



Meadow Pointe II CDD

November 19, 2025

Table of Contents

Agenda	1
7 – District Engineer Report	2
9A – Consent Agenda	3
11 - Architectural	4
13 – Operations Managers Report	5
Solitude report	6
LMP reports	7
Board Discussion/Approval	
FHP Report	8

Agenda

Board of Supervisors

- ☐ John Picarelli, Chairperson
- ☐ Robert Signoretti, Vice Chairperson
- ☐ Chris Kluender, Assistant Secretary
- ☐ Kyle Molder, Assistant Secretary
- ☐ Jamie Childers, Assistant Secretary

- ☐ Jayna Cooper, District Manager
- ☐ Lindsay Moczynski, District Counsel
- ☐ Jerry Whited, District Counsel
- ☐ Justin Wright, Operations Manager

Wednesday, November 19, 2025 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWlrZz09&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. Demonstration from DRVC software company
 - B. Consideration of 2026-03 Resolution Adopting Easement and Fence Variance Policy
 - C. Presentation of FY 2026 Goals and Objectives
- 7. District Engineer Report**
 - A. Cost of 6th lane for Lap pool
 - B. Discussion of Engineers report
- 8. District Counsel Report**
 - A. Update from Andy Cohens office on DRVC case
 - B. Update on public hearing with Pasco Planning Board
 - C. Discussion on Resolution Setting Public Hearing on Rules of Procedure
 - D. Brief update on any open cases
- 9. Consent Agenda**
 - A. DRVC Violation log/pictures
 - B. Approval of Meeting Minutes from October 1, 2025
 - C. Approval of Meeting Minutes from October 15, 2025
 - D. Approval of Meeting Minutes from September 3, 2025
 - E. Approval of Meeting Minutes from August 6, 2025
 - F. Acceptance of Financial Report as of September 30, 2025
 - G. Ratification of the Fiscal Year 2025 Audit Engagement Letter
- 10. Government/Community Updates**
 - A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer
 - B. Event Planning Committee Update on Next Event
 - i. Next Event Update
- 11. Architectural Review Discussion Items**
- 12. Non-Staff Reports**
- 13. Operations Manager Report**
- 14. Approval/Disapproval/Discussion**
- 15. Audience Comments (Comments will be limited to three minutes.)**
- 16. Supervisor Comments**
- 17. Adjournment**

Management

Inframark Management Services
11555 Heron Bay, Suite 204
Coral Springs, Florida 33076
(954)-603-0055

Meeting Location

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



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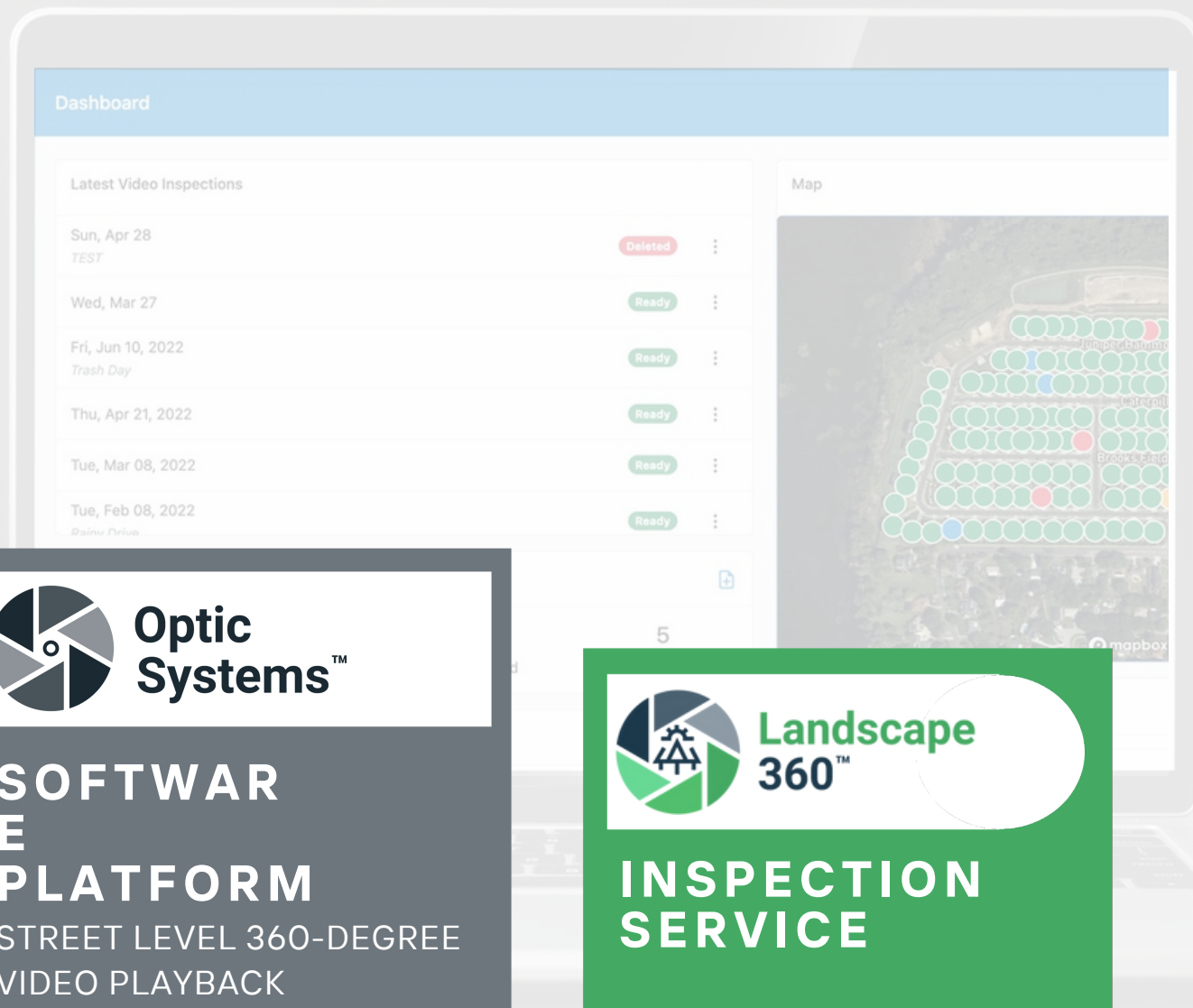


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0-199 Homes	\$100	\$100
200-499 Homes	\$120	\$120
500-999 Homes	\$170	\$170
1000-1999 Homes	\$300	\$300
2000+ Homes	\$470 + \$100 for every 1000 homes over 2000 + \$0.835/mile	\$470 + \$100 for every 1000 homes over 2000 + \$0.835/mile

*LOCATION
SURCHARGE
MAY APPLY.

CA, WA, OR, AK, HI

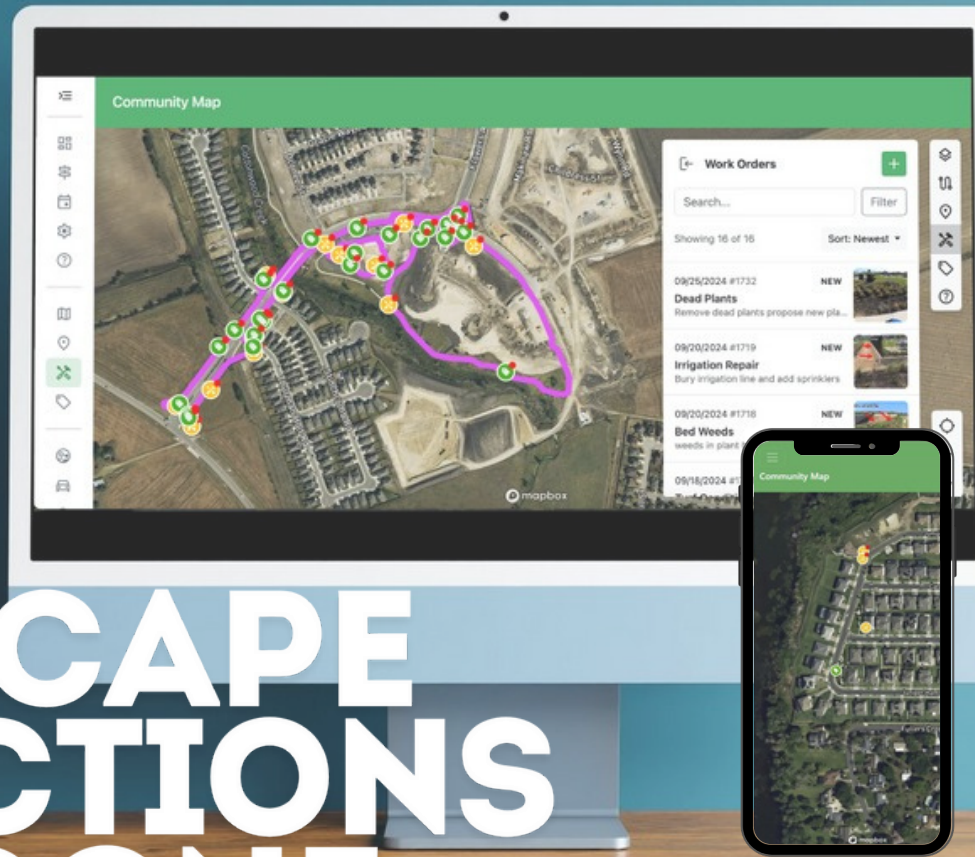
# of Homes	Monthly Price*	Additional Drives*
	Per community / month	
0-199 Homes	\$120	\$120
200-499 Homes	\$140	\$140
500-999 Homes	\$190	\$190
1000-1999 Homes	\$320	\$320
2000+ Homes	\$520 + \$100 for every 1000 homes over 2000 + \$0.835/mile	\$520 + \$100 for every 1000 homes over 2000 + \$0.835/mile

*LOCATION
SURCHARGE
MAY APPLY.

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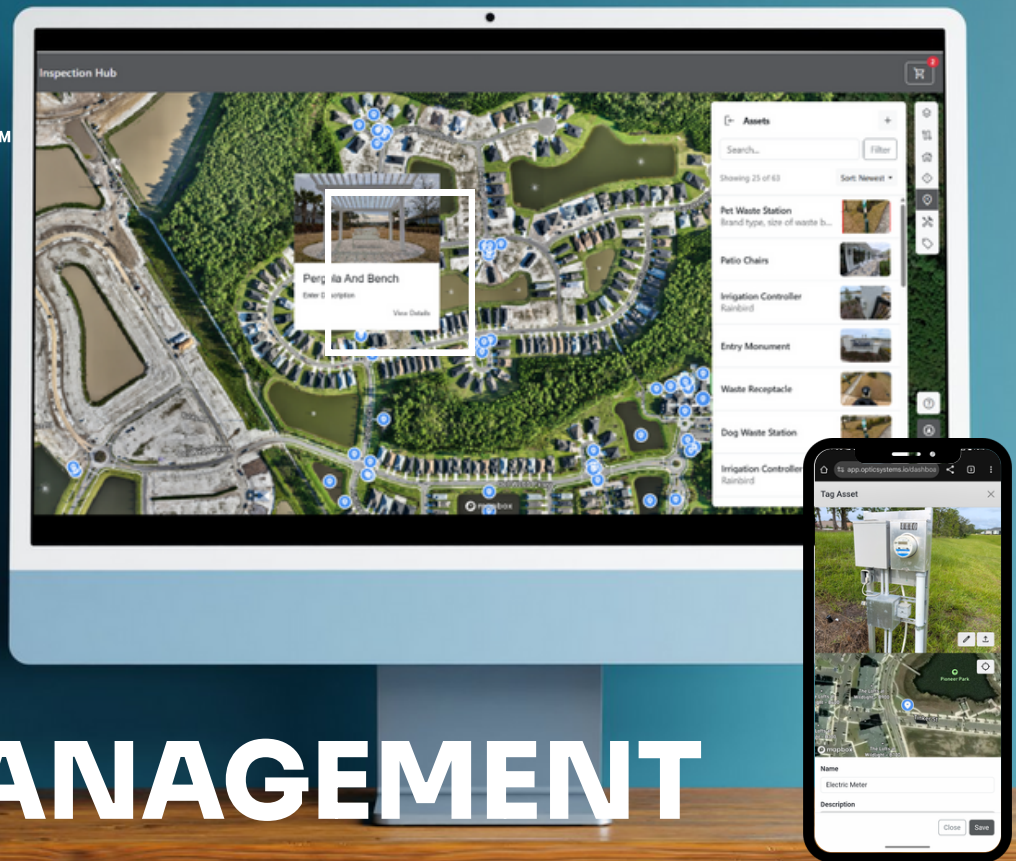
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RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND RATES, CHARGES AND FEES RELATED TO IMPROVEMENTS WITHIN DISTRICT EASEMENTS AND IMPROVEMENTS ATTACHING TO DISTRICT PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution the *Easement Variance Policy*, including rates, charges and fees (“**Easement Variance Policy**”) related thereto, as set forth at **Exhibit A**, for immediate use and application and the rates, fees and charges will be heard pursuant to a separate public hearing on such rates, fees and charges; and

WHEREAS, the Board further finds that the adoption of the Easement Variance Policy and imposition of the rates, charges and fees is necessary in order to provide for the expenses associated with reviewing and processing applications for easement variances and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board is in the process of, and will within one year of adoption of this Resolution, comply with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing on such rates, fees and charges.

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

SECTION 1. The attached Easement Variance Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Easement Variance Policy shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of November 2025.

ATTEST:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Easement Variance Policy*

EXHIBIT A:

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
Easement Variance Policy**

Effective: _____ 2025

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the Meadow Pointe II Community Development District (“District”) and requests to construct/install improvements attaching to District property. No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements or attached or over District property (ex. fences and perimeter walls) without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements and property.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement or construct or install improvements attaching or otherwise encumbering District property must (a) submit an application form to the District Manager or his or her designee, and (b) pay a fee of \$_____ to offset the costs of processing the request which may include professional engineering and legal time. The application must be signed by the record owner(s) of the property. Please note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s sole and absolute discretion.
3. **Approval.** If approved, the record owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Pasco County, Florida. The District Manager, upon consideration of the District Engineer, shall have authority to approve or deny applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized.
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement or property in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement or attached or encumbering District property without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.

6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

**Meadow Pointe II Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Meadow Pointe II Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Meadow Pointe II Community Development District

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Present and constituting a quorum were:

resent, either in person or via Zoom Video Communications, were:

Residents and Members of the Public

Following is a summary of the discussions and actions taken.

Mr. Picarelli called the meeting to order.

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

THIRD ORDER OF BUSINESS Pledge of Allegiance

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

There were no additions or corrections to the agenda.

FIFTH ORDER OF BUSINESS

Audience Comments

The Board received audience comments, including a request for video footage related to an accident that occurred. Ms. Moczynski advised that the video is exempt from public records disclosure and therefore cannot be shared. An additional question was raised regarding tree work.

SIXTH ORDER OF BUSINESS

District Managers' Report

Ms. Cooper presented Resolution 2026-01, Protocol for Contacting District Counsel to the Board.

On MOTION by Ms. Childers seconded by Mr. Kluender, with all in favor, adopted Resolution 2026-01 Adopting Policy on Contacting District Counsel was approved. 5-0.

SEVENTH ORDER OF BUSINESS

District Engineers' Report

A. Report on Engineers

B. All Outstanding Permits

C. Update on Construction Road/6th Lane for Lap Pool

Mr. Picarelli reviewed the district engineer report. There are no target dates for the building groundbreaking yet, possibly by next month's meeting.

EIGHTH ORDER OF BUSINESS

District Counsels' Report

A. Update on Any Ongoing Litigation

There were no updates at this time.

B. Special Counsel Updates-Wrencrest Gate Appeal Process

Ms. Moczynski provided an update that the appeal hearing had been continued to November 6, 2025, discussion ensued.

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, to approve \$250.00 for a table for travel study for the appeal if needed, was approved. 5-0

NINTH ORDER OF BUSINESS

Consent Agenda

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor to approve consent agenda, was approved. 5-0

Discussion ensued regarding putting the Inframark HOA Proposal on the upcoming agenda.

On MOTION by Ms. Childers, seconded by Mr. Signoretti, with all in favor, to approve Carol Bowles on the DRV Committee was approved. 5-0

TENTH ORDER OF BUSINESS

Government/Community Updates

A. Community Representative Update

i. Wrencrest Gate

ii. Agreement for Off -Duty LEO for Meadow Pointe II Only

A discussion ensued regarding law enforcement shortages.

B. Event Planning Committee Update on Next Event

i. Next Event Update

ii. Update from Supervisor Childers on Volunteers from School

Ms. Moczynski recommended to the Board of Supervisors to change the name from “committee” to “coordinator”. The event coordinator provided an update on the upcoming events.

ELEVENTH ORDER OF BUSINESS

Architectural Review Discussion Items

There were not items presented at this time.

104 **TWELFTH ORDER OF BUSINESS** **Non-Staff Reports**

105 There was no report.

106

107 **THIRTEENTH ORDER OF BUSINESS** **Operations Managers' Report**

108

109 **A. Covina Key Broken Sewer Line, Road Repair Update**

110 Mr. Wright reviewed the Operations Manager Report.

111

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

113 A discussion ensued regarding a resident that had been trespassed from the amenity center. Mr.
114 Molder brought up the land purchase, balance of the construction account, and suggested a
115 workshop to discuss.

116

117 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments**

118 The Board of Supervisors received audience comments regarding the pressure washing of
119 sidewalks, the request for a full time deputy, and the amount spent on the Wrencrest gate matter.

120

121 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Comments**

122 All the Board Supervisors thanked residents for attending the meeting.

123

124 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

125 There being no further business, the meeting was adjourned.

126

127 On MOTION by Mr. Signoretti seconded by Mr. Molder with all in
128 favor, the meeting was adjourned at 8:14 p.m. 5-0

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John Picarelli
Chairperson

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held on Wednesday, October 15, 2025, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

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

Jayna Cooper	District Manager
Lindsay Moczynski	District Counsel
Justin Wright	Operations Manager
Kevin Ginsberg	ARC/DRC
Anthony Vega	LMP
Residents	

FIRST ORDER OF BUSINESS **Call to Order**

SECOND ORDER OF BUSINESS Roll Call

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

THIRD ORDER OF BUSINESS Pledge of Allegiance

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

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

Mr. Molder requested a review of the deed restrictions for Deer Run and Morningside. Mr. Picarelli requested a discussion of the mailbox case.

FIFTH ORDER OF BUSINESS**Audience Comments**

The Board received comments and inquires on the following matters: A request for the installation of lighting on Court No. 4. An inquiry regarding street trees located in the Lettingwell area. A question concerning community-wide cable service. A request for the total amount expended on the Wrencrest gate matter. An inquiry regarding the possibility of broadcasting workshops through Zoom. A request for the scheduling of another community shredding event.

SIXTH ORDER OF BUSINESS**District Managers' Report**

Mr. Vega provided a landscape update to the Board of Supervisors. Mr. Vega informed the Board of Supervisors that the mulch will be completed by the end of the week and that he is continuing to work on punch list items. Mr. Vega also reported that the installation of annuals is scheduled to begin at the beginning of December.

A. Update on a Resolution for Guidelines for Supervisors Calling Counsel

Following the previous meeting, District Counsel provided the resolution to the Board of Supervisors calling District Counsel outside of a meeting, with the adopted policy attached as an exhibit. The resolution will be sent to the Chairman in DocuSign for execution.

SEVENTH ORDER OF BUSINESS**District Engineers' Report****A. Engineers' Report****B. All Outstanding Permits****C. Update on Construction Road/6th Lane for Lap Pool**

Mr. Picarelli reviewed the engineer's report from BDI.

EIGHTH ORDER OF BUSINESS**District Counsels' Report****A. Update on Any Ongoing Litigation**

No update was provided on this item at this time.

B. Special Council Updates- Wrencrest Gate Appeal Process

The appeal was continued to November 6, 2025

C. Answer on Use of a Lawyer in Place of a DRVC Committee

District Counsel is in the process of reviewing and finalizing all rules, including those pertaining to DRVC, to incorporate new legislation. It was noted that a lawyer may serve as one of the three members of a fining committee, however this is not recommended due to the associated cost considerations.

NINTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the September 17, 2025 Meeting**

On MOTION by Ms. Childers seconded by Mr. Signoretti, with all in favor, the Consent Agenda, as presented, was approved. 4-0.

TENTH ORDER OF BUSINESS**Government/Community Updates****A. Community Representative Update****i. Update on Contract for Off-Duty LEO for MPIO Only**

Mr. Signoretti will call Sheriff's office regarding the request for an off-duty deputy.

B. Event Planning Committee Update on Next Event**i. Next Event Update**

The Fall Festival is scheduled for Saturday. The annual shredding event is scheduled for February 6, 2026.

ii. Update from Supervisor Childers on Volunteers from School

No update was provided on this item at this time.

91

92

93 ELEVENTH ORDER OF BUSINESS Architectural Review Discussion Items

94 Mr. Ginsberg presented a black shingle for approval to the Board of Supervisors.

95

96 On MOTION by Mr. Molder seconded by Mr. Signoretti, with all in favor, approved
97 ARC Review as presented, was approved. 4-0

98

99

100 TWELFTH ORDER OF BUSINESS Non-Staff Reports

101 There was no report.

102

103 THIRTEENTH ORDER OF BUSINESS Operations Managers' Report

104

105 A. Covina Key Broken Sewer Line, Road Repair Update

106 Mr. Wright reviewed the Operations Manager Report. Mr. Molder inquired about the software
107 for the badge system, and discussion a ensued. Mr. Wright will investigate options for software
108 upgrades.

109

110 FOURTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion

111

112 A. Questions collected for next workshop on Bond Projects

113 The discussion regarding the mailbox replacement resumed. The Board of Supervisors
114 unanimously agreed that the mailbox needs to be replaced and that the associated
115 administrative fees should be reimbursed. Discussion also took place regarding the
116 preparation of a Request for Qualifications (RFQ) for a CMAR. District Counsel was directed
117 to proceed with preparing the Request for Qualifications (RFQ).

118

119 FIFTEENTH ORDER OF BUSINESS Audience Comments

The Board of Supervisors received question regarding the following items, whether violations are grandfathered if unaddressed for a certain number of years. The timeline for pressure washing the sixth lane of the lap pool. Questions related to the badge software and inquiries regarding the Deed Restrictions Consent Agenda.

SIXTEENTH ORDER OF BUSINESS

Supervisor Comments

Ms. Childers commented about the sixth lane of the lap pool and emphasized that residents and families of the Meadow Pointe II are always a priority. Mr. Signoretti commented that all audience questions have been answered and advocated for a software upgrade for the badge system.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

On MOTION by Ms. Childers seconded by Mr. Signoretti with all in favor,
the meeting was adjourned at 8:04 p.m. 4-0

John Picarelli
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, September 3, 2025 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

John Picarelli	Chairperson
Robert Signoretti	Vice Chairperson
Jamie Childers	Assistant Secretary
Chris Kluender	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Jayna Cooper	District Manager
Jerry Whited	District Engineer <i>(via phone)</i>
Andy Cohen	District Counsel <i>(via phone)</i>
Justin Wright	Operations Manager
Kevin Ginsberg	ARC/DRC
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Pledge of Allegiance

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

There were no additions or corrections to the agenda.

FIFTH ORDER OF BUSINESS**Audience Comments**

Audience comments were received regarding lawn maintenance around the pond area encroaching near private property and inquiries were made about the deputy. Audience comments were also received concerning construction along Sassafras border. The Board addressed the comments and held discussion. Additional comments were made regarding the upkeep of Meta Point and Morningside which the board addressed. Another audience commented regarding more police presence and deed restrictions. The Board of Supervisors addressed the audience's comment and lengthy discussion ensued. Another audience commented that the maintenance crew would not clean up in Raincrest.

SIXTH ORDER OF BUSINESS**District Managers' Report****A. Calling in for Legal Counsel Transition**

Ms. Cooper introduced the new district counsel Lindsay Moczynski to the Board of Supervisors.

B. Discussion on Board Members Jurisdiction

Ms. Cooper discussed with the Board Members regarding appointed certain responsibilities as a liaison a discussion was ensued.

SEVENTH ORDER OF BUSINESS**District Counsels' Report****A. Introduction of New District Counsel to the District**

The Board of Supervisors welcomed Lindsay Moczynski and inquired questions regarding audience comments to Ms. Moczynski.

B. Board Guideline of Who will Speak to Counsel After Meetings

Mr. Picarelli held a discussion and informed the Board that district counsel will be on every single meeting expect the workshop and avoid causing any additional expenses outside of the meeting for legal questions.

C. Discussion on Transferring Legal District Representation

The Board held a discussion ensued.

EIGHTH ORDER OF BUSINESS **District Engineers' Report****A. Discussion on Dog Park Conference Call****B. Discussion on Appeal Process for Wrencrest Gate****C. Discussion on the Engineer Report****D. Update on Information Transferred to New Legal Counsel**

Mr. Picarelli presented the Engineer Report to the Board of Supervisors.

There was a discussion on the engineer report and the Covina key. The Board of Supervisors held a discussion regarding the plans for the Dog Park. The design plan including parking has been submitted to the county and they've confirmed that they've reviewed the new plans for the dog park and have completed an exploration meeting and provided comments on the updated plan which they are working on the other updated plans.

NINTH ORDER OF BUSINESS **Government /Community Update****A. Update on Wrencrest Gate Appeal**

A discussion ensued on the update of the Wrencrest Gate Appeal.

B. Update on Contract to Use Off -Duty Office Hourly

A discussion ensued regarding the contract of the use Off -Duty Office Hourly. Once the Board of Supervisors receive the contract they will send it to District Counsel for review.

C. Event Planning Committee Update on Next Event**i. Next Event Update**

There were no updates at this time.

ii. Update from Supervisor Childers on Volunteer Request from Schools

There were no updates at this time.

TENTH ORDER OF BUSINESS **Consent Agenda**

On MOTION Mr. Molder by seconded by, Ms. Childers with all in favor, the consent agenda was approved 5-0

The Board of Supervisors asked the audience if there are any comments regarding the eleven Deed Restrictions that was not included in the table contents on the original agenda per district counsel direction. At this time, there were no audience comments.

On MOTION Mr. Molder by seconded by, Ms. Childers with all in favor,
the consent agenda that was added to the meeting was approved 5-0

ELEVENTH ORDER OF BUSINESS Architectural Review Discussion Items

The Architectural review was presented. Discussion ensued.

TWELFTH ORDER OF BUSINESS Non-Staff Reports

There was nothing presented at this time.

THIRTEENTH ORDER OF BUSINESS Operations Managers' Report

A. Update on Road Paving in Covina Key

B. Update on Providing a Sign for Location on Appeal

Mr. Wright reviewed his report and a discussion ensued.

FOURTEENTH ORDER OF BUSINESS Approval/Disapproval/Discussion

A. Board Members Request to the District Manager

Mr. Picarelli informed the Board regarding any items to be added to the agenda should be towards the end of the meeting discussion ensued. Ms. Moczynski informed the board that Ms. Cooper should be involved with items that need to be in the agenda.

B. Question sent to the Supervisor Molder on DRVC under Inframark

Mr. Molder requested that this discussion to be moved to the workshop. Additionally,

Ms. Moczynski requested that the last name "Mulder" be corrected, as it was previously misspelled.

C. Discussion on Board Member Requesting Records Request

Mr. Picarelli inquired questions to Ms. Moczynski regarding the responsibility of a supervisor and investigated files regarding deed restrictions. Ms. Moczynski addressed the questions and a discussion ensued.

FIFTEENTH ORDER OF BUSINESS Audience Comments

There was an audience comment regarding the grass not being cut.

SIXTEENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Kluender thanked the audience members for attending the meeting.

Mr. Signoretti noted to the audience that the workshop discussions are open to the public and audience members are welcome to stay. Ms. Childers thanked the audience members for attending the meeting and reminded them that the Board welcomes public feedback although noted that each audience member is provided up three minutes to speak one at the beginning and once at the end of the meeting. Mr. Picarelli brought up landscape issues from the residents.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor,
the meeting was adjourned at 7:51 p.m. 5-0

John Picarelli
Chairperson

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

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, August 6, 2025 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Video Communications, were:

Andy Cohen	District Counsel <i>(via phone)</i>
Justin Wright	Operations Manager
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Picarelli called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

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

THIRD ORDER OF BUSINESS **Pledge of Allegiance**

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

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

Ms. Childers requested a discussion to be added under Approval/Disapproval/Discussion.

Mr. Picarelli informed the Board of Supervisors that the discussion on Speed Devices for Longleaf will be removed due since this has been settled with the district manager, resident, and legal.

FIFTH ORDER OF BUSINESS

District Counsels' Report

A. Andy Cohen will be calling in

B. Update on any Ongoing Litigation

C. Special Council updates- Wrencrest Gate

i. Requirements for the Appeal to Planning Commission

D. Update on DRV Violation, Mediation Daniel Fernandez

Mr. Picarelli and Mr. Cohen held a discussion regarding ways to expedite the process when no response is received from the county and a discussion ensued. The Board of Supervisors advised Mr. Cohen that they are looking into different legal counsel regarding matters with the county. A lengthy discussion ensued. Mr. Cohen provided updates to the Board of Supervisors.

SIXTH ORDER OF BUSINESS

Audience Comments

There was an audience comment regarding police sharing letter and the budget for Meadow Pointe I . The Board of Supervisors addressed the comment. Another audience commented regarding the gate. The Board of Supervisors addressed the comment. There was audience comment regarding where to find budget information and if the County Commissioner would attend the meeting. The Board of Supervisors addressed the comments.

SIXTH ORDER OF BUSINESS

District Managers' Report

A. Counsel Rates from Kilinski

Mr. Picarelli presented the counsel rates from Kilinski that Ms. Cooper provided to the Board of Supervisors.

SEVENTH ORDER OF BUSINESS

District Engineers' Report

A. Engineer Report

B. All Outstanding Permits**C. Update on Construction Road/6th Lane for Lap Pool**

Mr. Picarelli presented the Engineer report to the Board of Supervisors. A lengthy discussion ensued.

EIGHTH ORDER OF BUSINESS**Consent Agenda**

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor, approved the consent agenda 7:30 p.m. 5-0

NINTH ORDER OF BUSINESS**Non-Staff Reports****A. Government/Community Updates****i. Wrencrest Gate**

There were no updates at this time.

ii. Speed, Traffic, and Caution Signs

There were no updates at this time.

iii. Joint use Agreement for LEO between MPI and MPII

Board of Supervisors held a discussion regarding hiring a deputy and requesting a contract. A lengthy discussion was held regarding the budget if they hired a deputy.

B. Event Planning Committee Update on Next Event

There were no updates at this time.

TWELFTH ORDER OF BUSINESS**Operations Managers' Report****A. Covina Key Broken Sever Line****B. Discussion of Non-Resident Fees**

Mr. Wright presented the Operations Manager Report and provided updates regarding ongoing maintenance and operational matters. The Board inquired to Mr. Picarelli whether any measures could be taken to manage traffic at the school until a deputy is assigned, as parking congestion has been extending to County line.

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

Ms. Childers presented the resident ideas for the outside of the buildings to the Board of Supervisors as a discussion ensued.

FIFTEENTH ORDER OF BUSINESS**Supervisor Comments**

Mr. Molder inquired about Deed restrictions and thanked the audience for the feedback. Mr. Klunder commented on public safety concerns and noted that he is in discussions with Pasco County to address the matter since the school year will be starting soon. Mr. Signoretti commented that they are doing everything they can to assist the community. Ms. Childers commented on the concern regarding the current counsel noting the importance of understanding what actions the Board can and cannot take. Ms. Childers added that the last thing she wants is for the Board to act outside of its authority that could result in consequences. Mr. Picarelli commented that Deed restrictions need adjustments and discussed the new building, noting that it will accommodate a larger number of audience members for future meetings. Mr. Picarelli also thanked the audience members for their attendance.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Childers seconded by Mr. Molder, with all in favor, the meeting was adjourned at 8:25 p.m. 5-0
--

John Picarelli
Chairperson

MEADOW POINTE II
Community Development District

Financial Report

September 30, 2025

Prepared by



MEADOW POINTE II
Community Development District

Financial Statements

(Unaudited)

September 30, 2025

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	5 - 22
Debt Service Bond Series 2018	23
Construction Fund Bond Series 2018	24
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Collection Schedules	25 - 27
Cash and Investment Report	28
Settlements	29
Construction Report	30
Approval of Invoices	31 - 33

MEADOW POINTE II

Community Development District

Governmental Funds**Balance Sheet**
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
<u>ASSETS</u>										
Cash - Checking Account	\$ 726,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	25	-	-	-	-	-	-	-	-	-
Due From Other Funds	-	119,752	421,632	104,877	458,436	74,405	380,882	54,251	580,108	312,449
Investments:										
Money Market Account	6,078,447	-	-	-	-	-	-	-	-	-
Construction Fund	-	-	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-	-
Prepaid Items	370	-	-	-	-	-	-	-	-	-
Prepaid Insurance	54,310	-	-	-	-	-	-	-	-	-
Utility Deposits - TECO	28,510	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$ 6,888,614	\$ 119,752	\$ 421,632	\$ 104,877	\$ 458,436	\$ 74,405	\$ 380,882	\$ 54,251	\$ 580,108	\$ 312,449
<u>LIABILITIES</u>										
Accounts Payable	\$ 58,732	\$ 4,053	\$ 101	\$ 100	\$ 100	\$ 122	\$ 530	\$ 100	\$ 101	\$ 100
Accrued Expenses	32,978	388	105	55	55	55	55	55	55	55
Accrued Taxes Payable	538	-	-	-	-	-	-	-	-	-
Deposits	22,475	-	-	-	-	-	-	-	-	-
Due To Other Funds	4,266,524	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	4,381,247	4,441	206	155	155	177	585	155	156	155

MEADOW POINTE II

Community Development District

Governmental Funds**Balance Sheet**
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND (001)	DEED RESTRICTION ENFORCEMENT FUND	GENERAL FUND - CHARLESWORTH (003)	GENERAL FUND - COLEHAVEN (004)	GENERAL FUND - COVINA KEY (005)	GENERAL FUND - GLENHAM (006)	GENERAL FUND - IVERSON (007)	GENERAL FUND - LETTINGWELL (008)	GENERAL FUND - LONGLEAF (009)	GENERAL FUND - MANOR ISLE (010)
<u>FUND BALANCES</u>										
Nonspendable:										
Prepaid Items	370	-	-	-	-	-	-	-	-	-
Prepaid Insurance	54,310	-	-	-	-	-	-	-	-	-
Deposits	28,510	-	-	-	-	-	-	-	-	-
Restricted for:										
Debt Service	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-
Assigned to:										
Operating Reserves	529,890	13,857	6,077	2,683	3,964	2,691	5,017	-	7,328	4,995
Reserves - Gate	-	-	3,000	2,000	2,000	2,000	2,000	4,000	2,000	2,000
Reserves - Ponds	248,157	-	-	-	-	-	-	-	-	-
Reserves-Renewal & Replacement	245,185	-	-	-	-	-	-	-	-	-
Reserves - Roadways	-	-	212,923	56,778	207,310	41,271	223,930	11,040	211,798	132,267
Reserves - Sidewalks	-	-	41,660	7,614	3,293	2,658	2,000	5,000	38,431	14,744
Unassigned:	1,400,945	101,454	157,766	35,647	241,714	25,608	147,350	34,056	320,395	158,288
TOTAL FUND BALANCES	\$ 2,507,367	\$ 115,311	\$ 421,426	\$ 104,722	\$ 458,281	\$ 74,228	\$ 380,297	\$ 54,096	\$ 579,952	\$ 312,294
TOTAL LIABILITIES & FUND BALANCES	\$ 6,888,614	\$ 119,752	\$ 421,632	\$ 104,877	\$ 458,436	\$ 74,405	\$ 380,882	\$ 54,251	\$ 580,108	\$ 312,449

MEADOW POINTE II

Community Development District

Governmental Funds**Balance Sheet**
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNINGSIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
<u>ASSETS</u>									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726,952
Accounts Receivable	-	-	-	-	-	-	-	-	25
Due From Other Funds	395,946	361,129	404,099	679,321	-	-	-	-	4,347,287
Investments:									
Money Market Account	-	-	-	-	-	-	-	-	6,078,447
Construction Fund	-	-	-	-	-	-	-	2,685,178	2,685,178
Prepayment Account	-	-	-	-	-	-	3,552	-	3,552
Reserve Fund	-	-	-	-	-	-	152,235	-	152,235
Revenue Fund	-	-	-	-	-	-	146,599	-	146,599
Prepaid Items	-	-	-	-	-	-	-	-	370
Prepaid Insurance	-	-	-	-	-	-	-	-	54,310
Utility Deposits - TECO	-	-	-	-	-	-	-	-	28,510
TOTAL ASSETS	\$ 395,946	\$ 361,129	\$ 404,099	\$ 679,321	\$ -	\$ -	\$ 302,386	\$ 2,685,178	\$ 14,223,465
<u>LIABILITIES</u>									
Accounts Payable	\$ 100	\$ 97	\$ 97	\$ 97	\$ 77	\$ 77	\$ -	\$ -	\$ 64,584
Accrued Expenses	55	55	55	55	49	49	-	-	34,174
Accrued Taxes Payable	-	-	-	-	-	-	-	-	538
Deposits	-	-	-	-	-	-	-	-	22,475
Due To Other Funds	-	-	-	-	35,204	45,559	-	-	4,347,287
TOTAL LIABILITIES	155	152	152	152	35,330	45,685	-	-	4,469,058

MEADOW POINTE II

Community Development District

Governmental Funds**Balance Sheet**
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND - SEDGWICK (011)	GENERAL FUND - TULLAMORE (012)	GENERAL FUND - VERMILLION (013)	GENERAL FUND - WRENCREST (014)	GENERAL FUND - DEER RUN (015)	GENERAL FUND - MORNINGSIDE (016)	2018 DEBT SERVICE FUND	2018 CONSTRUCTION FUND	TOTAL
FUND BALANCES									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	370
Prepaid Insurance	-	-	-	-	-	-	-	-	54,310
Deposits	-	-	-	-	-	-	-	-	28,510
Restricted for:									
Debt Service	-	-	-	-	-	-	302,386	-	302,386
Capital Projects	-	-	-	-	-	-	-	2,685,178	2,685,178
Assigned to:									
Operating Reserves	5,753	4,175	5,594	7,081	-	-	-	-	599,105
Reserves - Gate	6,000	2,000	2,000	2,000	-	-	-	-	31,000
Reserves - Ponds	-	-	-	-	-	-	-	-	248,157
Reserves-Renewal & Replacement	-	-	-	-	-	-	-	-	245,185
Reserves - Roadways	162,787	118,462	194,966	266,865	-	-	-	-	1,840,397
Reserves - Sidewalks	33,706	33,544	1,936	3,804	-	-	-	-	188,390
Unassigned:	187,545	202,796	199,451	399,419	-	-	-	-	3,612,434
TOTAL FUND BALANCES	\$ 395,791	\$ 360,977	\$ 403,947	\$ 679,169	\$ -	\$ -	\$ 302,386	\$ 2,685,178	\$ 9,835,422
TOTAL LIABILITIES & FUND BALANCES	\$ 395,946	\$ 361,129	\$ 404,099	\$ 679,321	\$ 35,330	\$ 45,685	\$ 302,386	\$ 2,685,178	\$ 14,304,480

MEADOW POINTE II

Community Development District

General Fund (001)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 100	\$ 100	\$ 938	\$ 838	938.00%	\$ 8	\$ -	\$ (8)
Garbage/Solid Waste Revenue	273,456	273,456	273,456	-	100.00%	-	-	-
Interest - Tax Collector	-	-	3,533	3,533	0.00%	-	-	-
Special Assmnts- Tax Collector	1,927,753	1,927,753	1,927,753	-	100.00%	-	-	-
Special Assmnts- Discounts	(88,048)	(88,048)	(80,611)	7,437	91.55%	-	-	-
Other Miscellaneous Revenues	25,000	25,000	5,749	(19,251)	23.00%	-	138	138
Gate Bar Code/Remotes	5,000	5,000	6,555	1,555	131.10%	417	369	(48)
Access Cards	1,300	1,300	4,431	3,131	340.85%	108	330	222
TOTAL REVENUES	2,144,561	2,144,561	2,141,804	(2,757)	99.87%	533	837	304
EXPENDITURES								
Administration								
P/R-Board of Supervisors	24,000	24,000	23,200	800	96.67%	2,000	2,000	-
FICA Taxes	1,836	1,836	1,775	61	96.68%	153	153	-
ProfServ-Arbitrage Rebate	3,850	3,850	-	3,850	0.00%	-	-	-
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	100.00%	-	1,000	(1,000)
ProfServ-Engineering	64,500	64,500	47,760	16,740	74.05%	5,375	2,445	2,930
ProfServ-Legal Services	42,000	42,000	36,411	5,589	86.69%	3,500	21,084	(17,584)
ProfServ-Mgmt Consulting	79,612	79,612	79,612	-	100.00%	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	-	100.00%	-	-	-
Postage and Freight	1,500	1,500	4,634	(3,134)	308.93%	125	5	120
Insurance - General Liability	57,658	57,658	55,166	2,492	95.68%	-	-	-
Printing and Binding	100	100	-	100	0.00%	8	-	8
Legal Advertising	1,000	1,000	3,377	(2,377)	337.70%	83	1,744	(1,661)
Misc-Assessment Collection Cost	38,555	38,555	37,143	1,412	96.34%	-	-	-
Misc-Supervisor Expenses	500	500	262	238	52.40%	42	45	(3)
Office Supplies	150	150	-	150	0.00%	13	-	13
Annual District Filing Fee	175	175	175	-	100.00%	-	-	-
Total Administration	335,723	335,723	310,009	25,714	92.34%	17,933	35,110	(17,177)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>								
Contracts-Security Services	30,000	30,000	25,213	4,787	84.04%	2,500	1,680	820
Contracts-Security Alarms	516	516	559	(43)	108.33%	43	43	-
R&M-General	15,000	15,000	8,671	6,329	57.81%	1,250	569	681
Misc-Contingency	20,760	20,760	73,895	(53,135)	355.95%	1,730	473	1,257
Total Field	66,276	66,276	108,338	(42,062)	163.46%	5,523	2,765	2,758
<u>Landscape Services</u>								
ProfServ-Landscape Architect	10,000	10,000	10,080	(80)	100.80%	833	840	(7)
Contracts-Landscape	245,000	245,000	194,178	50,822	79.26%	20,417	15,287	5,130
Contracts-Perennials	15,750	15,750	-	15,750	0.00%	1,313	-	1,313
R&M-Irrigation	14,000	14,000	17,414	(3,414)	124.39%	1,167	-	1,167
R&M-Landscape Renovations	25,000	25,000	27,139	(2,139)	108.56%	2,083	-	2,083
R&M-Mulch	25,000	25,000	22,400	2,600	89.60%	-	-	-
R&M-Trees and Trimming	7,500	7,500	20,977	(13,477)	279.69%	625	3,375	(2,750)
Total Landscape Services	342,250	342,250	292,188	50,062	85.37%	26,438	19,502	6,936
<u>Utilities</u>								
Contracts-Solid Waste Services	257,049	257,049	252,499	4,550	98.23%	21,421	21,042	379
Utility - General	8,500	8,500	11,927	(3,427)	140.32%	708	2,676	(1,968)
Electricity - Streetlights	275,000	275,000	285,676	(10,676)	103.88%	22,917	47,448	(24,531)
Utility - Reclaimed Water	8,000	8,000	7,559	441	94.49%	667	874	(207)
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%	-	-	-
Total Utilities	565,018	565,018	569,270	(4,252)	100.75%	45,713	72,040	(26,327)
<u>Lakes and Ponds</u>								
Contracts-Lakes	82,500	82,500	71,554	10,946	86.73%	6,875	6,051	824
R&M-Mitigation	1,000	1,000	-	1,000	0.00%	83	-	83
R&M-Ponds	40,000	40,000	23,506	16,494	58.77%	3,333	-	3,333
Reserve - Ponds	5,000	5,000	6,283	(1,283)	125.66%	417	-	417
Total Lakes and Ponds	128,500	128,500	101,343	27,157	78.87%	10,708	6,051	4,657

MEADOW POINTE II

Community Development District

General Fund (001)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation</u>								
ProfServ-Info Technology	14,000	14,000	8,637	5,363	61.69%	1,167	3,256	(2,089)
Contracts-Pools	30,000	30,000	34,080	(4,080)	113.60%	2,500	4,750	(2,250)
Communication - Telephone & WiFi	10,000	10,000	17,292	(7,292)	172.92%	833	3,207	(2,374)
Utility - General	1,650	1,650	1,398	252	84.73%	138	116	22
Utility - Water & Sewer	8,800	8,800	5,720	3,080	65.00%	733	232	501
Electricity - Rec Center	17,500	17,500	19,155	(1,655)	109.46%	1,458	3,530	(2,072)
Lease - Copier	4,682	4,682	3,977	705	84.94%	390	594	(204)
R&M-Clubhouse	13,000	13,000	19,719	(6,719)	151.68%	1,083	896	187
R&M-Court Maintenance	2,000	2,000	2,698	(698)	134.90%	167	-	167
R&M-Pools	8,000	8,000	4,444	3,556	55.55%	667	2,511	(1,844)
R&M-Fitness Equipment	1,000	1,000	2,120	(1,120)	212.00%	83	295	(212)
R&M-Playground	1,000	1,000	1,643	(643)	164.30%	83	-	83
Misc-Clubhouse Activities	12,500	12,500	9,139	3,361	73.11%	1,042	1,526	(484)
Office Supplies	3,000	3,000	1,098	1,902	36.60%	250	263	(13)
Op Supplies - General	40,000	40,000	55,635	(15,635)	139.09%	3,333	5,086	(1,753)
Op Supplies - Fuel, Oil	5,000	5,000	3,957	1,043	79.14%	417	294	123
Cleaning Supplies	6,000	6,000	828	5,172	13.80%	500	95	405
Reserve - Renewal&Replacement	20,000	20,000	26,200	(6,200)	131.00%	-	-	-
Total Parks and Recreation	198,132	198,132	217,740	(19,608)	109.90%	14,844	26,651	(11,807)
<u>Personnel</u>								
Payroll-Maintenance	442,000	442,000	490,123	(48,123)	110.89%	36,833	36,683	150
Payroll-Benefits	3,600	3,600	-	3,600	0.00%	-	-	-
FICA Taxes	33,813	33,813	37,534	(3,721)	111.00%	2,818	2,806	12
Workers' Compensation	20,000	20,000	-	20,000	0.00%	-	-	-
Unemployment Compensation	2,150	2,150	-	2,150	0.00%	-	-	-
ProfServ-Human Resources	900	900	-	900	0.00%	-	-	-
Op Supplies - Uniforms	5,000	5,000	2,426	2,574	48.52%	417	185	232
Subscriptions and Memberships	1,200	1,200	2,206	(1,006)	183.83%	100	1,002	(902)
Total Personnel	508,663	508,663	532,289	(23,626)	104.64%	40,168	40,676	(508)
TOTAL EXPENDITURES	2,144,562	2,144,562	2,131,177	13,385	99.38%	161,327	202,795	(41,468)
Excess (deficiency) of revenues								
Over (under) expenditures	-	-	10,627	10,628	0.00%	(160,794)	(201,958)	(41,164)
Net change in fund balance	\$ -	\$ -	\$ 10,627	\$ 10,628	0.00%	\$ (160,794)	\$ (201,958)	\$ (41,164)
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,496,715	2,496,715	2,496,715					
FUND BALANCE, ENDING	\$ 2,496,715	\$ 2,496,715	\$ 2,507,342					

MEADOW POINTE II

Community Development District

Deed Restriction Enforcement Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 6,916	\$ 4,916	345.80%	\$ 167	\$ 541	\$ 374
Special Assmnts- Tax Collector	49,798	49,798	49,798	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,992)	(1,992)	(1,824)	168	91.57%	-	-	-
Settlements	4,000	4,000	11,750	7,750	293.75%	-	1,225	1,225
TOTAL REVENUES	53,806	53,806	66,640	12,834	123.85%	167	1,766	1,599
EXPENDITURES								
Administration								
Payroll-Salaries	39,000	39,000	37,271	1,729	95.57%	3,250	2,883	367
FICA Taxes	2,984	2,984	2,811	173	94.20%	249	221	28
ProfServ-Legal Services	6,000	6,000	5,964	36	99.40%	500	4,010	(3,510)
ProfServ-Mgmt Consulting	2,364	2,364	2,364	-	100.00%	197	197	-
Postage and Freight	2,000	2,000	2,821	(821)	141.05%	167	569	(402)
Misc-Assessment Collection Cost	996	996	959	37	96.29%	-	-	-
Office Supplies	2,085	2,085	979	1,106	46.95%	174	136	38
Total Administration	55,429	55,429	53,169	2,260	95.92%	4,537	8,016	(3,479)
TOTAL EXPENDITURES	55,429	55,429	53,169	2,260	95.92%	4,537	8,016	(3,479)
Excess (deficiency) of revenues								
Over (under) expenditures	(1,623)	(1,623)	13,471	15,094	0.00%	(4,370)	(6,250)	(1,880)
Net change in fund balance	\$ (1,623)	\$ (1,623)	\$ 13,471	\$ 15,094	0.00%	\$ (4,370)	\$ (6,250)	\$ (1,880)
FUND BALANCE, BEGINNING (OCT 1, 2024)	101,840	101,840	101,840					
FUND BALANCE, ENDING	\$ 100,217	\$ 100,217	\$ 115,311					

MEADOW POINTE II

Community Development District

General Fund - Charlesworth (003)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 25,409	\$ 17,409	317.61%	\$ 667	\$ 1,986	\$ 1,319
Special Assmnts- Tax Collector	25,205	25,205	25,205	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,008)	(1,008)	(923)	85	91.57%	-	-	-
TOTAL REVENUES	32,197	32,197	49,691	17,494	154.33%	667	1,986	1,319
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	1,300	998	302	76.77%	108	135	(27)
R&M-Gate	4,500	4,500	3,132	1,368	69.60%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	3,000	3,000	1,127	1,873	37.57%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	504	504	486	18	96.43%	-	-	-
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	24,306	5,743	18,563	23.63%	108	167	(59)
TOTAL EXPENDITURES	24,306	24,306	5,743	18,563	23.63%	108	167	(59)
Excess (deficiency) of revenues								
Over (under) expenditures	7,891	7,891	43,948	36,057	0.00%	559	1,819	1,260
Net change in fund balance	\$ 7,891	\$ 7,891	\$ 43,948	\$ 36,057	0.00%	\$ 559	\$ 1,819	\$ 1,260
FUND BALANCE, BEGINNING (OCT 1, 2024)	377,478	377,478	377,478					
FUND BALANCE, ENDING	\$ 385,369	\$ 385,369	\$ 421,426					

MEADOW POINTE II

Community Development District

General Fund - Colehaven (004)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 2,000	\$ 2,000	\$ 6,233	\$ 4,233	311.65%	\$ 167	\$ 487	\$ 320
Special Assmnts- Tax Collector	9,080	9,080	9,080	-	100.00%	-	-	-
Special Assmnts- Discounts	(363)	(363)	(333)	30	91.74%	-	-	-
TOTAL REVENUES	10,717	10,717	14,980	4,263	139.78%	167	487	320
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	947	603	61.10%	129	135	(6)
R&M-Gate	3,000	3,000	1,340	1,660	44.67%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	359	1,641	17.95%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	182	182	175	7	96.15%	-	-	-
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	10,734	2,821	7,913	26.28%	129	167	(38)
TOTAL EXPENDITURES	10,734	10,734	2,821	7,913	26.28%	129	167	(38)
Excess (deficiency) of revenues								
Over (under) expenditures	(17)	(17)	12,159	12,176	0.00%	38	320	282
Net change in fund balance	\$ (17)	\$ (17)	\$ 12,159	\$ 12,176	0.00%	\$ 38	\$ 320	\$ 282
FUND BALANCE, BEGINNING (OCT 1, 2024)	92,563	92,563	92,563					
FUND BALANCE, ENDING	\$ 92,546	\$ 92,546	\$ 104,722					

MEADOW POINTE II

Community Development District

General Fund - Covina Key (005)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 10,000	\$ 10,000	\$ 28,204	\$ 18,204	282.04%	\$ 833	\$ 2,205	\$ 1,372
Special Assmnts- Tax Collector	15,234	15,234	15,234	-	100.00%	-	-	-
Special Assmnts- Discounts	(609)	(609)	(558)	51	91.63%	-	-	-
TOTAL REVENUES	24,625	24,625	42,880	18,255	174.13%	833	2,205	1,372
EXPENDITURES								
<u>Field</u>								
Communication - Telephone & WiFi	1,550	1,550	947	603	61.10%	129	135	(6)
R&M-Gate	3,000	3,000	1,939	1,061	64.63%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	359	1,641	17.95%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	305	305	294	11	96.39%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	15,857	15,857	3,539	12,318	22.32%	129	167	(38)
TOTAL EXPENDITURES	15,857	15,857	3,539	12,318	22.32%	129	167	(38)
Excess (deficiency) of revenues								
Over (under) expenditures	8,768	8,768	39,341	30,573	0.00%	704	2,038	1,334
Net change in fund balance	\$ 8,768	\$ 8,768	\$ 39,341	\$ 30,573	0.00%	\$ 704	\$ 2,038	\$ 1,334
FUND BALANCE, BEGINNING (OCT 1, 2024)	418,940	418,940	418,940					
FUND BALANCE, ENDING	\$ 427,708	\$ 427,708	\$ 458,281					

MEADOW POINTE II

Community Development District

General Fund - Glenham (006)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,200	\$ 1,200	\$ 4,163	\$ 2,963	346.92%	\$ 100	\$ 325	\$ 225
Special Assmnts- Tax Collector	10,624	10,624	10,624	-	100.00%	-	-	-
Special Assmnts- Discounts	(425)	(425)	(389)	36	91.53%	-	-	-
TOTAL REVENUES	11,399	11,399	14,398	2,999	126.31%	100	325	225
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	947	603	61.10%	129	135	(6)
R&M-Gate	3,000	3,000	476	2,524	15.87%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	359	1,641	17.95%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	212	212	205	7	96.70%	-	-	-
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	10,764	1,987	8,777	18.46%	129	167	(38)
TOTAL EXPENDITURES	10,764	10,764	1,987	8,777	18.46%	129	167	(38)
Excess (deficiency) of revenues								
Over (under) expenditures	635	635	12,411	11,776	0.00%	(29)	158	187
Net change in fund balance	\$ 635	\$ 635	\$ 12,411	\$ 11,776	0.00%	\$ (29)	\$ 158	\$ 187
FUND BALANCE, BEGINNING (OCT 1, 2024)	61,817	61,817	61,817					
FUND BALANCE, ENDING	\$ 62,452	\$ 62,452	\$ 74,228					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 500	\$ 500	\$ 22,607	\$ 22,107	4521.40%	\$ 42	\$ 1,767	\$ 1,725
Special Assmnts- Tax Collector	25,724	25,724	25,724	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,029)	(1,029)	(942)	87	91.55%	-	-	-
TOTAL REVENUES	25,195	25,195	47,389	22,194	188.09%	42	1,767	1,725
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	1,377	173	88.84%	129	565	(436)
R&M-Gate	3,000	3,000	699	2,301	23.30%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	359	1,641	17.95%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	514	514	496	18	96.50%	-	-	-
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	20,066	2,931	17,135	14.61%	129	597	(468)
TOTAL EXPENDITURES	20,066	20,066	2,931	17,135	14.61%	129	597	(468)
Excess (deficiency) of revenues								
Over (under) expenditures	5,129	5,129	44,458	39,329	0.00%	(87)	1,170	1,257
Net change in fund balance	\$ 5,129	\$ 5,129	\$ 44,458	\$ 39,329	0.00%	\$ (87)	\$ 1,170	\$ 1,257
FUND BALANCE, BEGINNING (OCT 1, 2024)	335,839	335,839	335,839					
FUND BALANCE, ENDING	\$ 340,968	\$ 340,968	\$ 380,297					

MEADOW POINTE II

Community Development District

General Fund - Lettingwell (008)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	18,029	18,029	18,029	-	100.00%	-	-	-
Special Assmnts- Other	11,402	11,402	11,402	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,177)	(1,177)	(1,078)	99	91.59%	-	-	-
TOTAL REVENUES	28,254	28,254	28,353	99	100.35%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	992	558	64.00%	129	135	(6)
R&M-Gate	3,000	3,000	497	2,503	16.57%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	359	1,641	17.95%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	589	589	567	22	96.26%	-	-	-
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	16,141	2,415	13,726	14.96%	129	167	(38)
TOTAL EXPENDITURES	16,141	16,141	2,415	13,726	14.96%	129	167	(38)
Excess (deficiency) of revenues								
Over (under) expenditures	12,113	12,113	25,938	13,825	0.00%	(129)	(167)	(38)
Net change in fund balance	\$ 12,113	\$ 12,113	\$ 25,938	\$ 13,825	0.00%	\$ (129)	\$ (167)	\$ (38)
FUND BALANCE, BEGINNING (OCT 1, 2024)	28,158	28,158	28,158					
FUND BALANCE, ENDING	\$ 40,271	\$ 40,271	\$ 54,096					

MEADOW POINTE II

Community Development District

General Fund - Longleaf (009)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 8,000	\$ 8,000	\$ 34,524	\$ 26,524	431.55%	\$ 667	\$ 2,699	\$ 2,032
Special Assmnts- Tax Collector	37,989	37,989	37,989	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,520)	(1,520)	(1,391)	129	91.51%	-	-	-
TOTAL REVENUES	44,469	44,469	71,122	26,653	159.94%	667	2,699	2,032
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	903	647	58.26%	129	135	(6)
R&M-Gate	4,500	4,500	1,132	3,368	25.16%	-	500	(500)
R&M-Sidewalks	4,500	4,500	-	4,500	0.00%	-	-	-
R&M-Security Cameras	4,000	4,000	1,350	2,650	33.75%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	760	760	732	28	96.32%	-	-	-
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	29,311	4,117	25,194	14.05%	129	667	(538)
TOTAL EXPENDITURES	29,311	29,311	4,117	25,194	14.05%	129	667	(538)
Excess (deficiency) of revenues								
Over (under) expenditures	15,158	15,158	67,005	51,847	0.00%	538	2,032	1,494
Net change in fund balance	\$ 15,158	\$ 15,158	\$ 67,005	\$ 51,847	0.00%	\$ 538	\$ 2,032	\$ 1,494
FUND BALANCE, BEGINNING (OCT 1, 2024)	512,947	512,947	512,947					
FUND BALANCE, ENDING	\$ 528,105	\$ 528,105	\$ 579,952					

MEADOW POINTE II

Community Development District

General Fund - Manor Isle (010)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 5,000	\$ 5,000	\$ 18,607	\$ 13,607	372.14%	\$ 417	\$ 1,455	\$ 1,038
Special Assmnts- Tax Collector	21,473	21,473	21,473	-	100.00%	-	-	-
Special Assmnts- Discounts	(859)	(859)	(786)	73	91.50%	-	-	-
TOTAL REVENUES	25,614	25,614	39,294	13,680	153.41%	417	1,455	1,038
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	947	603	61.10%	129	135	(6)
R&M-Gate	3,000	3,000	1,701	1,299	56.70%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	359	1,641	17.95%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	429	429	414	15	96.50%	-	-	-
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	19,981	3,421	16,560	17.12%	129	167	(38)
TOTAL EXPENDITURES	19,981	19,981	3,421	16,560	17.12%	129	167	(38)
Excess (deficiency) of revenues								
Over (under) expenditures	5,633	5,633	35,873	30,240	0.00%	288	1,288	1,000
Net change in fund balance	\$ 5,633	\$ 5,633	\$ 35,873	\$ 30,240	0.00%	\$ 288	\$ 1,288	\$ 1,000
FUND BALANCE, BEGINNING (OCT 1, 2024)	276,421	276,421	276,421					
FUND BALANCE, ENDING	\$ 282,054	\$ 282,054	\$ 312,294					

MEADOW POINTE II

Community Development District

General Fund - Sedgwick (011)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 23,739	\$ 16,739	339.13%	\$ 583	\$ 1,856	\$ 1,273
Special Assmnts- Tax Collector	23,039	23,039	23,039	-	100.00%	-	-	-
Special Assmnts- Discounts	(922)	(922)	(844)	78	91.54%	-	-	-
TOTAL REVENUES	29,117	29,117	45,934	16,817	157.76%	583	1,856	1,273
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	947	603	61.10%	129	135	(6)
R&M-Gate	3,000	3,000	1,041	1,959	34.70%	-	565	(565)
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	359	1,641	17.95%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	461	461	444	17	96.31%	-	-	-
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	23,013	2,791	20,222	12.13%	129	732	(603)
TOTAL EXPENDITURES	23,013	23,013	2,791	20,222	12.13%	129	732	(603)
Excess (deficiency) of revenues								
Over (under) expenditures	6,104	6,104	43,143	37,039	0.00%	454	1,124	670
Net change in fund balance	\$ 6,104	\$ 6,104	\$ 43,143	\$ 37,039	0.00%	\$ 454	\$ 1,124	\$ 670
FUND BALANCE, BEGINNING (OCT 1, 2024)	352,648	352,648	352,648					
FUND BALANCE, ENDING	\$ 358,752	\$ 358,752	\$ 395,791					

MEADOW POINTE II

Community Development District

General Fund - Tullamore (012)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 650	\$ 650	\$ 21,836	\$ 21,186	3359.38%	\$ 54	\$ 1,707	\$ 1,653
Special Assmnts- Tax Collector	19,944	19,944	19,944	-	100.00%	-	-	-
Special Assmnts- Discounts	(798)	(798)	(730)	68	91.48%	-	-	-
TOTAL REVENUES	19,796	19,796	41,050	21,254	207.37%	54	1,707	1,653
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,300	1,300	947	353	72.85%	108	135	(27)
R&M-Gate	3,000	3,000	853	2,147	28.43%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	2,545	(545)	127.25%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	399	399	384	15	96.24%	-	-	-
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	16,701	4,729	11,972	28.32%	108	167	(59)
TOTAL EXPENDITURES	16,701	16,701	4,729	11,972	28.32%	108	167	(59)
Excess (deficiency) of revenues								
Over (under) expenditures	3,095	3,095	36,321	33,226	0.00%	(54)	1,540	1,594
Net change in fund balance	\$ 3,095	\$ 3,095	\$ 36,321	\$ 33,226	0.00%	\$ (54)	\$ 1,540	\$ 1,594
FUND BALANCE, BEGINNING (OCT 1, 2024)	324,656	324,656	324,656					
FUND BALANCE, ENDING	\$ 327,751	\$ 327,751	\$ 360,977					

MEADOW POINTE II

Community Development District

General Fund - Vermillion (013)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 7,000	\$ 7,000	\$ 24,644	\$ 17,644	352.06%	\$ 583	\$ 1,927	\$ 1,344
Special Assmnts- Tax Collector	18,660	18,660	18,660	-	100.00%	-	-	-
Special Assmnts- Discounts	(746)	(746)	(683)	63	91.55%	-	-	-
TOTAL REVENUES	24,914	24,914	42,621	17,707	171.07%	583	1,927	1,344
EXPENDITURES								
Field								
Communication - Telephone & WiFi	8,000	8,000	947	7,053	11.84%	667	135	532
R&M-Gate	3,000	3,000	2,929	71	97.63%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	526	1,474	26.30%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	373	373	360	13	96.51%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	8,000	8,000	-	8,000	0.00%	-	-	-
Total Field	22,375	22,375	4,762	17,613	21.28%	667	167	500
TOTAL EXPENDITURES	22,375	22,375	4,762	17,613	21.28%	667	167	500
Excess (deficiency) of revenues								
Over (under) expenditures	2,539	2,539	37,859	35,320	0.00%	(84)	1,760	1,844
Net change in fund balance	\$ 2,539	\$ 2,539	\$ 37,859	\$ 35,320	0.00%	\$ (84)	\$ 1,760	\$ 1,844
FUND BALANCE, BEGINNING (OCT 1, 2024)	366,088	366,088	366,088					
FUND BALANCE, ENDING	\$ 368,627	\$ 368,627	\$ 403,947					

MEADOW POINTE II

Community Development District

General Fund - Wrencrest (014)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 1,300	\$ 1,300	\$ 43,580	\$ 42,280	3352.31%	\$ 108	\$ 3,407	\$ 3,299
Special Assmnts- Tax Collector	38,601	38,601	38,601	-	100.00%	-	-	-
Special Assmnts- Discounts	(1,544)	(1,544)	(1,414)	130	91.58%	-	-	-
TOTAL REVENUES	38,357	38,357	80,767	42,410	210.57%	108	3,407	3,299
EXPENDITURES								
Field								
Communication - Telephone & WiFi	1,550	1,550	950	600	61.29%	129	135	(6)
R&M-Gate	3,000	3,000	1,438	1,562	47.93%	-	-	-
R&M-Sidewalks	1	1	-	1	0.00%	-	-	-
R&M-Security Cameras	2,000	2,000	677	1,323	33.85%	-	32	(32)
R&M-Tree Removal	1	1	-	1	0.00%	-	-	-
Misc-Assessment Collection Cost	772	772	744	28	96.37%	-	-	-
Reserve - Gate	1,000	1,000	-	1,000	0.00%	-	-	-
Reserve - Roadways	15,000	15,000	42,529	(27,529)	283.53%	-	-	-
Reserve - Sidewalks	5,000	5,000	2,700	2,300	54.00%	-	-	-
Total Field	28,324	28,324	49,038	(20,714)	173.13%	129	167	(38)
TOTAL EXPENDITURES	28,324	28,324	49,038	(20,714)	173.13%	129	167	(38)
Excess (deficiency) of revenues								
Over (under) expenditures	10,033	10,033	31,729	21,696	0.00%	(21)	3,240	3,261
Net change in fund balance	\$ 10,033	\$ 10,033	\$ 31,729	\$ 21,696	0.00%	\$ (21)	\$ 3,240	\$ 3,261
FUND BALANCE, BEGINNING (OCT 1, 2024)	647,440	647,440	647,440					
FUND BALANCE, ENDING	\$ 657,473	\$ 657,473	\$ 679,169					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	5,781	5,781	5,781	-	100.00%	-	-	-
Special Assmnts- Discounts	(231)	(231)	(212)	19	91.77%	-	-	-
TOTAL REVENUES	5,550	5,550	5,569	19	100.34%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	850	850	466	384	54.82%	71	86	(15)
R&M-Security Cameras	2,000	2,000	459	1,541	22.95%	-	32	(32)
Misc-Assessment Collection Cost	116	116	111	5	95.69%	-	-	-
Total Field	2,966	2,966	1,036	1,930	34.93%	71	118	(47)
TOTAL EXPENDITURES	2,966	2,966	1,036	1,930	34.93%	71	118	(47)
Excess (deficiency) of revenues								
Over (under) expenditures	2,584	2,584	4,533	1,949	0.00%	(71)	(118)	(47)
Net change in fund balance	\$ 2,584	\$ 2,584	\$ 4,533	\$ 1,949	0.00%	\$ (71)	\$ (118)	\$ (47)
FUND BALANCE, BEGINNING (OCT 1, 2024)	(39,863)	(39,863)	(39,863)					
FUND BALANCE, ENDING	\$ (37,279)	\$ (37,279)	\$ (35,330)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	6,250	6,250	6,250	-	100.00%	-	-	-
Special Assmnts- Discounts	(250)	(250)	(229)	21	91.60%	-	-	-
TOTAL REVENUES	6,000	6,000	6,021	21	100.35%	-	-	-
EXPENDITURES								
Field								
Communication - Telephone & WiFi	15,000	15,000	467	14,533	3.11%	1,250	86	1,164
R&M-Security Cameras	2,000	2,000	573	1,427	28.65%	-	32	(32)
Misc-Assessment Collection Cost	125	125	120	5	96.00%	-	-	-
Total Field	17,125	17,125	1,160	15,965	6.77%	1,250	118	1,132
TOTAL EXPENDITURES	17,125	17,125	1,160	15,965	6.77%	1,250	118	1,132
Excess (deficiency) of revenues Over (under) expenditures	(11,125)	(11,125)	4,861	15,986	0.00%	(1,250)	(118)	1,132
Net change in fund balance	\$ (11,125)	\$ (11,125)	\$ 4,861	\$ 15,986	0.00%	\$ (1,250)	\$ (118)	\$ 1,132
FUND BALANCE, BEGINNING (OCT 1, 2024)	(50,546)	(50,546)	(50,546)					
FUND BALANCE, ENDING	\$ (61,671)	\$ (61,671)	\$ (45,685)					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES								
Interest - Investments	\$ 25	\$ 25	\$ 16,164	\$ 16,139	64656.00%	\$ -	\$ 1,050	\$ 1,050
Special Assmnts- Tax Collector	644,315	644,315	644,315	-	100.00%	-	-	-
Special Assmnts- Discounts	(25,773)	(25,773)	(23,596)	2,177	91.55%	-	-	-
TOTAL REVENUES	618,567	618,567	636,883	18,316	102.96%	-	1,050	1,050
EXPENDITURES								
Administration								
Misc-Assessment Collection Cost	12,886	12,886	12,414	472	96.34%	-	-	-
Total Administration	12,886	12,886	12,414	472	96.34%	-	-	-
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%	-	-	-
Excess (deficiency) of revenues								
Over (under) expenditures	(4,058)	(4,058)	4,855	8,913	0.00%	-	1,050	1,050
OTHER FINANCING SOURCES (USES)								
Operating Transfers-Out	-	-	(6,652)	(6,652)	0.00%	-	(546)	(546)
TOTAL FINANCING SOURCES (USES)	-	-	(6,652)	(6,652)	0.00%	-	(546)	(546)
Net change in fund balance	\$ (4,058)	\$ (4,058)	\$ (1,797)	\$ 2,261	0.00%	\$ -	\$ 504	\$ 504
FUND BALANCE, BEGINNING (OCT 1, 2024)	304,183	304,183	304,183					
FUND BALANCE, ENDING	\$ 300,125	\$ 300,125	\$ 302,386					

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 BUDGET	SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>								
Interest - Investments	\$ -	\$ -	\$ 116,452	\$ 116,452	0.00%	\$ -	\$ 9,671	\$ 9,671
TOTAL REVENUES	-	-	116,452	116,452	0.00%	-	9,671	9,671
<u>EXPENDITURES</u>								
<u>Construction In Progress</u>								
Construction in Progress	-	-	49,755	(49,755)	0.00%	-	9,887	(9,887)
Total Construction In Progress	-	-	49,755	(49,755)	0.00%	-	9,887	(9,887)
TOTAL EXPENDITURES	-	-	49,755	(49,755)	0.00%	-	9,887	(9,887)
Excess (deficiency) of revenues Over (under) expenditures	-	-	66,697	66,697	0.00%	-	(216)	(216)
<u>OTHER FINANCING SOURCES (USES)</u>								
Interfund Transfer - In	-	-	6,652	6,652	0.00%	-	546	546
TOTAL FINANCING SOURCES (USES)	-	-	6,652	6,652	0.00%	-	546	546
Net change in fund balance	\$ -	\$ -	\$ 73,349	\$ 73,349	0.00%	\$ -	\$ 330	\$ 330
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	2,611,829					
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,685,178					

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

					ALLOCATION BY FUND									
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund		002 Deed							
					O&M Assessments	Trash Assessments	Fund Assessments							
Assessments levied in 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

ALLOCATION BY FUND							
Date Received	003 Charlesworth Fund Assessments	004 Colehaven Fund Assessments	005 Covina Key Fund Assessments	006 Glenham Fund Assessments	007 Iverson Fund Assessments	008 Lettingwell Fund Assessments	009 Longleaf Fund Assessments
Assessments levied in FY 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
% COLLECTED	100%	100%	100%	100%	100%	100%	100%

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

ALLOCATION BY FUND								
Date Received	010 Manor Isle Fund Assessments	011 Sedgwick Fund Assessments	012 Tullamore Fund Assessments	013 Vermillion Fund Assessments	014 Wrencrest Fund Assessments	015 Deer Run Fund Assessments	016 Morningside Fund Assessments	2018 DS Fund Assessment
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
% COLLECTED	100%	100%	100%	100%	100%	100%	100%	100%

MEADOW POINTE II
Community Development District

Cash and Investment Balances
September 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>Investment Type</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND					
Operating Checking Account	Bank United	Checking Account	n/a	0.00%	\$ 726,952
				Subtotal	\$ 726,952
Money Market	BankUnited	Money Market	n/a	3.99%	\$ 6,078,447
				Subtotal	\$ 6,078,447
DEBT SERVICE AND CONSTRUCTION					
2018 Series - Construction Fund	US Bank	Bond Series 2018	n/a	4.00%	\$ 2,685,178
2018 Series - Prepayment Fund	US Bank	Bond Series 2018	n/a	4.00%	\$ 3,552
2018 Series - Reserve Fund	US Bank	Bond Series 2018	n/a	4.00%	\$ 152,235
2018 Series - Revenue Fund	US Bank	Bond Series 2018	n/a	4.00%	\$ 146,599
				Subtotal	\$ 2,987,564
				Total	\$ 9,792,963

MEADOW POINTE II
Community Development District

Settlements
September 30, 2025

DEED RESTRICTION REINFORCEMENT FUND 002
--

<u>CHECK DATE</u>	<u>AMOUNT</u>	<u>CHECK#</u>	<u>DRVC #</u>	<u>DESCRIPTION</u>
12/03/24	\$ 275.00	VISA	2024-121	DR #14 - Landscape, DR#18 Mailbox
12/04/24	\$ 2,000.00	1032	2024-116	DR #14 - Landscape, DR#10 Trash cans
01/02/25	\$ 1,000.00	551197	2024-104	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
09/22/25	\$ 1,025.00	385002	2025-035	DR # 18 - Mailbox
09/30/25	\$ 200.00	VISA	2024-165	DR # 14 - Landscape and DR #18 - Mailbox
Total:	\$ 11,750.00			

MEADOW POINTE II
Community Development District

Supporting Schedules

September 30, 2025

Construction Report
Series 2018 Project Fund

Recap of Capital Project Fund Activity through Sept 30, 2025

Source of Funds:		Amount
Deposit to the 2018 Acquisition and Construction Account		\$ 7,297,808
Other Sources:		
Interest Earned - Acquisition and Construction Fund		\$ 340,690
Debt Service Reserve Fund Transfer		\$ 20,294
Total Source of Funds:		\$ 360,984
Use of Funds:		
Disbursements:	To Vendors	\$ 4,973,620
Net Available Amount to Spend in Project Fund Account at Sept 30, 2025		\$ 2,685,178

MEADOW POINTE II
Community Development District

Approval of Invoices

September 30, 2025

Invoice Summary

<u>Posting Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
10/01/24	5422	Persson & Cohen	Legal Invoice	\$ 911.40
10/01/24	5423	Persson & Cohen	Legal Invoice	\$ 147.00
11/01/24	5508	Persson & Cohen	Legal Invoice	\$ 75.75
11/01/24	5509	Persson & Cohen	Legal Invoice	\$ 2,863.35
12/01/24	5582	Persson & Cohen	Legal Invoice	\$ 151.50
12/01/24	5583	Persson & Cohen	Legal Invoice	\$ 1,696.80
01/06/25	5664	Persson & Cohen	Legal Invoice	\$ 90.90
01/06/25	5665	Persson & Cohen	Legal Invoice	\$ 1,893.75
02/03/25	5729	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	6051	Persson & Cohen	Legal Invoice	\$ 606.00
07/02/25	6158	Persson & Cohen	Legal Invoice	\$ 606.00
07/02/25	6159	Persson & Cohen	Legal Invoice	\$ 984.75
08/01/25	6215	Persson & Cohen	Legal Invoice	\$ 151.50
08/01/25	6216	Persson & Cohen	Legal Invoice	\$ 2,736.64
09/02/25	6299	Persson & Cohen	Legal Invoice	\$ 454.50
Total				<u><u>\$ 18,793.54</u></u>

INVOICE

Invoice # 6299
Date: 09/02/2025
Due On: 10/02/2025

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	+ \$454.50	) - (\$0.00	) = \$454.50

MEADOWPTE

CDD Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	08/05/2025	Review status of pending litigation. Prepare for 8/6 CDD meeting.	0.50	\$303.00	\$151.50
Service	AHC	08/06/2025	Exchange e-mails with Chair re: question regarding advertising on CDD property. Exchange e-mails re: status of enforcement action related to mailbox post. Initial review of proposed Interlocal Agreement sent by County Attorney's office re: Deer Run/Morningside. Final preparation for CDD meeting and attend meeting virtually.	1.00	\$303.00	\$303.00
Subtotal						\$454.50
Total						\$454.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6299	10/02/2025	\$454.50	\$0.00	\$454.50
Outstanding Balance				\$454.50
Total Amount Outstanding				\$454.50

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.



1800 Pembroke Drive, Suite 170
Orlando, Florida 32810
407-843-5406
www.mcdirmittdavis.com

November 3, 2025

Board of Supervisors
Meadow Pointe II Community Development District
11555 Heron Bay Blvd., Ste. 201
Coral Springs, FL 33076

The following represents our understanding of the services we will provide *Meadow Pointe II Community Development District*.

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Meadow Pointe II Community Development District* (the "District"), as of September 30, 2025, and for the year then ended and the related notes, which collectively comprise the District's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
4. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
5. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
6. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;
7. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
8. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
9. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
10. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with

auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of the District's basic financial statements. Our report will be addressed to the governing body of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2026 and the audit reports and all corresponding reports will be issued no later than March 31, 2026.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,400 for the year ended September 30, 2025, unless the scope of the engagement is changed; the assistance that the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use the District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is INFRAMARK ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or

confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 954-753-5841, SANDRA.DEMARCO@INFRAMARK.COM, OR AT 11555 HERON BAY BLVD., SUITE 201, CORAL SPRINGS, FL 33076.

The CONTRACTOR and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. The CONTRACTOR agrees and acknowledges that the OWNER is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the OWNER has a good faith belief that the CONTRACTOR has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall terminate this Agreement. If the OWNER has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the OWNER shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor. The CONTRACTOR shall be liable for any additional costs incurred by the OWNER as a result of the termination of a contract based on CONTRACTOR'S failure to comply with E-Verify requirements evidenced herein.

At the conclusion of our audit engagement, we will communicate to the board the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Meadow Pointe II Community Development District
Engagement Letter

November 3, 2025
Page 6 of 6

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDermitt Davis

McDermitt Davis, LLC
Orlando, FL

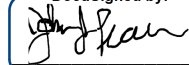
RESPONSE:

This letter correctly sets forth our understanding.

Meadow Pointe II Community Development District

Acknowledged and agreed on behalf of Meadow Pointe II Community Development District by:

DocuSigned by:



8376DCF5EB624AD...

Title: Chair man

Tab 2

MEADOW POINTE II CDD

ENGINEERS REPORT FOR NOVEMBER 19th, 2025 BOARD MEETING

Discussion items:

- **Building Construction on County Line Rd & Mansfield Blvd:** An RFQ for construction manager at risk services was approved at the last BOS meeting in November. Submissions will be provided to the Board for consideration and ranking.
- **Warning Gate at Wrencrest Drive:** The Planning Commission Appeal Meeting was held and directions have been received from the Planning Commission. We are working with the County on a resolution forward.
- **Lap Pool:** The Borelli Group has begun working on design plans. We met with Borelli Group and Martin Aquatics to clarify what consultants would need to be brought in at what milestones and Borelli group is working on exhibits for those supporting scopes of services. SWFWMD has sent a minor modification permit approval for the site plan we submitted for the berm improvements on the West side of the amenity center. The permit number is 43003010.088.
- **Dog Park at Iverson:** We have completed an exploration meeting with the County. They provided comments during the meeting and over the following days on the updated plans. We are working to update the plans and gather supporting specification sheets requested prior to Board direction and formal submission.

Tab 3

				CDD Meeting 11.19.2025		
Case #	Village	Street #	Street Name	Violation(s)	DR#	ARC_DRC Delivery
2025-362	Wrencrest	1942	Grenville Ct	#10: Garbage/recycling containers 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 weeds in the contol joints of the driveway need to be treated with an organic weed killer, Captain Jacks DeadWeed Brew works well, and then 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 must be replaced with a PVC post. Thebase is deteriorating by 25%, has large cracks that are starting at the base and moving upward. The original repair done is visible and the crack is returning. Base is deteriorating due to age and string trimmer use.	10,14,18	ARC_DRC Delivery
2025-363	Wrencrest	1948	Grenville Ct	#10: The containers need to be stored in the garage, or walled in on two sides on the side of the home.	10	ARC_DRC Delivery
2025-364	Wrencrest	30542	Tremont Dr	#10: Garbage containers must be stored in the garage or walled in on two sides on the side of the home. #14: The front rock bed by the front windows needs the weeds treated with an organic weed killer, the border edged and trimmed. #14: The large oak tree needs trimmed by the large palm tree, and the large palm fronds trimmed to a 9:00-3:00 position.	10,14	ARC_DRC Delivery
2025-365	Wrencrest	30549	Tremont Dr	#10: The garbage containers need to be stored in the garage or walled in on two sides on the side of the home.	10	ARC_DRC Delivery
2025-366	Wrencrest	30603	Tremont Dr	#18: The mailbox needs to be cleaned with a bleach/water solution. The support arms are deteriorating and cracking to where the numbers are falling off. The base of the post is deteriorating and cracks leading up the side of the post, and it's approximately 25% deteriorated at the base. Arms separating from the post.	18	ARC_DRC Delivery
2025-367	Wrencrest	30604	Tremont Dr	#10: Garbage/recycling containers need to be stored in the garage or walled in on two sides on the side of the home.	10	ARC_DRC Delivery

2025-368	Wrencrest	30609	Tremont Dr	#10: Garbage container needs to be stored in the garage or walled in on two sides on the side of the home. #14: The front landscape bed under the front window needs to have the weeds removed or treated with an organic weed killer. #14: The rock bed next to the entryway needs the weeds treated. #14: The concrete entryway needs to be pressure washed. #14: The driveway needs to be pressure washed and all stains removed. #14: The front of the home and above the garage needs to be pressure washed. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post replaced with a PVC post. The post has small cracks and a large crack in the back. The support arms are deteriorating and cracking, and separating from the post. Numbers aren't staying on due to deterioration.	10,14,18	ARC_DRC Delivery
2025-369	Wrencrest	30610	Tremont Dr	#10: The container stored on the side of the home needs to be stored in the garage or walled in on two sides the side of the home.	10	ARC_DRC Delivery
2025-370	Wrencrest	30617	Tremont Dr	#10: The garbage containers need to be stored out of sight, either in the garage or walled in on two sides on the side of the home.	10	ARC_DRC Delivery
2025-371	Wrencrest	30618	Tremont Dr	#10: The container must be stored in the garage or walled in on two sides on the side of the home. #18: The mailbox needs cleaned and the mailbox post must be replaced with a PVC post. The support arms are deteriorating and separating from the post. The one side has a deep crack extending the full length of the post. The base is deteriorating by 25% due to age/Lawn equipment use.	10,18	ARC_DRC Delivery
2025-372	Wrencrest	30621	Tremont Dr	#14: The driveway and entryway need to be pressure washed and all stains removed. #18: The mailbox needs to be cleaned with a bleach/water solution. The post is cracking above/beneath the support arm and the arm is sagging. The post has small cracks extending to the top of the post. The support arm on the opposite side is deteriorating as well. The support arm is separating from the post as well. Post must be replaced with a PVC post.	14,18	ARC_DRC Delivery

2025-373	Wrencrest	30622	Tremont Dr	#10: The garbage container 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 front entryway and the driveway need to be pressure washed and all stains removed. #14: The front of the home needs to be pressure washed to remove all dirt/mildew. #14: The rock bed next to the front entryway needs the weeds treated with an organic weed killer and removed. #14: The landscape bed under the front window needs the weeds treated with an organic weed killer then removed. #18: The mailbox needs to be cleaned with a bleach/water solution and the post must be replaced with a PVC post. The support arms are deteriorating and cracking, and the base is deteriorated by 25% due to both age and lawn equipment use.	10,14,18	ARC_DRC Delivery
2025-374	Wrencrest	30631	Tremont Dr	#14: The driveway needs the weeds treated and then pressure washed and all stains removed. #14: The entryway need to be pressure washed. #14: The small landscape beds on either side of the entryway needs the shrubs trimmed and then cleaned out. #14: The front landscape bed needs the shrubs trimmed and the beds weeded and cleaned out. #14: The large Robellini palm needs to be trimmed to a 9:00-3:00 position. #14: The sides of the home at the base need to be trimmed with a string trimmer. #14: The driveway, sidewalk, apron, and the tree lawn curb needs to be edged. #14: The small bed on the east side of the driveway by the garage needs to have the plant/shrub trimmed and the bed weeded and cleaned out. #18: The mailbox needs to be cleaned with a bleach/water solution and the mailbox post must be replaced with a PVC post. Both of the support arms are deteriorating/cracking and rotting on the edges. One is separating from the post. The base of the post is deteriorating from age and lawn equipment use.	14,18	ARC_DRC Delivery
2025-375	Wrencrest	30634	Tremont Dr	#18: The mailbox needs to be cleaned with a bleach/water solution. The post has cracks extending the back of the post, and small one on the side. The base of the post is deteriorated by at least 25% due to age and lawn equipment. The support arms are deteriorated on the backs and seperating from the post. The post must be replaced with a PVC post.	18	ARC_DRC Delivery

Tab 4

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	11.19.2025					
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage Door	ARC RECOMMENDATION	NOTES	ARC App Submit Date
2025-064	Glenham	30323	Ingalls Ct	11 Exterior Windows/2 sliders						Approve	Replacing 11 windows, 2 sliding glass doors. Same form,fit, and function. No grids and White vinyl. Impact Resistant	11.14.2025

Tab 5

Justin Wright

Operations Manager/Maintenance Report

November 19, 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 continue with Christmas decorations at the village entrances.
- Public Hearing meeting sign has been removed.
- LMP trimmed all the Palm trees around the clubhouse and courts.
- Cell Stack Saline Chlorinators was replaced on Tuesday.
- Playground equipment is scheduled to ship out the week of Dec. 15th. Once they receive all equipment, they will then inventory, then get the installation scheduled.

Board Discussion / Approval

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

Tab 6

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Park II

Account Number: _____

Technician: Kenny

Date: 11/18/25 Time: _____

WORK PERFORMED

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

SITE ID	41	51	58	57	56	43	87	41	55	64	65	66	67	68	85	86	88	89	84	92	83	91	90	89
Method Used																								
Treated Algae						X		X		X														X
Treated Cyanobacteria																								X
Treated Submersed Weeds																								X
Treated Grasses/Brush	X																							
Treated Floating Weeds	X																							
Treated Mosquitoes and/or Midges																								
Lake Dye																								
Site Inspection																								
WETLAND/UPLAND																								
Spot Spraying																								
Physical weed removal																								
CARP PROGRAM																								
Carp Observed																								
Barriers Inspected																								
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																								
Restriction # of days																								
Restriction Type																								

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All <1', 1', 2', 3', 4', >4'																								
WATER FLOW ☐ All N(None) S(Slight) V(Visible)																								
WATER LEVEL ☐ All H(High) N(Normal) L(Low)																								

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS

- ☐ Arrowhead ☐ Chara ☐ Lily
☐ Bacopa ☐ Cordgrass ☐ Naiad
☐ Blue Flag Iris ☐ Golden Canna ☐ Pickerelweed
☐ Bulrush ☐ Gulf Spikerush ☐ Soft Rush
☐ Other _____

FISH/WILDLIFE

- ☐ Bass ☐ Alligator
☐ Bream ☐ Otter
☐ Catfish ☐ Snakes
☐ Gambusia ☐ Turtles

BIRDS

- ☐ Anhinga ☐ Gallinules
☐ Coots ☐ Herons
☐ Cormorant ☐ Ibis
☐ Egrets ☐ Osprey

CONCERNS FOR FOLLOW-UP

- ☐ Recurring or excessive algae Lake # _____
☐ Persistent invasive weeds Lake # _____
☐ Fish/wildlife issues Lake # _____
☐ Low water clarity Lake # _____
☐ Bad Odors Lake # _____

☐ Water Quality Assessment Recommended

Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.

Tab 7

Meadow Pointe 2 Service Reports

From Anthony Vega <anthony.vega@lmppro.com>

Date Wed 11/19/2025 2:07 PM

To Justin Wright <justinwright@mpiicdd.org>; Jen Picarelli <jen.picarelli@mpiicdd.org>

Good afternoon. The following are the service reports for services provided so far in November.

11/05/2025

The crew continued working on common areas woodline cutbacks on County Line Rd. Woodline cutbacks from white fence areas. Pond woodline cutback worked on in Deer Run and Morningside. All debris picked up, and areas blown off.

11/13/2025

All common areas were mowed, line trimmed and edged. Ponds mowed and line trimmed on Wrencrest towards Iverson. Mansfield, Lettingwell, Glenham, Longleaf, Manor Isle, Morningside ponds mowed and line trimmed.

11/14/2025

Woodline cutback on corner of CVS behind white fence and on small pond across road. Clubhouse and County Line Rd. headed east on right side towards berm area were treated with Round Up Quick Pro nonselective herbicide weed killer. All debris picked up, and areas blown off. Spanish moss removal continued on oak trees and crape myrtles.

11/17/2025

The Clubhouse, County Line Rd, Mansfield Blvd and Beardsley Dr were mowed, line trimmed, edged hard and soft. Trees on Clubhouse parking lot area pruned up to standards. All leave drops, debris picked up, and all areas blown off. Weeds seen on sidewalks and road curbs buffed out. Rock and dirt on road curblines picked up with shovels and blown off. Ants have been treated with granular ant bait as seen.

11/19/2025

The annual flowers have been removed. Flower beds prepped and treated for weed control before new install. County Line Rd side heading east all beds treated for weeds. Wood-lines in Wrencrest area on intersection with Blanchard Ct and Burleigh Dr completed. Iverson woodline across dog park area viny growth and low hanging cut back. Pond woodline behind kids learning center cut back and removed fallen tree on mowable area. All debris picked up.

New annual flower rotation install will happen on Monday 11/24/2025. Flowers will consist of red and white petunias.

All palm pruning completed. Clubhouse palm debooting completed. We will begin with crape myrtle pruning in December to get a head start. A quote will be provided for trees over the contractual height of 15ft. Oaktree pruning on main roadways will be starting in December as well. We will continue to work hard and diligently to make sure everything continues to look to standards.

Agronomy Report Meadow Point II Nov. 2025

Turf and Ornamentals are responding positively to recent fertilizer applications, and we are seeing a reduction in new turf weed populations because of pre-emergent herbicides. Turf ants and fungal activity remain a concern as is expected for this time of year. Additional services will be applied to address this issue.

Services Completed:

- Spot spray Turf weed treatments focusing on broadleaf weeds
- Spot spray treatments for turf and Orn. fungus at preventative and curative rates

Future Services:

- Continued spot treatments of turf and ornamental insect/disease with added liquid fertilizers
- More frequent and aggressive broadleaf turf weed treatments
- Routine treatments for newly installed Annuals
fert/fungicide/insecticide

Report by Alex Figueroa

Agronomic Manager

C.P.C.O.-B.M.P. Certified

LMP a Juniper Co. - Tampa North

Tab 8

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
11/17/2025	220	75	2	7	4	120	20

		FHP OFF DUTY ACTIVITY REPORT						
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING VIOLATIONS
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
7/16/2025	4:30pm-8:30pm	3	3	0	0	0	2 Insurance violations	0
7/17/2025	1-5pm	6	0	0	0	0	1	0
7/23/2025	4pm-8pm	6	0	0	0	0	3 2 insurance; 1 DL	0
7/24/2025	4am-8am	7	5	0	0	1	6 3 ins; 1 tag/reg; 1 driving w/o headlights; 1 texting while driving	0
7/29/2025	4am-8am	8	3	0	0	0	4 1 ins; 1 tag/reg; 2 window tint	0
7/31/2025	4am-8am	13	3	1	0	0	10	0
8/4/2025	4am-8am	4	4	0	0	0	3	0
8/6/2025	4pm-8pm	7	3	0	0	0	4	0
8/7/2025	4am-8am	9	4	0	1	0	7	0
8/12/2025	4am-8am	8	3	0	0	0	6	0
8/15/2025	4am-8am	2	5	0	0	0	3 2 ins; 1 driving w/o headlights	DR & MS 2 warnings 2 citations
8/28/2025	9am-1pm	6	0	0	0	0	2	0
9/3/2025	9am-1pm	4	5	1	0	0	3	0
9/17/2025	9am-1pm	5	1	0	0	0	1	0
9/22/2025	12pm-4pm	5	2	0	0	0	2	0
9/23/2025	12pm-4pm	5	1	0	0	0	1	0
9/25/2025	1pm-5pm	5	0	0	0	0	2	2 warnings
9/30/2025	4am-8am	9	0	0	1	0	4: 1 ins; 1 driving w/o headlights; 2 tag/reg vio	0
10/7/2025	4am-8am	7	2	0	1	1	3 2 ins; 1 tag/reg vio	3 warnings in Deer Run
10/9/2025	4am-8am	8	0	0	0	0	3	0

10/14/2025	4am-8am	7	2	0	0	0	4 1 ins; 1 driving while suspended; 2 tag/reg	Morningside 2 warnings 2 Citations
10/15/2025	1pm-5pm	4	0	0	0	0	2	2
10/17/2025	4am-8am	7	4	0	0	0	6	0
10/22/2025	4pm-8pm	5	4	0	0	1	4	0
10/28/2025	4am-8am	7	3	0	0	0	4 2 ins; 1 DL vio; 1 red light vio	0
10/29/2025	4pm-8pm	6	2	0	0	0	3 2 ins; 1 texting while driving	0
11/3/2025	4am-8am	4	0	0	0	0	1 insurance violation	0
11/4/2025	12pm-4pm	6	1	0	0	0	2	0
11/6/2025	1pm-5pm	6	0	0	2	0	1	2
11/7/2025	4am-8am	7	3	0	0	0	4	0
11/10/2025	4am-8am	4	4	0	0	0	2 Insurance violations	0
11/14/2025	4am-8am	9	0	0	1	0	4 2 ins; 1 faulty equip; 1 DL vio	0
11/17/2025	4am-8am	8	2	0	1	0	4 2 ins; 2 tag/reg	3 warnings