersed Weeds						1	1											tt	-			+
Treated Grasses/Brush	X																				>	+
Treated Floating Weeds							1	1							-			1			-	+
Treated Mosquitoes and/or Midges	1						1										1					-
Lake Dye																						
Site Inspection				-	-  -	-	+										-		-			1
WETLANDOUPLAND							1				-					-	-	1				-
Spot Spraying				-	-		-	-									-					
Physical weed removal			-				-		-		-					-	-		-			-
CARP PROGRAM						+	-	-					-		-		-	+			-	-+
Carp Observed						+	+-								-	-	-	-				-
Barriers Inspected							+	1			-						+-					-
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### CUSTOMER LAKE MANAGEMENT REPORT

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#### SERVICE COMMUNICATION REPORT

Property Name:	2	Service Date: 07/	01/2025	
The following property makes any questions about				ı
TURF	BED MAINT.	FERTILIZATION	IRRIGATIO	N
Mowing Edging Curbs Edging Beds  Weedeating	Pruning Hedging Weeding Tree Pruning Palm Pruning	Turf Trees Shrubs Annuals 12-0-0	Inspection Adjustments Repairs Other	
PLANTING	CLEANUP	PEST CO		
Annuals Shrubs Mulch	Trash Blowing Off Leaves Debris	Insects Disease Weeds	TREES Insects Disease	
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COMMENTS, AREA WHI	CH REQUIRE SPECIAL	ATTENTION OR WORK:		
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Beardsley Dr. Mo	wed. Ponds on Me	unshield mowed and	weedeased. For	allen
tull on Pour ban	1 . 11		and vemous	f.
77				

RECEIVED BY:

DATE

SERVICE PROVIDED BY: 1 MP



#### SERVICE COMMUNICATION REPORT

Property Name:	1P2	Service Date: 07	07/2025
The following property r	naintenance services wer ut the service performed	e performed on the proper please call or fax us your	erty today. If you concerns.
TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing Edging Curbs Edging Beds  Weedeating	Pruning Hedging Weeding Tree Pruning Palm Pruning	Turf Trees Shrubs Annuals 12-0-0	Inspection Adjustments Repairs Other
PLANTING	CLEANUP	PEST CO	
Annuals Shrubs Mulch	Trash Blowing Off Leaves Debris	TURF Insects Disease Weeds	Insects Disease
Other	Other	SHRUBS Insects Disease	OTHER Fire Ants Weed Beds
COMMENTS, AREA WH	IICH REQUIRE SPECIAL	ATTENTION OR WORK:	
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Maria de la companya			

RECEIVED BY:

DATE

SERVICE PROVIDED BY: LMP



### SERVICE COMMUNICATION REPORT

Property Name:	1P2	Service Date:07	08/2025
The following property makes any questions about	naintenance services wer	e performed on the prope please call or fax us your	concerns.
TURF	BED MAINT.	FERTILIZATION	IRRIGATION
Mowing Edging Curbs Edging Beds  Weedeating	Pruning Hedging Weeding Tree Pruning Palm Pruning	Turf Trees Shrubs Annuals 12-0-0	Inspection Adjustments Repairs Other
PLANTING	CLEANUP	PEST CO	NTROL
Annuals Shrubs Mulch	Trash Blowing Off Leaves Debris	TURF Insects Disease Weeds	TREES Insects Disease
Other	Other	SHRUBS Insects Disease	OTHER Fire Ants Weed Beds
COMMENTS, AREA WHI	ICH REQUIRE SPECIAL	ATTENTION OR WORK:	
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RECEIVED BY:

SERVICE PROVIDED BY:

DATE



#### SERVICE COMMUNICATION REPORT

loved, edged and weedeated all common areas on property.  ongleaf entrance cutbacks and detailed work clearing but  grage on wall. Bedweeds sprayed on Maror Isle, longleat  orning side entrances and Deer Run. Ants on common areas	dging Curbs dging Beds Weedeating	Hedging Weeding	Trees	
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Moved, edged and weedeated all common areas on property. Longleaf entrance cutbacks and detailed work clearing but signage on wall. Bedweeds sprayed on Manar Isle, longleat Morning side entrances and Deer Run. Ants on common areas		Other	Insects Disease	Fire Ants Weed Beds
Longleaf entrance cutbacks and detailed work clearing but signage on wall. Bedweeds sprayed on Marar Isle, longleat Morning side entrances and Deer Run. Ants on common areas	OMMENTS, AREA WI	HICH REQUIRE SPECIA	L ATTENTION OR WORK	
	longleaf entrance	e cutbacks and all. Bedweeds so varies and Deer	prayed on Manur Run. Ants on	clearing but

RECEIVED BY:

DATE

SERVICE PROVIDED BY: LMP

#### PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\* Andrew H. Cohen Kelly M. Fernandez\* Maggie D. Mooney\* R. David Jackson\* Daniel P. Lewis

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: dlewis@flgovlaw.com

Amy T. Farrington

\* Board Certified City, County and Local Government Law

\*\* Retired

Reply to: Venice

July 8, 2025

#### VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED AND FIRST-CLASS MAIL

Angela M. Reimer, Esq. P.O. Box 340180 Tampa, FL 33694

Via Email: Angela@amrlawfirm.com Assistant@amrlawfirm.com

RE: Response to Demand Letter Dated June 17, 2025 and Received on June 18, 2025.

Dear Ms. Reimer:

As previously stated in my letter dated June 30, 2025, this firm represents the Meadow Pointe II Community Development District ("District"). I attempted to speak with you on this matter on July 7, 2025, but I was only able to leave a voicemail.

In order to resolve this matter quickly and efficiently, the District appointed John Picarelli as its representative. Mr. Picarelli reviewed your letter along with District Counsel. The District is willing to waive all accrued fines and restore full amenities privileges to your clients, if the Glatfelters replace their current mailbox post with a PVC one which will cost approximately \$150.00. In addition, they must reimburse the District for the costs it incurred in the deed restriction matter, which totals \$85.93.

If we are unable to come to an agreement as stated above, please see the signed pre-suit mediation agreement and list of acceptable mediators.

Please feel free to contact me with follow-up questions.

Respectfully submitted,

Daniel P. Lewis

Signed electronically.

DPL/fmw

Cc: John Picarelli, Board Chair (via email)
Andrew H. Cohen, District Counsel (via email)

Therefore, please give this matter your immediate attention. By law, your response must be mailed by certified mail, return receipt requested, and by first-class mail to the address shown on this demand.

## RESPONDING PARTY: YOUR SIGNATURE INDICATES YOUR AGREEMENT TO THAT CHOICE.

#### AGREEMENT TO MEDIATE

The undersigned hereby agrees to participate in pre-suit mediation and agrees to attend a mediation conducted by the following mediator or mediators who are listed above as someone who would be acceptable to mediate this dispute:

List acceptable mediator or mediators:	Lara Tibbals, James R. Betts, Charles A. Buford
I/we further agree to pay or prepay on advance deposits as the mediator may re	ne-half of the mediator's fees and to forward such equire for this purpose.
John J Picarelli	John J Picarelli
Signature of responding party	Printed name of responding party
	The state of the s
Signature of responding party	Printed name of responding party
	Very Truly Yours,  Angela M. Reimer



Pro Playgrounds 8490 Cabin Hill Road Tallahassee, FL 32311

#### Quote

Date	Estimate #
6/10/2025	44782

#### The Play & Recreation Experts

Project Name	
Playground	

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Customer / Bill To
Meadow Point II CDD Justin Wright 30051 County Line Rd. Wesley Chapel, FL 33543

# Ship To Meadow Point II CDD Justin Wright 30051 County Line Rd. Wesley Chapel, FL 33543

SUARANTEED
* BEST PRICE *
CUARANTEE

#### WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to provide the following: 1.) Removal of 1 playground and 1 swing set. 2.) Removal of 3 shade structures 3.) Installation of 1 playground system 4.) Installation of 1 swing set 5.) Installation of 3 shade structures			
	Note: -Turn key option -Only thing that will remain are the sand boxes and rubber mulch			
	**PLAYGROUND EQUIPMENT**			
25-PKP279	Middleberg Heights Playground System (Required Use Zone 47 x 40)	1	40,512.00	40,512.00T
CLR	Colors:TBD			0.00
25-PSW220WS	2 Bay & 2 Cantilevers Frame: incl. Hangers, 2 Bay Belt Seat Pkg, 1 Bay Bucket Pkg (Required Use Zone 44 x 32)	1	2,828.00	2,828.00T
CLR	Colors:TBD	1		0.00
Shipping	Combined Shipping and Freight Charges	1	3,554.95	3,554.95
	Sub Total			46,894.95
	**SHADE STRUCTURE**			

#### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

		/ /
ignature	Name / Title	Date

Subtotal:	
Sales Tax: (7.0%)	
Total:	

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



Pro Playgrounds 8490 Cabin Hill Road Tallahassee, FL 32311

#### Quote

Date	Estimate #
6/10/2025	44782

#### The Play & Recreation Experts

Project Name
Playground







Customer / Bill To
Meadow Point II CDD
Justin Wright
30051 County Line Rd.
Wesley Chapel, FL 33543

# Ship To Meadow Point II CDD Justin Wright 30051 County Line Rd. Wesley Chapel, FL 33543

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CUARANTEED
* BEST PRICE *
Port All
CUARANTEE

#### WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
CSSD	Rectangular Hip Shade 48' x 42' x 15'(Entry Height)-BASE PLATE-STANDARD ELBOW	1	44,938.00	44,938.00T
CSSD	Rectangular Hip Shade 46' x 32' x 13'(Entry Height)-BASE PLATE-STANDARD ELBOW	1	27,180.00	27,180.00T
CSSD	Rectangular Hip Shade 34' x 26'x 10'(Entry Height)-Embedded-Standard Elbow	1	11,564.00	11,564.00T
ENGDRAW	Engineered Drawings for Permitting	1	2,730.00	2,730.00
Shipping	Combined Shipping and Freight Charges		3,219.34	3,219.34
	Sub Total			89,631.34
	**MATERIALS, EQUIPMENT, LABOR, MISC.**			
RBAR5	No. 5 Rebar	2,130	1.25	2,662.50
RMC	Ready Mix Concrete 2500 PSI MIN	47	200.00	9,400.00
CC80	Concrete for Anchoring - Delivered Cost	143	8.40	1,201.20
LBR	Labor for removal and Installation of Playground Equipment	1	19,908.59	19,908.59
LBR	Labor for removal and installation of Shade Structures	1	38,507.93	38,507.93
DSC	Discount-Valid until 7.10.2025		0.00	

AGREED	AND A	CCEPTED:
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If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

		, ,
ignature	Name / Title	Date

Subtotal:	
Sales Tax: (7.0%)	
Fotal.	

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Pro Playgrounds 8490 Cabin Hill Road Tallahassee, FL 32311

#### Quote

Date	Estimate #
6/10/2025	44782

#### The Play & Recreation Experts

Project Name
Playground







Customer / Bill To	
Meadow Point II CDD	
Justin Wright	
30051 County Line Rd.	
Wesley Chapel, FL 33543	

# Ship To Meadow Point II CDD Justin Wright 30051 County Line Rd. Wesley Chapel, FL 33543

GUARANTEED
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* BEST PRICE *
TO * X * A
GUARANTEE

#### WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
ISPERMIT	PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.		0.00	0.00
DSC	Discount		-9,064.53	-9,064.53T

#### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

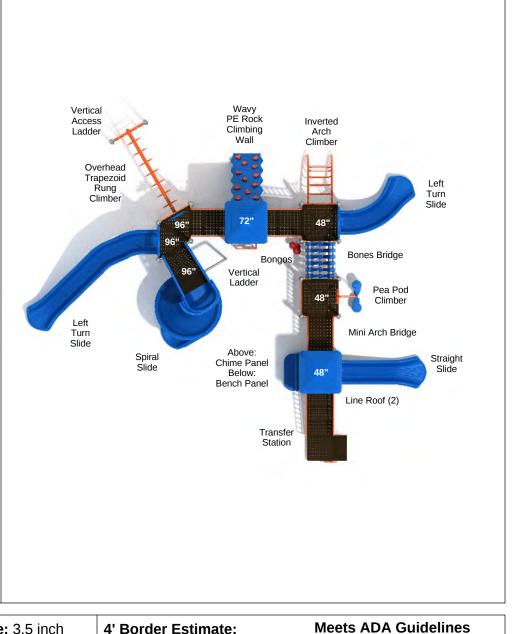
Signature Name / Title Date

Subtotal:	\$199,141.98
Sales Tax: (7.0%)	\$8,257.02
Total:	\$207,399.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

**Middleberg Heights** 







**SKU:** PKP279

**Safety Zone:** 39'-2" x 46'-7"

Age Range: 5-12 years

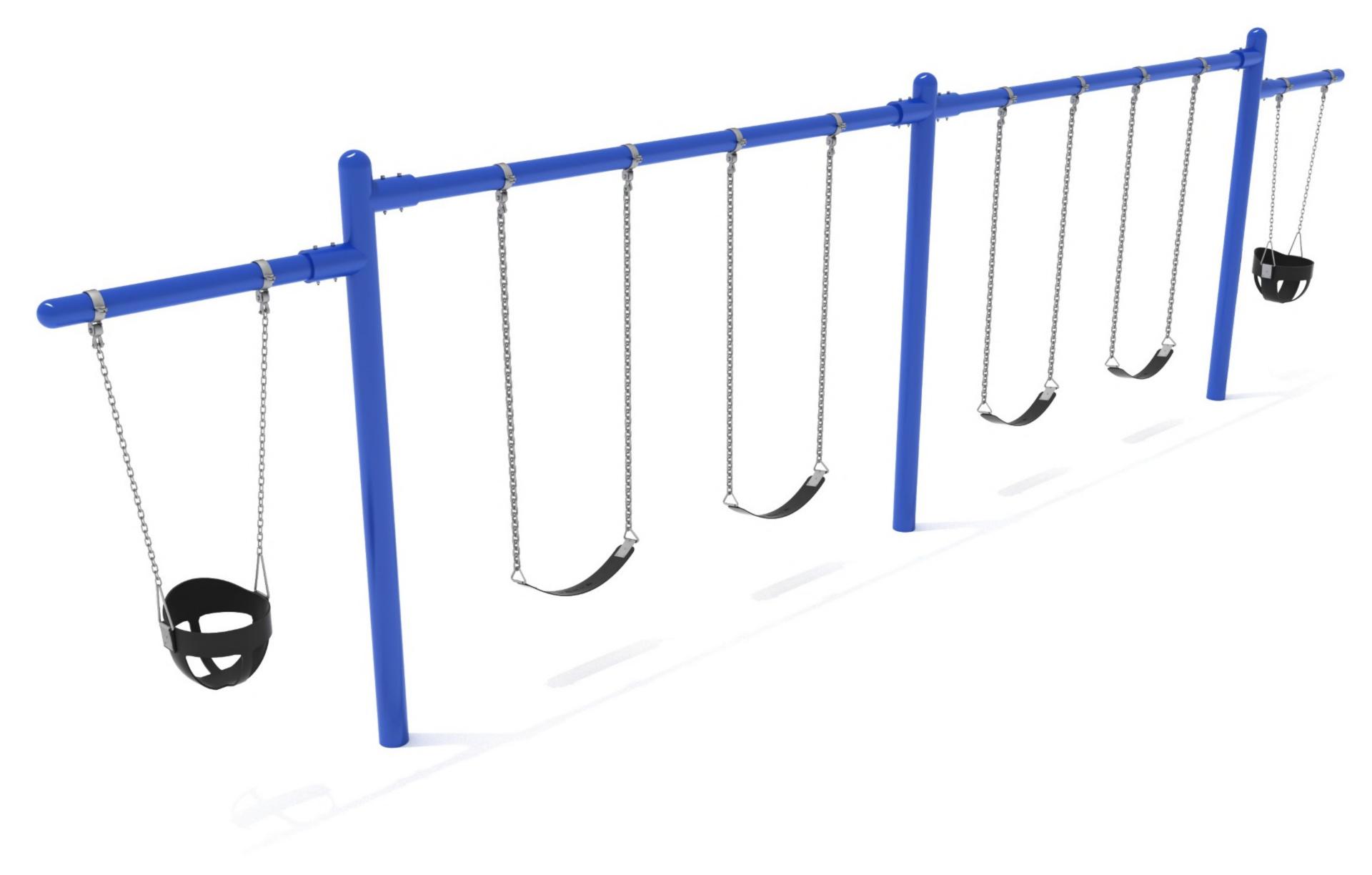
Post Size: 3.5 inch Child Capacity: 44-58 Fall Height: 96"

<u>42</u>

Meets ADA Guidelines
Elevated: 12
Ground Level: 5

Created On: April 28, 2020

The information provided on this sheet is subject to change without notice.





Proposed Date	JUNE 16, 2025
Expiration Date	JULY 16, 2025

#### **Southern Recreation**

Play for all ages

4060 Edison Avenue
Jacksonville, Florida 32254
Phone 904-387-4390 Fax 904-387-4391
travis@southernrecreation.com
www.southernrecreation.com

PROPOSE Justin Wright
D TO Meadow Pointe

Meadow Pointe II 30051 County Line Rd. Wesley Chapel, FL 33543 justinwright@mpiicdd.org PROJECT NAME:

Meadow Pointe II 30051 County Line Rd. Wesley Chapel, FL 33543

**BILL TO Same** 

SALESPERSON	SHIPPING METHOD	PAYMENT TERM	IS
Travis	Installed	50% Deposit	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		Demo and Disposal of Existing Large Playstructure, Swing and Old Shade Structure Columns		5,500.00
1ea.	PS3- 25936	SRP Adventure Series Playstructure		67,495.00
1ea.	TFR0623	SRP 5" Single Post 4 Seat Swing to Include 2ea. Belt Seats and 2ea. Infant Seats		4,395.00
2ea.	361-509	Sports Play Sand Digger In Ground Mount	595.00	1,190.00
		*Existing Rubber Mulch to Remain. *		

Subtotal	78,580.00
Tax Rate	.075
Tax	4,789.80
Freight	2,695.00
Installation	24,500.00
Total Due	110,564.80

Terms and Conditions and Required Signature on next page.

#### Southern Recreation, Inc. Terms and Conditions

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594

Site Preparation to include equipment removal, excavation, grading and drainage

Concrete work to include Curbing for containment and Sidewalks for accessibility

Installation of your Playground by \*NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber

Surfacing, Loose Fill Rubber or Synthetic Turf

Complete site clean up and playground inspection upon completion

\*National Playground Safety Institute Certified Playground Safety Inspectors

**Southern Recreation Responsibilities** Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-

Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. SR WILL NOT INSTALL any equipment outside of these spacing guidelines

**Optional Responsibilities** If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

**Access/Utilities** Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

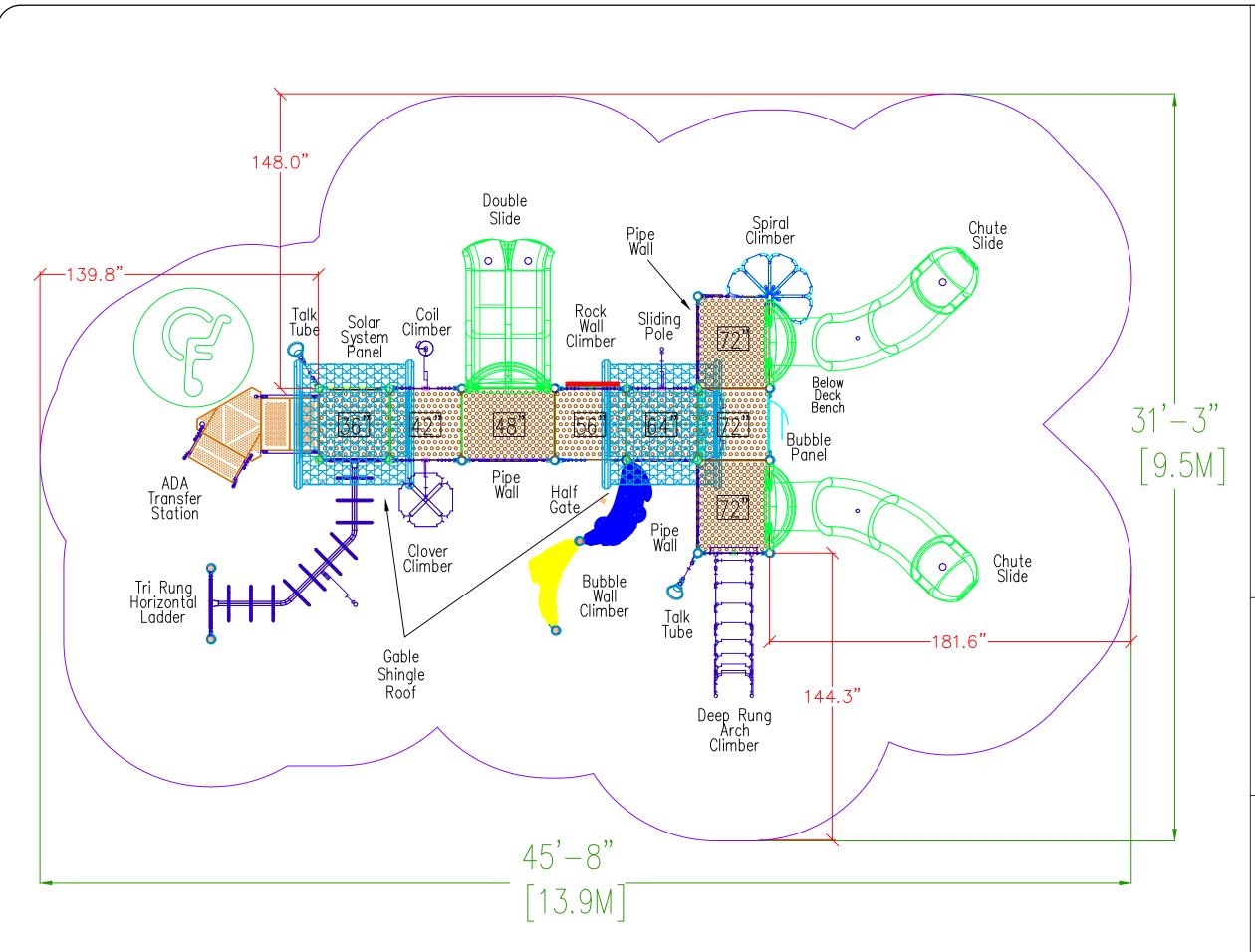
Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

**Playground Surfacing** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature I evry Kogers	Terry Rogers, President
Accepted by	Date
Billing Name and Address:	Billing Email:
Please sign and fill in the information where the project invoice wi	 Il be billed to.





### Superior*Playgrounds*

#### BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER PS3-25936

EQUIPMENT SIZE 34' X 20'

USE ZONE 46' X 32'

AGE GROUP 5-12

SURFACE AREA 1135 SQ. FT.

USER CAPACITY

4' TIMBER COUNT

94

40

FALL HEIGHT

7'

ADA ACCESSIBILITY

ELEVATED PLAY ACTIVITIES

13

	ACCESSIBLE PLAY ACTIVITIES	ACCESSIBLE PLAY ACTIVITY TYPES
PROVIDED	3	2
REQUIRED	4	3

THIS STRUCTURE MEETS OR EXCEEDS CPSC #325 AND ASTM F1487-11 UNLESS OTHERWISE NOTE.

DATE 5/8/2017

DRAWN/SAVED BY
PL

/ BONNIE.LEAGUE

SCALE

SHEET

1/4" = 1'-0"

OF 2

PAGE

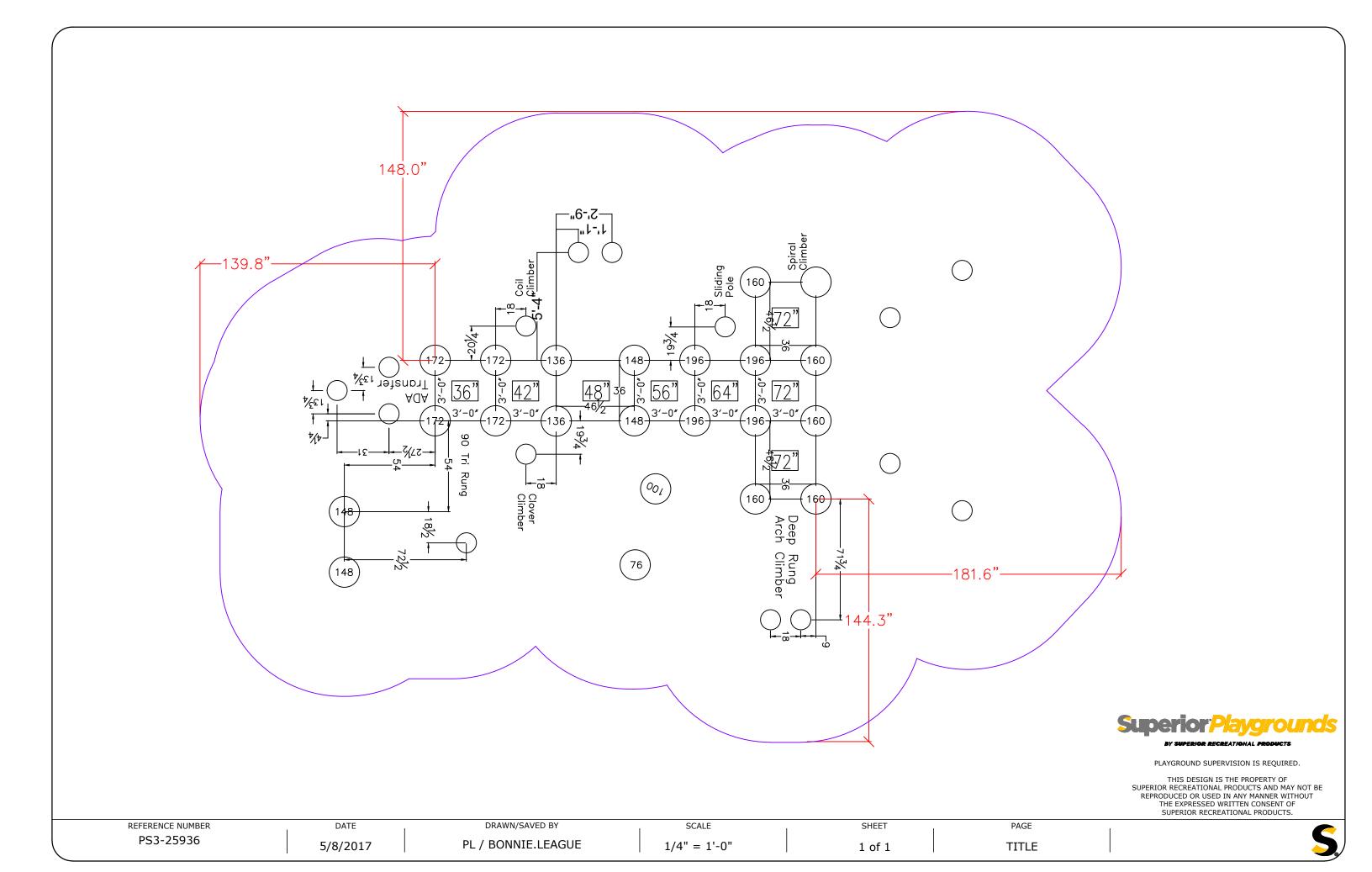
N\_VIEW

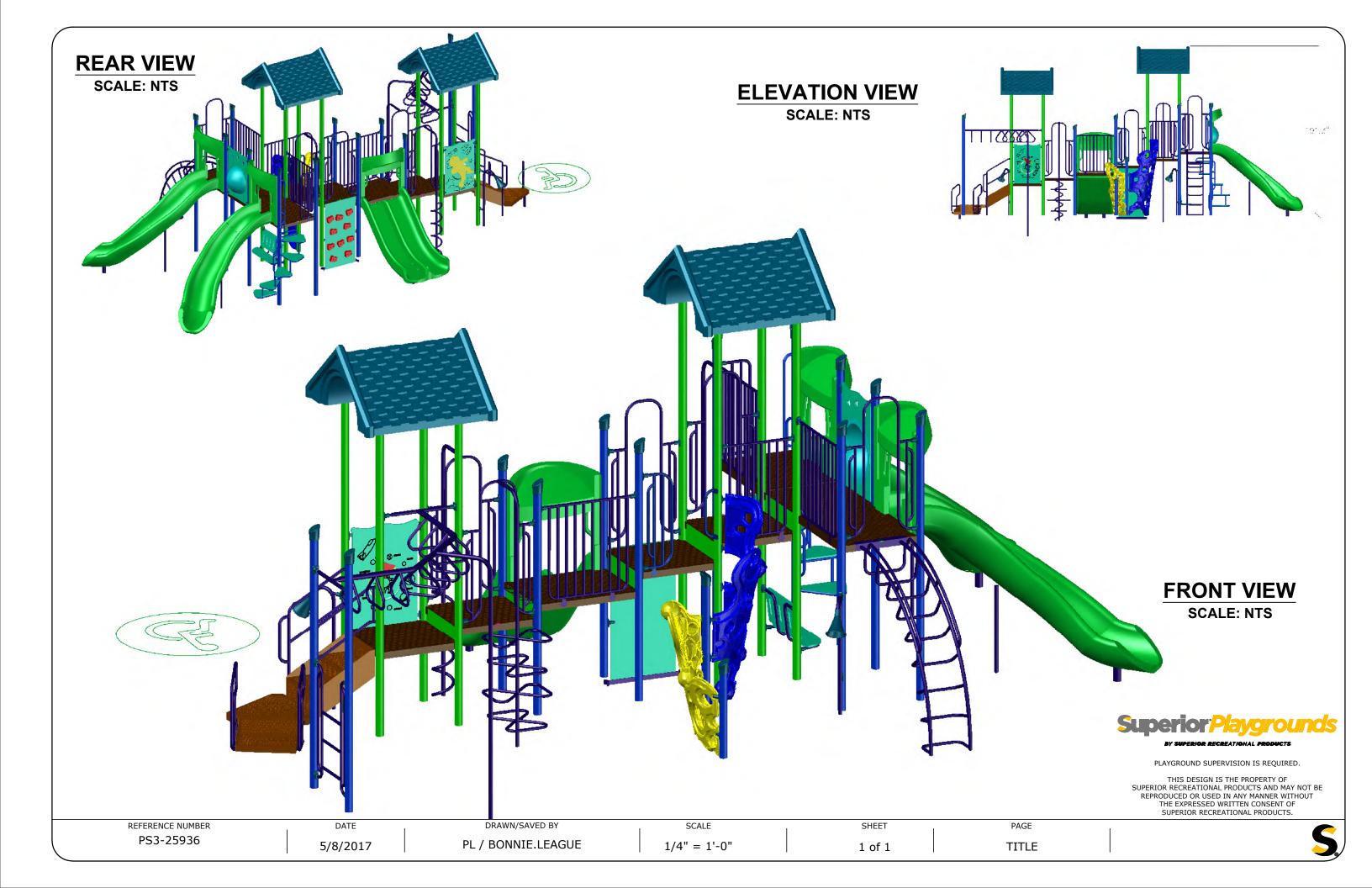
WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.









# **Color Options**

#### **Metal Colors**

Gloss





#### **Plastic Colors**



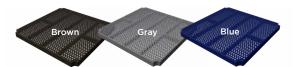
#### **Activity Panel & Panel Colors**



### Shade Colors | More Available!



#### **Steel Deck Colors**



#### **Recycled Deck & Post Colors**



#### **Ascend Rope Colors**



#### **Belt Seat Colors**



# **Color Schemes**



# **Nature Trail**

- Brown
- Spring Green
- Orange
- Beige
  - Beige Shade Color Recommendation



# New! ) Northern Lights

- Champagne
- Ice Mint
- Starlight
- Blue
- Silver



#### New! **Spring Sprout**

- Vanilla
- Spring Green
- Beige
- Rivergum



# Santorini

- Vanilla
- Champagne
- Beige
- Blue
- Beige



# Terra

- Burgundy
- Beige
- Spring Green
- Beige



# **Electric**

- Champagne
- Chartreuse
- White
- Blue
- Silver



# **Forest**

- Burgundy
- Beige
- Green
- Beige



# Van Gogh

- Metallic
- Bronze
- Champagne
- Periwinkle
- Steel Gray



# Wisteria Garden

- Vanilla
- Sage
- Beige
- Royal Purple
- Cream



# Monarch

- Champagne
- Black
- Yellow
- Orange
- Yellow



# **Robin Egg**

- Brown
- Beige
- Azure
- Cream



#### Circus

- Red
- Yellow
- Sky Blue
- Yellow



# **Del Rio**

- Vanilla
- Azure
- Beige
- Orange
- Beige



#### **Parrot**

- Yellow
- Sky Blue
- Red
- Spring Green
- Rivergum



# **Synthwave**

- Champagne
- Ocean
- Royal Purple
- Chartreuse
- Royal Purple



# **Spring Bloom**

- Sky Blue
- Spring Green
- White
- Orange
- Rivergum



# Aqua Vista

- Metallic
- Butterscotch
- White
- Orange
- Azure
- Steel Gray



# **Spring Storm**

- Champagne
- Spring Green
- Black
- Sky Blue
- Lime



# **Pistachio**

- Vanilla
- Chartreuse
- Beige
- Burgundy
- Lime



# Oasis

- White
- Blue
- Orange
- Spring Green
- True Blue



# PLAYSTRUCTURE COLOR SELECTIONS + APPROVAL

Project Name	
Playstructure Colors	
Post Color	Plastics
Plastics Color	Steel
Steel Color	
Panels Color	
Deck Color	
Shade Fabric Color	Deck Panels Posts
If you prefer to choose from our pre-d	etermined palettes, click below.
opular Color Schemes	
Signature	Date





Proposed Date	JUNE 17, 2025
Expiration Date	JULY 17, 2025

# **Southern Recreation**

Play for all ages

4ea. 1ea.

4060 Edison Avenue
Jacksonville, Florida 32254
Phone 904-387-4390 Fax 904-387-4391
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PROPOSE Justin Wright
D TO Meadow Points

Meadow Pointe II 30051 County Line Rd. Wesley Chapel, FL 33543 justinwright@mpiicdd.org PROJECT NAME:

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**BILL TO Same** 

SALESPERSON SHIPPING METHOD PAYMENT TERMS				
ר	Γravis	Installed	50% Deposit	
QTY	ITEM #	DESCRIPTION	UNIT PRICE I	LINE TOTAL
1ea.		SRP 40'x36'x10' Hip Shade Structure (PG Shade)		22,895.00
4ea.		3'x5'x3' Footers Per Engineering w/Required Stee	1	11,000.00
1ea.		et of Engineered Drawings		1,200.00
1ea.		SRP 36'x32'x12' Hip Shade Structure <mark>(Swing Shad</mark> e	e)	17,995.00

4.73'x4.73'x3' Footers Per Engineering w/Required Steel

\*Installation includes demo and disposal of existing

**Set of Engineered Drawings** 

swing shade structure. \*

Subtotal	64,290.00
Tax Rate	.075
Tax	3,932.40
Freight	1,395.00
Installation	16,500.00
Total Due	86,117.40

10,000.00

1,200.00

Terms and Conditions and Required Signature on next page.

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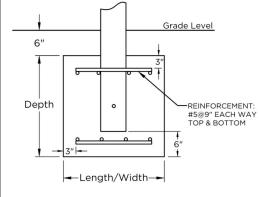
Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature <u>Terry Rogers</u>	_Terry Rogers, President
Accepted by	Date
Billing Name and Address:	Billing Email:
Please sign and fill in the information where the project invoice w	vill be billed to.

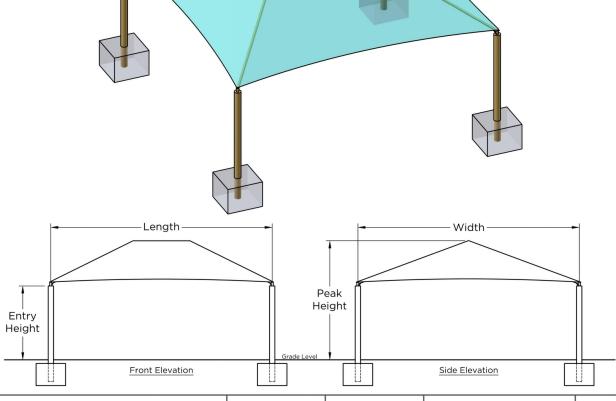


Hip Shade						
Length	36'	Width	32'	Entry Height	12'	
Peak Height	17.92'	Elbow	Standard	Column Mount	Embedded	
Column Size	Ø8.6" Sch-40	Rafter Size	Ø5.0" 7-Ga	Ridge Size	Ø5.0" 7-Ga	
Column Length	15'	Rafter Length	20.86'	Ridge Length	12'	
Dome Qty.	1	Column Qty.	4			

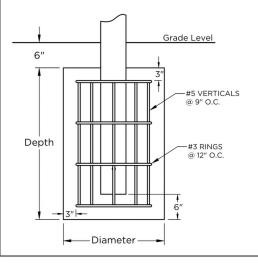




	Grade Level
6"	3"
3" -	REINFORCEMENT: #5@9" EACH WAY TOP & BOTTOM 6"



Auger Footing						
Diameter	Single Cap Depth	Double Cap Depth				
1′-6″						
2'-0"	Out of range	N/A				
2'-6"	Out of range	N/A				
3'-0"	7.61	N/A				



Superior Shade

QUOTE 105256 SHADE SIZE

36 X 32

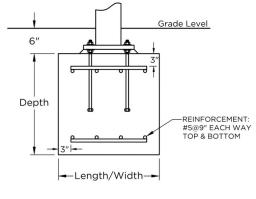
SHADE STYLE

**Hip Shade** 

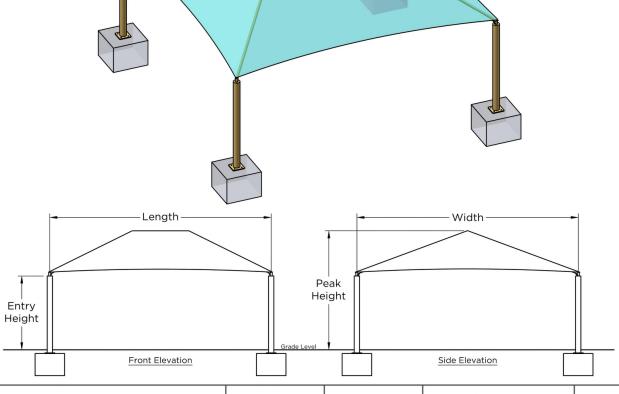
These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Hip Shade						
Length	40'	Width	36'	Entry Height	10'	
Peak Height	16.66'	Elbow	Standard	Column Mount	Base Plate	
Column Size	Ø8.6" Sch-40	Rafter Size	7"x5"x3/16"	Ridge Size	7"x5"x3/16"	
Column Length	10.5'	Rafter Length	23.47'	Ridge Length	13'	
Dome Qty.	1	Column Qty.	4			

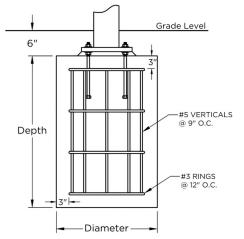




	Grade Level
6" Depth	REINFORCEMENT: #5@9" EACH WAY TOP & BOTTOM



Diameter Single Cap Depth Double Cap Depth							
1'-6"							
2'-0"	Out of range	N/A					
2'-6"	Out of range	N/A					
3'-0"	8.4	N/A					



Superior Shade

QUOTE 105192 SHADE SIZE

40 X 36

SHADE STYLE

**Hip Shade** 

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

# **Tab 11**

YTD FHP Off Duty Activity Report							
YTD as of 1/1/25	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
6/30/2025	335	101	1	6	14	204	67
7/10/2025	13	6	0	0	1	8	0

		FHP OFF	DUTY AC					
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
1/7/2025	4am-8am	7	3	0	0	o	5 1 tag/reg ; 1 driving w/o headlights; 3 ins	0
1/14/2025	1pm-5pm	9	3	0	0	0	6 4 tag/reg vio; 1 texting while driving; 1 insurance	0
1/15/2025	2pm-6pm	9	1	0	0	o	5 1 tag/reg vio; 1 window tint; 1 ins; 1 DL vio; 1 careless driving	0
1/16/2025	4am-8am	7	3	0	0	0	6 1 tag/reg; 3 faulty equip; 2 ins	5 warnings
1/21/2025	4am-8am	5	0	0	0	0	2 Insurance violations	0
1/22/2025	4pm-8pm	8	0	0	0	0	3 1 ins; 2 tag/reg	0
1/28/2025	4am-8am	6	4	0	0	0	5 1 ins; 1 tag/reg; 2 DL; 1 following to close	0
1/29/2025	3pm-7pm	6	5	0	1	o	6 3 ins; 1 tag/reg; 1 texting while driving; 1 move over law	0
2/3/2025	4am-8am	8	2	0	0	O	5 2 ins; 1 tag/reg; 1 driving w/o headlights; 1 driving while suspended	0
2/12/2025	4pm-8pm	10	5	0	1	O	7 3 ins; 1 tag/reg; 1 DL vio; 2 window tint	0

2/13/2025	4am-8am	8	4	0	0	0	7 1 ins; 1 tag/reg; 1 DL vio; 3 driving w/o headlights; 1 faulty equip	0
2/18/2025	4am-8am	9	0	o	1	0	4 1 ins; 1 tag/reg; 1 DL vio; 1 faulty equip	0
2/19/2025	4pm-8pm	6	0	0	0	0	4 1 tag/reg; 1 window tint; 2 driving w/o headlights	0
2/20/2025	2pm-6pm	4	0	O	O	0	0	1 warning
2/25/2025	4am-8am	0	0	0	0	0	0	18 warnings 4 DR/14MS
2/26/2025	4pm-8pm	8	4	0	0	0	5 2 ins; 2 tag/reg; 1 DL	0
3/5/2025	4pm-8pm	9	4	0	o	2	4 3 ins; 1 tag/reg	0
3/10/2025	4am-8am	5	0	0	0	0	3 1 ins; 1 DL; 1 driving w/o lights	8 warnings 1 citation
3/12/2025	1:30p- 5:30p	7	4	0	0	0	5 2 ins; 1 DL; 1 equipment; 1 stopping on roadway	0
3/19/2025	2pm-6pm	9	1	0	0	0	5 1 ins; 1 DL; 1 exhaust; 2 tag	0
3/24/2025	4am-8am	7	3	0	0	0	3 2 ins; 1 DL vio	0
3/25/2025	4am-8am	5	2	0	0	0	4 1 ins; 2 DL vios; 1 tag/reg	6 warnings 1 citation Deer Run
3/26/2025	2pm-6pm	6	0	0	o	0	2 traffic enforcement	0
3/31/2025	4am-8am	5	2	0	0	o	5 1 ins; 1 DI; 1 tag/reg; 1 stopping inb roadway; 1 driving while suspended	0
4/2/2025	4pm-8pm	8	3	0	0	1	5 2 ins; 1 faulty equip; 1 tag/reg; 1 driving while suspended	0

			1		1	1	<u> </u>	
							4	5 warnings
4/3/2025	4am-8am	8	0	0	0	0	1 ins; 1 equp; 1	1 citation
							tag/reg; 1 DL	Morningside
							3 ins; 1 window	
4/9/2025	4pm-8pm	8	4	0	0	0	tint; 1 tag/reg; 1	0
							DL	
							4	
		_	_	_		_	1 driving w/o	_
4/14/2025	4am-8am	6	2	0	1	0	lights; 1 equip	0
							vio; 1 tag/reg	
4/16/2025	4	7	4	_		_	vio; 1 DL vio	
4/16/2025	4pm-8pm	1	4	0	0	0	6 5	0
							1 texting while	
4/22/2025	4am-8am	7	2	o	0	0	driving; 1	4 warnings
-/LL/LULU	-am cam	•	_				tag/reg; 2 ins; 1	1 citation
							DL	
							3	
4/22/2025	4	=	0		0	0	2 tag/reg; 1 DL	0
4/23/2025	4pm-8pm	5	0	0	"	"	presence at	U
							public meeting	
4/29/2025	4am-8am	4	3	1	0	0	4	Morningside 4
	-am-oam							warnings
5/7/2025	4pm-8pm	7	3	0	0	2	2	0
5/8/2025	4am-8am	9	0	0	1	0	3	Deer Run
3/6/2023	4aiii-0aiii	9				"	3	2 citations
5/13/2025	4am-8am	7	2	0	0	2	2	0
5/14/2025	4pm-8pm	5	4	0	0	0	4	0
5/20/2025	1:30-	9	1	0	0	1	4	0
5/20/2025	5:30pm	9	•	"	"	1	4	U
5/21/2025	4am-8am	7	5	0	0	0	6	0
							7	
	4am-8am	7	3	0	0	0	3 driving w/o	0
5/27/2025							headlights; 1	
0/21/2020							window tint; 1	
							1	
							reg vio; 2 DL vio	
							7	
5/29/2025	7a-11am	8	5	0	0	0	2 window tint; 1	0
							reg vio; 2 DL	
				-	1	-	vio; 2 ins	
							8	
6/4/2025	4pm-8pm	11	3	0	0	0	1 following too	0
0/4/2025	4pin-opin	• • •				"	close; 1 reg vio;	U
							2 DL vio; 4 ins	
							4	
6/9/2025	4am-8am	10	0	0	0	1	1 reg; 1 DL vio; 2	0
							ins	
							2	
6/10/2025	4am-8am	5	3	0	1	1	1 driving w/o	0
J, 10,2020		•			•	'	head lights; 1	•
					1		ins	
6/11/2025	4pm-8pm	pm-8pm 10	2	0	0		6	
						3	1 move over	•
							law; 2 ins; 1 DL;	0
							1 tag/reg; 1	
	I I			1			Learners DL	

6/18/2025	4pm-8pm	9	2	0	0	1	6 1 move over law; 1 ins; 1 DL vio; 1 tag/reg; 2 window tint	0
6/19/2025	12:30pm- 4:30pm	3	0	0	0	0	1	0
6/23/2025	4am-8am	4	0	o	0	o	2 1 ins; 1 stopped in roadway	MS & DR 9 warnings 1 citation
6/24/2025	4am-8am	8	0	0	0	0	3 insurance violations	0
7/9/2025	4pm-8pm	6	2	0	0	1	3 2 insurance; 1 window tint	0
7/10/2025	4am-8am	7	4	0	0	0	5 3 insurance; 2 DL vios	0