

Meadow Pointe Community Development District

Board of Supervisors

Michael Smith, Chairman
Alicia Willis, Vice-Chairman
Alan Sourk, Assistant Secretary
Nathaniel Kirkland, Assistant Secretary

David Wenck, District Manager
Kathryn “KC” Hopkinson, District Counsel
Tonja Stewart, District Engineer
Keith Fisk, Operations Manager

Regular Meeting Agenda

Thursday, April 18, 2024, 7:00 P.M.

Meeting URL: <https://us06web.zoom.us/j/81341763227>

Meeting ID: 813 4176 3227

If you do not have a way to join Zoom via a device connected to the internet you can also call into the meeting **Dial In (305) 224-1968**

A hybrid meeting procedure using media technology communications to allow audience members to attend via ZOOM.

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments (3-Minute Time Limit)
4. Consent Agenda
 - A. Approval of the Minutes of the February 15, 2024 Meeting
 - B. Acceptance of February 2024 Financials
 - C. Consideration of Resolution 2024-01 – General Election
5. Deed Restriction and Architectural Review Matters
6. Operations Matters
 - A. Brick by the Mile, Inc – The Meadowlands
 - B. Brick by the Mile, Inc - The Woodlands
 - C. Brick by the Mile, Inc – Summerbrook
 - D. Southscape Landscape – #1096
 - E. The Pool Works
 - F. USA Fire Door, LLC Proposal
7. Community Council Update
8. District Manager
 - A. Discussion of the Proposed Fiscal Year 2025 Budget
9. New Business
10. Supervisor Comments
11. Audience Comments (3-Minute Time Limit)
12. Adjournment.

Note: The next meeting is scheduled for May 20, 2024

Meeting Location: 28245 County Line Road Wesley Chapel, FL 33544

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

The regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, February 15, 2024 at 7:00 p.m. at the Meadow Pointe Community Park, Clubhouse A 28245 County Line Road Wesley Chapel, FL 33544, and residents attended via Zoom at <https://us06web.zoom.us/j/82967680453?> and Meeting ID: 829 6768 0453

Present and constituting a quorum were:

Michael Smith	Chairman
Alicia Willis	Vice Chair
Alan Sourk	Assistant Secretary
Nathaniel Kirkland	Assistant Secretary

Also present:

David Wenck	Inframark District Manager
Keith Fisk	Operations Manager

Residents

The following is a summary of the discussions and actions taken at the February 15, 2024 Board of Supervisors meeting as per the District Managers notes.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

Audience comments were received regarding trash cans being too big and the cost being \$95 to change to a smaller one, the new gym, grass growing into bike lane and trash bins being stored in the front of houses.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the January 18, 2024 Meeting**
- B. Acceptance of December 2023 Financials**

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the consent agenda was accepted. 4-0

February 15, 2024

Meadow Pointe C.D.D.

FIFTH ORDER OF BUSINESS

Spectrum Non-Bulk Agreement Discussion

The Board discussed allowing Spectrum to continue upgrading and repairing equipment. The Agreement keeps the District from excluding Spectrum from offering services in the community. Other service providers are not restricted. If the District signed the agreement, they would receive \$29,160 per year for 10 years. It is a 10-year agreement.

The Board discussed and questioned if they have the right to sign this type of agreement and if they are allowed to receive the money. They requested a copy of the agreement and will ask the District's Attorney to review.

SIXTH ORDER OF BUSINESS

Deed Restriction and Architecture Review Matters

None.

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor to extend the FHP contract of sixteen hours per month for an additional three (3) months was approved. 4-0

SEVENTH ORDER OF BUSINESS

Discussion Regarding Budget Timeline for Any Changes

It was noted that June 15th is the deadline for the high-water mark. This will need to be set in the May meeting.

On MOTION by Mr. Smith seconded by Mr. Kirkland with Mr. Smith, Mr. Kirkland, and Mr. Sourk voting aye and Ms. Willis voting nay, cancelling the March meeting was approved. 3-1

EIGHTH ORDER OF BUSINESS

Operations Matters

Mr. Fisk noted John Deer Gator need \$2538.17 for repairs and \$4,570 for new furniture.

A revised proposal from American Power Wash was presented.

On MOTION by Ms. Willis seconded by Mr. Kirkland with Ms. Willis, Mr. Kirkland and Mr. Sourk voting aye and Mr. Smith voting nay, the revised American Power Wash proposal NTE \$12,800 was approved. 3-1

On MOTION by Mr. Smith seconded by Mr. Sourk with all in favor the Blue Water proposal in the amount of \$4,995 for Pond 38 Weir repair was approved. 4-0

February 15, 2024

Meadow Pointe C.D.D.

On MOTION by M. Willis seconded by Mr. Kirkland with all in favor the Pool Works proposal in the amount of \$3,252.29 for the replacement of 2-inch drains with 4-inch drains was approved. 4-0

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the Southscape proposal for landscape mulch in the amount of \$15,000 was approved. 4-0

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor Easy Mulch playground mulch proposal in the amount of \$5,664 was approved. 4-0

NINTH ORDER OF BUSINESS

Community Counsel Update

March 16th Easter egg hunt.

April 6th Community Fair.

Shredit truck paid for by Community Counsel.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor a NTE of \$2,300 for the Community Fair was approved. 4-0

TENTH ORDER OF BUSINESS

District Manager

Mr. Wenck updated the Board on Ethics Training.

ELEVENTH ORDER OF BUSINESS

New Business

It was reported Mr. Kurt Coy, a 20-year employee, is having knee replacement.

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor a two-month severance package for a total of \$2,904 was approved. 4-0

Mr. Fisk will notify payroll.

TWELFTH ORDER OF BUSINESS

Supervisor Comments

February 15, 2024

Meadow Pointe C.D.D.

Slide will be open during Spring break from 12:00 p.m. to 6:00 p.m.. After Spring break it will open on the weekends.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

Audience questions were received regarding can Greenview trim the bushes from Savanas to the Springs, when will the games room open, can there be social activities.

It was noted it will be available for reservations.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss,

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the meeting adjourned. 4-0
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Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 99.59% of the annual budget. 96.58% of special assessments have been collected through February.

- ▶ Total expenditures are at approximately 42.68% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
<i>Administrative</i>				
ProfServ-Mgmt Consulting Serv	\$26,868	\$64,483	42%	Budget includes monthly management fee and annual fee for assessment roll preparation.
Web Hosting/Email services	\$1,553	\$1,553	100%	Annual Website Services for FY2024.
Insurance-General Liability	\$43,735	\$35,364	124%	EGIS Insurance premium has been paid for FY2024.
Annual District Filing Fee	\$175	\$175	100%	Annual Filing for FY 2024.
<i>Field</i>				
Contracts-Security Services	\$5,320	\$1,600	333%	All payments to Daniel L. Lavallo.
R&M-General	\$27,129	\$36,000	75%	Neptune Multi Services - pressure wash sidewalk/fences.
R&M-Lake	\$11,450	\$27,500	42%	All payments for monthly lake maintenance and repairs.
R&M-Landscape Renovations	\$5,536	\$20,000	28%	Greenview Landscaping - removed dirt/debris, added SOD.
R&M-Trees	\$2,900	\$15,000	19%	Two Men & A Chainsaw - removal of trees - \$1,700; Greenview Landscaping - bamboo removal - \$1,200.
<i>Parks and Recreation</i>				
ProfServ-Pool Maintenance	\$18,305	\$30,000	61%	Triangle Pool Service - replace flow switch; install chemical controller, pool lights, haywood seperation tank, board/ph controller - \$8,650; Specialty Surfaces - install splash pad - \$9,655.
Communication - Telephone	\$1,644	\$6,000	27%	Spectrum and Verizon monthly charges.
R&M-General	\$9,381	\$38,200	25%	The Pool Works of FL - 4 inch deco drain - \$6,507; other misc expenses.
Holiday Decorations	\$12,000	\$13,000	92%	Events Done Bright - holiday decorations.
Op Supplies - General	\$20,683	\$36,287	57%	Includes pool chemicals - \$9,111, employee bonuses - \$2,400, cleaning supplies and misc expenses.
Capital Outlay	\$33,071	\$41,700	79%	Fitrev - equipment install & pad reupholstery - \$3,265; Complete IT - install phone, gym intercom, speaker, alarm - \$5,655; Keith Fisk - furniture purchase - \$5,613; Gameroom Superstores - elite gameroom -\$10,400; other misc expenses.
Reserve	\$8,271	\$176,190	5%	Aquaworx - deposit for new splash features.

The notes are intended to provide additional information helpful when reviewing the financial statements.

Balance Sheet
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 628,823	\$ 403	\$ 629,226
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	315,626	315,626
Investments:			
Money Market Account	1,679,485	-	1,679,485
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 2,327,383	\$ 316,029	\$ 2,643,412
LIABILITIES			
Accounts Payable	\$ 62,679	\$ 35,237	\$ 97,916
Accrued Expenses	15,000	-	15,000
Sales Tax Payable	119	-	119
Deposits	600	-	600
Due To Other Funds	315,626	-	315,626
TOTAL LIABILITIES	394,024	35,237	429,261
FUND BALANCES			
Nonspendable:			
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	300,713	72,242	372,955
Reserves - Park	176,190	-	176,190
Unassigned:	1,437,681	208,550	1,646,231
TOTAL FUND BALANCES	\$ 1,933,359	\$ 280,792	\$ 2,214,151
TOTAL LIABILITIES & FUND BALANCES	\$ 2,327,383	\$ 316,029	\$ 2,643,412

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,500	\$ 1,042	\$ 27,264	\$ 26,222	1090.56%
Interest - Tax Collector	-	-	1,608	1,608	0.00%
Special Assmnts- Tax Collector	1,427,125	1,378,603	1,378,280	(323)	96.58%
Special Assmnts- Discounts	(57,085)	(55,658)	(54,574)	1,084	95.60%
Other Miscellaneous Revenues	5,500	2,292	15,156	12,864	275.56%
Access Cards	1,000	417	1,428	1,011	142.80%
Amenities Revenue	-	-	4,190	4,190	0.00%
TOTAL REVENUES	1,379,040	1,326,696	1,373,352	46,656	99.59%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	5,000	5,345	(345)	44.54%
FICA Taxes	918	383	245	138	26.69%
ProfServ-Engineering	10,000	4,167	532	3,635	5.32%
ProfServ-Legal Services	10,000	4,167	1,518	2,649	15.18%
ProfServ-Mgmt Consulting	64,483	26,868	26,868	-	41.67%
ProfServ-Property Appraiser	150	150	-	150	0.00%
ProfServ-Recording Secretary	1,500	625	-	625	0.00%
Auditing Services	5,200	2,600	-	2,600	0.00%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	833	298	535	14.90%
Insurance - General Liability	35,364	35,364	43,735	(8,371)	123.67%
Printing and Binding	1,500	625	-	625	0.00%
Legal Advertising	1,100	458	143	315	13.00%
Miscellaneous Services	100	42	-	42	0.00%
Misc-Assessment Collection Cost	28,543	27,573	26,474	1,099	92.75%
Misc-Taxes	3,300	3,300	969	2,331	29.36%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	177,886	113,883	107,855	6,028	60.63%
Field					
Contracts-Security Services	1,600	667	5,320	(4,653)	332.50%
Contracts-Landscape	158,421	66,009	66,008	1	41.67%
Contracts-Landscape Consultant	6,720	2,800	2,800	-	41.67%
Utility - General	20,000	8,333	7,869	464	39.35%
R&M-General	36,000	15,000	27,129	(12,129)	75.36%
R&M-Irrigation	10,000	4,167	1,200	2,967	12.00%
R&M-Lake	27,500	11,458	11,450	8	41.64%
R&M-Landscape Renovations	20,000	8,333	5,536	2,797	27.68%
R&M-Mulch	13,000	5,417	15,000	(9,583)	115.38%
R&M-Sidewalks	10,000	4,167	-	4,167	0.00%
R&M-Trees	15,000	6,250	2,900	3,350	19.33%
Cap Outlay-Machinery and Equip	5,000	2,083	-	2,083	0.00%
Total Field	323,241	134,684	145,212	(10,528)	44.92%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>					
Electricity - Streetlights	162,314	67,631	78,915	(11,284)	48.62%
Total Road and Street Facilities	162,314	67,631	78,915	(11,284)	48.62%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	112,500	108,246	4,254	40.09%
Payroll-Benefits	4,500	1,875	-	1,875	0.00%
FICA Taxes	20,655	8,606	8,409	197	40.71%
Life and Health Insurance	9,000	3,750	3,335	415	37.06%
Workers' Compensation	8,611	8,611	3,768	4,843	43.76%
ProfServ-Pool Maintenance	30,000	12,500	18,305	(5,805)	61.02%
Contracts-Pest Control	1,113	464	375	89	33.69%
Communication - Telephone	6,000	2,500	1,644	856	27.40%
Utility - General	40,000	16,667	21,546	(4,879)	53.87%
R&M-General	38,200	15,917	9,381	6,536	24.56%
R&M-Mulch	5,000	2,083	5,664	(3,581)	113.28%
R&M-Fitness Equipment	1,800	750	-	750	0.00%
Holiday Decoration	13,000	13,000	12,000	1,000	92.31%
Misc-News Letters	7,500	3,125	-	3,125	0.00%
Special Events	5,000	2,083	1,925	158	38.50%
Op Supplies - General	36,287	15,120	20,683	(5,563)	57.00%
Subscriptions and Memberships	1,043	435	-	435	0.00%
Capital Outlay	41,700	17,375	33,071	(15,696)	79.31%
Reserve	176,190	176,190	8,271	167,919	4.69%
Total Parks and Recreation	715,599	413,551	256,623	156,928	35.86%
TOTAL EXPENDITURES	1,379,040	729,749	588,605	141,144	42.68%
Excess (deficiency) of revenues					
Over (under) expenditures	-	596,947	784,747	187,800	0.00%
Net change in fund balance	\$ -	\$ 596,947	\$ 784,747	\$ 187,800	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,148,612	1,148,612	1,148,612		
FUND BALANCE, ENDING	\$ 1,148,612	\$ 1,745,559	\$ 1,933,359		

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 2,721	\$ 2,721	0.00%
Special Assmnts- Tax Collector	330,649	319,407	319,332	(75)	96.58%
Special Assmnts- Discounts	(13,226)	(12,895)	(12,644)	251	95.60%
TOTAL REVENUES	317,423	306,512	309,409	2,897	97.48%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Administrative	2,100	875	-	875	0.00%
ProfServ-Legal Services	7,000	2,917	-	2,917	0.00%
Deed Restrictions	7,200	3,000	-	3,000	0.00%
Deed Restrictions-Printing & Postage	7,200	3,000	348	2,652	4.83%
Misc-Assessment Collection Cost	6,613	6,388	6,134	254	92.76%
Office Supplies	3,000	1,250	-	1,250	0.00%
Total Administration	33,113	17,430	6,482	10,948	19.58%
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	284,310	118,463	130,118	(11,655)	45.77%
Total Garbage/Solid Waste Services	284,310	118,463	130,118	(11,655)	45.77%
TOTAL EXPENDITURES	317,423	135,893	136,600	(707)	43.03%
Excess (deficiency) of revenues Over (under) expenditures	-	170,619	172,809	2,190	0.00%
Net change in fund balance	\$ -	\$ 170,619	\$ 172,809	\$ 2,190	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	107,983	107,983	107,983		
FUND BALANCE, ENDING	\$ 107,983	\$ 278,602	\$ 280,792		

Meadow Pointe

Community Development District

**Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Residential Services Fund Assessments
Assessments Levied				\$1,757,774	\$ 1,427,125	\$ 330,649
Allocation %				100%	81%	19%
11/07/23	\$ 14,848	\$ 807	\$ 303	\$ 15,958	\$ 12,956	\$ 3,002
11/14/23	\$ 92,809	\$ 3,946	\$ 1,894	\$ 98,649	\$ 80,092	\$ 18,557
11/21/23	\$ 56,671	\$ 2,409	\$ 1,157	\$ 60,237	\$ 48,906	\$ 11,331
11/29/23	\$ 279,455	\$ 11,882	\$ 5,703	\$ 297,039	\$ 241,164	\$ 55,875
12/01/23	\$ 126,483	\$ 5,378	\$ 2,581	\$ 134,442	\$ 109,153	\$ 25,289
12/07/23	\$ 960,471	\$ 40,798	\$ 19,601	\$ 1,020,871	\$ 828,838	\$ 192,033
12/14/23	\$ 9,525	\$ 337	\$ 194	\$ 10,056	\$ 8,164	\$ 1,892
12/29/23	\$ 10,684	\$ 346	\$ 218	\$ 11,248	\$ 9,132	\$ 2,116
01/09/24	\$ 31,843	\$ 1,005	\$ 650	\$ 33,497	\$ 27,196	\$ 6,301
02/08/24	\$ 14,998	\$ 310	\$ 306	\$ 15,614	\$ 12,677	\$ 2,937
TOTAL	\$ 1,597,786	\$ 67,218	\$ 32,608	\$ 1,697,612	\$ 1,378,280	\$ 319,332
% COLLECTED				97%	97%	97%
TOTAL OUTSTANDING				\$ 60,162	\$ 48,845	\$ 11,317

Meadow Pointe

Community Development District

**Cash and Investment Report
February 29, 2024**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	SouthState	0.00%	n/a	154,629
Checking Account - Operating	Valley National	5.38%	n/a	449,632
Checking Account - Operating	Regions	0.00%	n/a	24,965
		Subtotal		<u>629,226</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	5.25%	n/a	1,679,485
		Subtotal		<u>1,679,485</u>
		Total		<u>\$ 2,309,010</u>

Meadow Pointe

Community Development District

**Cash Receipts Schedule
February 29, 2024**

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Misc. Income</u>	<u>Other</u>	<u>Description</u>
10/31/23	Rentals / Fobs / Parking / Vending Sales	2,070	2,070		
11/07/23	Tax Collector	12,956		12,956	See assessment collection worksheet
11/14/23	Tax Collector	80,092		80,092	See assessment collection worksheet
11/21/23	Tax Collector	48,906		48,906	See assessment collection worksheet
11/29/23	Tax Collector	241,165		241,165	See assessment collection worksheet
11/30/23	Rentals / Fobs / Parking / Vending Sales / Agreements	1,374	1,374		
11/30/23	Deed Violations	4,050	4,050		
12/01/23	Tax Collector	109,153		109,153	See assessment collection worksheet
12/07/23	Tax Collector	828,838		828,838	See assessment collection worksheet
12/14/23	Tax Collector	8,164		8,164	See assessment collection worksheet
12/21/23	Rentals / Fobs / Parking / Vending Sales	590	590		
12/21/23	Fines-Deed Violation Payments	4,700	4,700		
12/29/23	Tax Collector	9,132		9,132	See assessment collection worksheet
01/09/24	Tax Collector	27,196		27,196	See assessment collection worksheet
01/30/24	Rentals / Fobs / Parking / Attorney Fees	1,179	1,179		
02/08/24	Tax Collector	12,677		12,677	See assessment collection worksheet
02/15/24	Est Dues	2,470	2,470		
02/29/24	Vending Sales / Fines	2,633	2,633		
02/29/24	Rentals / Fobs / Agreements	1,708	1,708		
Total		1,399,053	20,774	1,378,280	

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

WHEREAS, the Meadow Pointe Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the Meadow Pointe Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections; and

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Michael Smith, Alicia Willis, Alan Sourk and Nathaniel Kirkland.

Section 2. The term of office for each member of the Board is as follows:

<u>Supervisor</u>	<u>Term (Including Expiration Date)</u>
Michael Smith	11/2024
Alicia Willis	11/2024
Alan Sourk	11/2026
Vacant	11/2024
Nathaniel Kirkland	11/2026

Section 3. Seat 3, currently held Alicia Willis, Seat 4, currently vacant and Seat 5, currently held by Michael Smith.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 18th DAY OF APRIL 2024

ATTEST:

**MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

Chairman

PROPOSAL NO. C-9759
SHEET NO.
DATE 3-9-24

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Meadow Point @	ADDRESS Brick By The Mile Inc
ADDRESS County Line RD	857 Christina Cir
Tampa Fl	DATE OF PLANS Oldsmar Fl
PHONE NO.	ARCHITECT MARK 727-418-8245

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

THE MEADOWLANDS

TAIL GRASS + COUNTYLINE RD

Tampa Fl

LABOR

MATERIALS

A) TAKE DOWN + CLEAN 810 BRICK WALL BRICK @ 1.95 per BRICK \$1,579.00

A) 100 BRICK @ 2.25 per BRICK \$225.00

B) Re-Install 810 BRICK @ 2.50 per BRICK \$2,150.00

B) 30 BAGS premix mortar 450.00

C) DEBRIS + TRASH Removal 500.00

D) TAKE OFF + CLEAN CAP BRICK 6.00 @

Total Materials \$725.00

Total Labor \$4829.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Five-Thousand-Five-Hundred + Fifty-Four

5554.00 Dollars (\$ 5554.00) with payments to be made as follows.

50% deposit to start

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Mark St. James

Per BRICK BY THE MILE INC

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____

PROPOSAL NO.

C-9159

SHEET NO.

DATE

3-9-24

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Meadow Point ①	ADDRESS Brick By The mile Inc
ADDRESS County Line RD	857 Christina Cir
Tampa Fl	DATE OF PLANS Oldsmar Fl 34617
PHONE NO.	ARCHITECT Mark - 727-418-8245

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

THE WOODLANDS

TIMBER TRACE + COUNTY LINE RD

LABOR

A) TAKE DOWN 810

6" Small BRICK AND CLEAN
@ 1.95 per brick \$1579.00

B) TAKE DOWN + CLEAN 50 8" cap
BRICK @ 1.50 per BRICK \$450.00

C) DEBRIS + TRASH Removal \$500.00

D) RE-INSTALL 860 BRICK @ 2.50 per BRICK
\$2150.00

Total LABOR 4679.00

MATERIALS

A) 100 BRICK @ 2.75
per BRICK \$275.00

B) 30 BAGS OF pre-mix
Mortar @ 15.00 per Bag
\$450.00

Total MATERIALS

\$725.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Five - Thousand - Four - Hundred + Four

5424.00 Dollars (\$ 5424.00) with payments to be made as follows.

50% Deposit To start

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Mark S. Quiny

Per BRICK BY THE MILE INC

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date _____

PROPOSAL NO. C-9759
SHEET NO.
DATE 3-9-24

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME MEADOW BENT CO	ADDRESS Brick By The mile Inc
ADDRESS COUNTY RD	857 Christina Cir
Tampa Fl	DATE OF PLANS Oldsmar Fl 34677
PHONE NO.	ARCHITECT Mark 727-418-8245

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Summer Brook

MAXIMI HAMBR + COUNTYLINE RD

Tampa RD

LABOR

(Two walls)

materials

A) Take Down + clean 1200 BRICK
@ 1.95 \$ 2340.00

A) 200 BRICK @ 2.75 per
BRICK 550.00

B) ReInstall 1200 BRICK @ 2.50
per BRICK 3000.00

B) 50 BAGS premix mortar

C) TASH + Debris Removal 600.00

600.00

D) Take Down + ReInstall 700

ROWLOCK BRICK 700.00

Total materials \$ 1150.00

Total LABOR \$ 6640.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Seven - Thousand - Seven - Hundred +

NIFFEY Dollars (\$ 7790.00) with payments to be made as follows.

50% Deposit to Start

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Mark G. Quincy

Per BRICK BY THE MILE INC

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date _____

**Southscapes Landscape
Maintenance Inc**
PO Box 118
Lutz, FL 33548

ARhum@southscapesfl.com
+1 (813) 951-4326
www.southscapesfl.com

Meadow Pointe 1 CDD

Bill to

Keith Fisk
28245 County Line Road
Wesley Chapel, FL 33543

Ship to

Keith Fisk
28245 County Line Road
Wesley Chapel, FL 33543

Estimate details

Estimate no.: 1096
Estimate date: 02/22/2024

#	Date	Product or service	SKU	Amount
1.	02/22/2024	Lawn Service At the clubhouse parking corner. Remove viburnum around the oak tree. Replace with 12 copper plants around the tree and 24 arbutus around the copper plants. Fill in with 400 square feet of St. Augustine sod. Add mulch around new plants.		\$1,700.00
2.	02/22/2024	Lawn Service At each side of the meadow lands entrance. Remove the viburnum, ty plants, and arbutus. Install 4 copper plants along county line road wall, 12 hibiscus under the letters, 16 duranta in front of the hibiscus, and 4 dwarf ixora along the Tall Grass Dr side of the entrance. Cover new plants with mulch.		\$1,600.00
3.	02/22/2024	Lawn Service Along the south side of the County Line Road wall, between the Meadow Lands and Aaronwood Blvd. Fill in the voids along the wall with 24 arbutus and 24 copper plants. Spread mulch around the new plants.		\$950.00
4.	02/22/2024	Lawn Service At the east side of the Springs entrance. Remove jasmine, nandina, indian hawthorn, and liriope. Along the County Line Road wall, install 24 arbutus and 12 copper plants. At the top of the 3 level entrance, install 15 duranta. In the middle level, install 30 hibiscus. At bottom, install 30 dwarf ixora and fill in with 300 square feet of St. Augustine sod. Plant 8 duranta around the pillar between street and sidewalk. Spread mulch around new plantings.		\$2,800.00
5.	02/22/2024	Lawn Service At the west side of the Springs entrance. Remove jasmine, nandina, indian hawthorn, and plumbago. Along the Country Line Road wall, install 12 arbutus and 12 copper plants. At the top level of entrance, install 15 duranta. On the middle level, install 30 hibiscus. At the bottom, install 30 dwarf ixora and fill in with 200 square feet of St. Augustine sod. Plant 8 duranta around the pillar between street and sidewalk. Spread mulch around new plantings.		\$2,350.00
Total				\$9,400.00



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Meadow Pointe I CDD – Main Pool 4” Deco Drain

Date: March 7, 2024

1. Payment schedule as follows:

50% due upon sign off	\$7,649.68
50% due within 7 days of completion	\$7,649.67

2. Balance to be paid in full upon satisfactory completion of work.
3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.
Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.
5. **PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**
6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.



State of Florida Pool Contractor, License # CPC1457968

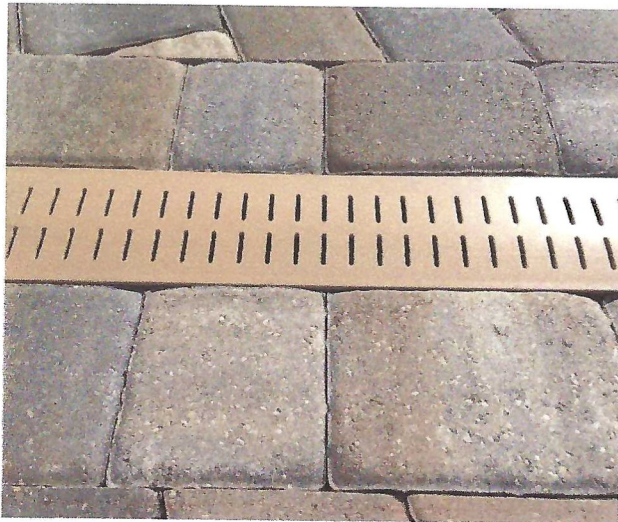
PROPOSAL

Submitted To: Meadow Pointe 1 CDD – Main Pool Deco Drain **Date:** March 7, 2024
Work to be performed at: 28245 County Line Rd. | Wesley Chapel, FL 33543
Point of Contact: Keith Fisk | mp1@meadowpointecdd.com | 813.714.8043

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Replacement Deco Drain

- Remove 145 linear ft of 2" deco drain from paver pool deck, install 4" deco drain
- Install 5 1/2 linear ft of new 4" deco drain connecting the 145 linear ft to existing 2" deco drain at side walk for improved draining
- Cut into pavers and underlying concrete
- Pitch for proper draining



PROPOSAL TOTAL **\$15,299.35**

The Pool Works of Florida, Inc.
 9191 130th Avenue North | Largo, FL 33773
 Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



USA Fire Door, LLC
 101 W. Walnut St. #127
 Gardena, CA 90248

(844)321-3667
 www.usafiredoor.com
 sales@usafiredoor.com

Estimate / Order Confirmation

EST 55222

Issued: 3/21/2024

Bill To
 Meadow Pointe 1 CDD
 210 N. University Drive #702
 Coral Springs, FL 33071
 USA
 Keith Fisk

Ship To
 Meadow Pointe 1 CDD
 28245 County Line Rd.
 Wesley Chapel, FL 33543
 USA
 Keith Fisk 813-973-1671

P.O. # / Job Name	Rep Initial	Rep Name
	AM	ALEX

Line #	Product Description	Qty	Cost	Total
1	AIR-1500A-1824B Inverted, Split "Y" Blades with 12 Gauge Security Grille Louver. 18" x 24" Mineral Bronze Powdercoat	1	653.00	653.00T
	=====			
	== SMALL PACKAGE / PARCEL DELIVERY ==		60.00	60.00
	SERVICE TYPE: _ STANDARD / GROUND LOCATION TYPE: _ [BUSINESS]			
	== DISCLAIMER == DELIVERY EXTRAS MUST BE VERIFIED PRIOR TO PLACING YOUR ORDER OTHERWISE THE BUYER WILL INCUR A \$25 RE-BILL CHARGE PLUS THE COST OF ANY ADDITIONAL SERVICES REQUESTED AT THE TIME OF DELIVERY INCLUDING ANY RESIDENTIAL DELIVERY OR RE-DELIVERY CHARGES.			
	=====			

Please review carefully. USA Fire Door is not responsible for items that were ordered incorrectly.

BUYER INITIALS: _____



USA Fire Door, LLC
 101 W. Walnut St. #127
 Gardena, CA 90248

(844)321-3667
 www.usafiredoor.com
 sales@usafiredoor.com

Estimate / Order Confirmation

EST 55222

Issued: 3/21/2024

Bill To

Meadow Pointe 1 CDD
 210 N. University Drive #702
 Coral Springs, FL 33071
 USA
 Keith Fisk

Ship To

Meadow Pointe 1 CDD
 28245 County Line Rd.
 Wesley Chapel, FL 33543
 USA
 Keith Fisk 813-973-1671

P.O. # / Job Name	Rep Initial	Rep Name			
	AM	ALEX			
Line #	Product Description	Qty	Cost	Total	
	<p>Upon signature or electronic approval of this estimate / order confirmation, USA Fire Door, LLC is authorized to fulfill your order as described in this document. Both a deposit payment and signed or electronically approved work order confirmation must be received to consider an order placed. All orders are considered custom and cannot be cancelled or changed after 24 hours from the time the order is placed. The buyer accepts full financial responsibility for the total sale price of goods at the time of initial payment and agrees that after 24 hours the order may not be eligible for change or cancellation. Cancellation and change order eligibility and/or costs are to be determined solely at the discretion of USA Fire Door. Any subsequent changes, if permitted, can affect the price and/or lead time. USA Fire Door is not liable for any delays. Quoted lead times are only estimates. In the event of an abandoned, rejected or unpaid order buyer is liable for 100% of sale price plus any collection, storage and/or return freight fees. Missing items must be reported within 24 hours. All deliveries are to be parking lot unloaded unless otherwise noted. Orders incurring freight damage must be signed for as "damaged" on the carrier paperwork and photos must be emailed to support@usafiredoor.com within 24 hours of receipt of goods. Installation and/or modification of an incorrect, defective or damaged product will render any claim null and void. In no event shall the liability of USA Fire Door, LLC or the selling party exceed the price paid for the individual item, part or component in question. No credit terms will be given to any customer. All orders must be paid in full prior to shipping. Buyer agrees to pay all legal and collection costs for any default or delinquency in payments. Estimated prices are valid for 30 days but may change at any time without notice. Special order, custom order, or any items with prep or modification are not returnable. Returns are authorized at the sole discretion of USA Fire Door and must be approved in advance. Most items are not returnable. This document takes precedence over all previous communications including emailed or faxed material, any purchase order, submittal documents and oral representations made. If a dispute shall arise with this order, you consent to the personal jurisdiction of the courts sitting in Los Angeles County, California with respect to all matters relating to this order and waive your rights to removal or consent to removal. You hereby agree that you are a responsible party authorized to execute this agreement.</p> <p>Total Sales Tax</p>		0.00	0.00T	
			0.00	0.00	
Total				\$713.00	

This document is your order confirmation. This document takes precedence over any, and all previous communications. Orders cannot be changed or cancelled after 24 hours. Buyer is 100% liable for all material and collection costs in the event an order is abandoned. All orders must be paid in full prior to shipping. By signing this confirmation, you confirm to have read our terms and conditions at www.usafiredoor.com/terms-conditions. You hereby accept all terms and conditions, and wish to proceed with the order as described in this document.

Approval Signature _____

Please review carefully. USA Fire Door is not responsible for items that were ordered incorrectly.

BUYER INITIALS: _____



USA Fire Door, LLC
 101 W. Walnut St. #127
 Gardena, CA 90248

(844)321-3667
 www.usafiredoor.com
 sales@usafiredoor.com

Estimate / Order Confirmation

EST 55188

Issued: 3/20/2024

Bill To

Meadow Pointe 1 CDD
 210 N. University Drive #702
 Coral Springs, FL 33071
 USA
 Keith Fisk

Ship To

Meadow Pointe 1 CDD
 28245 County Line Rd.
 Wesley Chapel, FL 33543
 USA
 Keith Fisk 813-973-1671

P.O. # / Job Name	Rep Initial	Rep Name
	AM	ALEX
Line #	Product Description	Qty
1	AIR-800A1-2418B Inverted Y Blade Louver Self Attaching Steel Door Louver, Non-Vision With 50% Free Area 24" x 18" Mineral Bronze Powdercoat [] [] [] SMALL PACKAGE / PARCEL DELIVERY [] [] [] SERVICE TYPE: _ STANDARD / GROUND LOCATION TYPE: _ [BUSINESS] === DISCLAIMER === DELIVERY EXTRAS MUST BE VERIFIED PRIOR TO PLACING YOUR ORDER OTHERWISE THE BUYER WILL INCUR A \$25 RE-BILL CHARGE PLUS THE COST OF ANY ADDITIONAL SERVICES REQUESTED AT THE TIME OF DELIVERY INCLUDING ANY RESIDENTIAL DELIVERY OR RE-DELIVERY CHARGES. ### MATERIAL MAY SHIP DIRECT FROM A 3RD PARTY PARTNER ### Upon signature or electronic approval of this estimate / order confirmation, USA Fire Door, LLC is authorized to fulfill your order as described in this document. Both a deposit payment and signed or electronically approved work order confirmation must be received to consider an order placed. All orders are considered custom and cannot be cancelled or changed after 24 hours from the time the order is placed. The buyer accepts full financial responsibility for the total sale price of goods at the time of initial payment and agrees that after 24 hours the order may not be eligible for change or cancellation. Cancellation and change order eligibility and/or costs are to be determined solely at the discretion of USA Fire Door. Any subsequent changes, if permitted, can affect the price and/or lead time. USA Fire Door is not liable for any delays. Quoted lead times are only estimates. In the event of an abandoned, rejected or unpaid order buyer is liable for 100% of sale price plus any collection, storage and/or return freight fees. Missing items must be reported within 24 hours. All deliveries are to be parking lot unloaded unless otherwise noted. Orders incurring freight damage must be signed for as "damaged" on the carrier paperwork and photos must be emailed to support@usafiredoor.com within 24 hours of receipt of goods. Installation and/or modification of an incorrect, defective or damaged product will render any claim null and void. In no event shall the liability of USA Fire Door, LLC or the selling party exceed the price paid for the individual item, part or component in question. No credit terms will be given to any customer. All orders must be paid in full prior to shipping. Buyer agrees to pay all legal and collection costs for any default or delinquency in payments. Estimated prices are valid for 30 days but may change at any time without notice. Special order, custom order, or any items with prep or modification are not returnable. Returns are authorized at the sole discretion of USA Fire Door and must be approved in advance. Most items are not returnable. This document takes precedence over all previous communications including emailed or faxed material, any purchase order, submittal documents and oral representations made. If a dispute shall arise with this order, you consent to the personal jurisdiction of the courts sitting in Los Angeles County, California with respect to all matters relating to this order and waive your rights to removal or consent to removal. You hereby agree that you are a responsible party authorized to execute this agreement. Total Sales Tax	

Total \$246.56

This document is your order confirmation. This document takes precedence over any, and all previous communications. Orders cannot be changed or cancelled after 24 hours. Buyer is 100% liable for all material and collection costs in the event an order is abandoned. All orders must be paid in full prior to shipping. By signing this confirmation, you confirm to have read our terms and conditions at www.usafiredoor.com/terms-conditions. You hereby accept all terms and conditions, and wish to proceed with the order as described in this document.

Approval Signature

Keith Fisk

Please review carefully. USA Fire Door is not responsible for items that were ordered incorrectly.

BUYER INITIALS: *KF*

MEADOW POINTE
Community Development District

Annual Operating Budget

Fiscal Year 2025

Proposed Budget

Prepared by:



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Meadow Pointe
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
 General Fund
 Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 2/29/2024	March- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	6,142	28,743	2,500	27,264	-	27,264	40,000
Interest - Tax Collector	75	1,083	-	1,608	-	1,608	-
Special Assmnts- Tax Collector	1,119,334	1,427,125	1,427,125	1,378,280	48,845	1,427,125	1,427,125
Special Assmnts- Discounts	(42,843)	(54,754)	(57,085)	(54,574)	(2,511)	(57,085)	(57,085)
Other Miscellaneous Revenues	4,202	3,872	5,500	15,156	-	15,156	5,500
Access Cards	2,700	4,979	1,000	1,428	-	1,428	1,000
Insurance Reimbursements	-	10,500	-	-	-	-	-
Amenities Revenue	13,752	16,076	-	4,190	-	4,190	-
TOTAL REVENUES	1,103,362	1,437,624	1,379,040	1,373,352	46,334	1,419,686	1,416,540
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	20,202	13,470	12,000	5,345	6,655	12,000	12,000
FICA Taxes	1,331	643	918	245	673	918	918
ProfServ-Engineering	7,147	3,179	10,000	532	9,468	10,000	10,000
ProfServ-Legal Services	12,489	17,477	10,000	1,518	8,482	10,000	10,000
ProfServ-Mgmt Consulting	77,826	65,208	64,483	26,868	37,615	64,483	64,483
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Recording Secretary	625	-	1,500	-	1,500	1,500	1,500
Auditing Services	4,245	4,245	5,200	-	5,200	5,200	5,000
Website Hosting/Email services	1,553	1,553	1,553	1,553	-	1,553	1,553
Postage and Freight	3,431	4,880	2,000	298	1,702	2,000	2,000
Insurance - General Liability	30,454	32,204	35,364	43,735	-	43,735	35,364
Printing and Binding	53	2	1,500	-	1,500	1,500	1,500
Legal Advertising	3,406	1,898	1,100	143	957	1,100	1,100
Miscellaneous Services	1,713	89	100	-	100	100	100
Misc-Assessment Collection Cost	17,332	22,660	28,543	26,474	2,069	28,543	28,543
Misc-Reserve Study	3,900	-	-	-	-	-	-
Misc-Taxes	2,298	2,298	3,300	969	2,331	3,300	3,300
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	188,330	170,131	177,886	107,855	78,402	186,257	177,686
<i>Field</i>							
Contracts-Security Services	-	1,840	1,600	5,320	-	5,320	12,000
Contracts-Landscape	144,017	170,421	158,421	66,008	92,413	158,421	170,000
Contracts-Landscape Consultant	6,720	6,720	6,720	2,800	3,920	6,720	6,720
Utility - General	13,719	15,537	20,000	7,869	12,131	20,000	23,500
R&M-General	77,874	21,350	36,000	27,129	8,871	36,000	36,000
R&M-Irrigation	450	3,710	10,000	1,200	8,800	10,000	10,000
R&M-Lake	21,120	26,960	27,500	11,450	16,050	27,500	27,500
R&M-Landscape Renovations	19,706	39,435	20,000	5,536	14,464	20,000	20,000
R&M-Mulch	14,850	14,850	13,000	15,000	-	15,000	18,000
R&M-Sidewalks	-	-	10,000	-	10,000	10,000	10,000
R&M-Trees	-	34,160	15,000	2,900	12,100	15,000	15,000
Cap Outlay-Machinery and Equip	112,305	-	5,000	-	5,000	5,000	5,000
Total Field	396,561	334,983	323,241	145,212	183,749	328,961	353,720

Summary of Revenues, Expenditures and Changes in Fund Balances
 General Fund
 Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 2/29/2024	March- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Road and Street Facilities							
Electricity - Streetlights	163,998	184,086	162,314	78,915	83,399	162,314	195,000
Total Road and Street Facilities	163,998	184,086	162,314	78,915	83,399	162,314	195,000
Parks and Recreation							
Payroll-Salaries	243,242	257,129	270,000	108,246	161,754	270,000	270,000
Payroll-Benefits	-	-	4,500	-	4,500	4,500	4,500
FICA Taxes	18,925	20,059	20,655	8,409	12,246	20,655	20,655
Life and Health Insurance	3,620	1,223	9,000	3,335	5,665	9,000	9,000
Workers' Compensation	4,389	4,098	8,611	3,768	4,843	8,611	8,611
ProfServ-Pool Maintenance	-	41,923	30,000	18,305	11,695	30,000	35,000
Contracts-Pest Control	-	75	1,113	375	738	1,113	1,113
Communication - Telephone	6,142	6,561	6,000	1,644	4,356	6,000	6,000
Utility - General	39,979	44,483	40,000	21,546	18,454	40,000	55,000
R&M-General	-	26,125	38,200	9,381	28,819	38,200	38,200
R&M-Mulch	-	-	5,000	5,664	-	5,664	5,000
R&M-Fitness Equipment	-	1,350	1,800	-	1,800	1,800	4,500
Holiday Decorations	-	6,926	13,000	12,000	1,000	13,000	13,000
Misc-News Letters	1,259	-	7,500	-	7,500	7,500	6,500
Special Events	-	3,920	5,000	1,925	3,075	5,000	6,000
Op Supplies - General	153,086	55,488	36,287	20,683	15,604	36,287	60,000
Subscriptions and Memberships	-	-	1,043	-	1,043	1,043	1,043
Capital Outlay	-	41,725	41,700	33,071	8,629	41,700	41,700
Reserves	-	-	176,190	8,271	167,919	176,190	104,312
Total Parks and Recreation	438,286	511,085	715,599	256,623	459,640	716,263	690,134
TOTAL EXPENDITURES	1,187,175	1,200,285	1,379,040	588,605	805,190	1,393,795	1,416,540
Excess (deficiency) of revenues							
Over (under) expenditures	(83,813)	237,339	-	784,747	(758,856)	25,891	(0)
Net change in fund balance	(83,813)	237,339	-	784,747	(758,856)	25,891	(0)
FUND BALANCE, BEGINNING	995,086	911,273	1,148,612	1,148,612	-	1,148,612	1,174,503
FUND BALANCE, BEGINNING	\$ 911,273	\$ 1,148,612	\$ 1,148,612	\$ 1,933,359	\$ (758,856)	\$ 1,174,503	\$ 1,174,503

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 1,174,503
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	104,312
Total Funds Available (Estimated) - 9/30/2025	1,278,815

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	18,775
Subtotal	<u>18,775</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	354,135 ⁽¹⁾
Reserves (FY 2024)	176,190
Reserves - Expensed (FY 2024)	(8,271)
Reserves (FY 2025)	104,312
Subtotal	<u>626,366</u>

Total Allocation of Available Funds	645,141
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Total Unassigned (undesignated) Cash	<u>\$ 633,674</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The District receives amounts for parking permits and other miscellaneous items.

Access Cards

The District receives amounts for key fobs.

Amenities Revenues

The District receives amounts for rental of clubhouse facilities and class fees.

EXPENDITURES

Administrative**P/R-Board of Supervisors/FICA Taxes**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings. The members will participate with payroll taxes.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a flat fee of \$150.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Administrative (continued)**Professional Services-Recording Secretary**

The District will use the services of Inframark to transcribe the minutes of the monthly meetings.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter, including for a moderate increase.

Website Hosting

This represents the expenditure of the District's website and data standards.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and other miscellaneous expenses that may be incurred during the year.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Taxes

This includes charges for non ad-valorem property taxes.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Field**Contracts-Landscape**

The District currently has a contract with a landscape firm to provide landscaping services for the District. Also included in this are miscellaneous landscape repairs and maintenance items.

MEADOW POINTE

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**EXPENDITURES****Field** (continued)**Contracts-Landscape Consultant**

The District currently has a contract with a landscape consultant to monitor the quality of the landscaping services.

Utility-General

Electricity and water irrigation usage for District facilities and assets.

R&M-General

The District periodically implements needed repairs to ensure maintenance of District assets.

R&M-Irrigation

This includes repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

R&M-Lake

The District currently has a contract with a certified lake maintenance company to ensure the proper flow and function of the storm water system.

R&M-Landscape Renovations

This will include the cost to install any new landscapes within the District.

R&M-Mulch

This includes the cost of mulch for the District facilities.

R&M-Trees

This represents the expenditure of tree replacement with the District.

R&M-Sidewalks

This represents the expenditure of maintaining the sidewalks within the District.

Deed Restrictions

The expenditure of notice of the use of property within the District.

Deed Restriction-Printing & Postage

The expenditure of printing and mailing the deed restrictions to the recipients within the District.

Contracts-Security Services

This represents the expenditure of patrol services with the Florida Highway Patrol.

Capital Outlay-Machinery and Equipment

The District will replace existing equipment or purchase new equipment for District facilities.

Road and Street Facilities**Electricity-Streetlighting**

Streetlighting usage for District facilities and assets.

Parks and Recreation-General**Payroll-Salaries/FICA Taxes**

Payroll and payroll taxes for clubhouse employees.

MEADOW POINTE

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**EXPENDITURES****Parks & Recreation** (continued)**Life & Health Insurance**

Insurance for employees.

Employee Benefit-401K

The retirement benefit for the District's employees

Workers' Compensation

Workers' compensation for employees.

Communication-Telephone

Telephone and cable expenses for field services.

Utility-General

Electricity and water usage for District facilities and assets.

R&M-General

The District periodically implements needed repairs to ensure maintenance of District assets.

R&M-Mulch

This includes the cost of mulch for the District facilities.

R&M-Pool

The District expenditures related to the maintenance and repair of the pool and/or spa.

R&M-Fitness Equipment

This represents the repair and replacement of equipment within the District's fitness center.

Misc-Newsletters

Costs to publish the District's newsletter and website maintenance.

Operating Supplies-General

The District will provide necessary consumable supplies to operate District facilities.

Contracts-Pest Control

The District has contract with a pest control company to provide services on a monthly basis.

Special Events

This is for any special event the District may hold during the year.

Holiday Decorations

The cost associated with holiday lighting and decorations.

Subscriptions and Memberships

Various membership fees incurred by the District.

Reserves

To establish reserve funds for future repairs and maintenance for the Parks & Recreation area

Capital Outlay

The District will replace existing equipment or purchase new equipment or facilities.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 2/29/2024	PROJECTED March- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES							
Interest - Investments	-	6,742	-	2,721	3,809	6,530	-
Special Assmnts- Tax Collector	152,670	330,649	330,649	319,332	11,317	330,649	330,649
Special Assmnts- Discounts	(5,844)	(12,685)	(13,226)	(12,644)	-	(12,644)	(13,226)
TOTAL REVENUES	146,826	324,706	317,423	309,409	15,126	324,535	317,423
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Administrative	3,575	-	2,100	-	2,100	2,100	2,100
ProfServ-Legal Services	3,339	458	7,000	-	7,000	7,000	7,000
Deed Restrictions	-	-	7,200	-	7,200	7,200	-
Deed Restrictions-Printing & Postage	-	3,730	7,200	348	6,852	7,200	7,200
Misc-Assessment Collection Cost	2,381	5,249	6,613	6,134	479	6,613	6,613
Office Supplies	383	58	3,000	-	3,000	3,000	3,000
Total Administrative	9,678	9,495	33,113	6,482	26,631	33,113	25,913
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	159,564	298,010	284,310	130,118	154,192	284,310	291,510
Total Garbage/Solid Waste Services	159,564	298,010	284,310	130,118	154,192	284,310	291,510
TOTAL EXPENDITURES	169,242	307,505	317,423	136,600	180,823	317,423	317,423
Excess (deficiency) of revenues Over (under) expenditures	(22,416)	17,201	-	172,809	(165,697)	7,112	(0)
Net change in fund balance	(22,416)	17,201	-	172,809	(165,697)	7,112	(0)
FUND BALANCE, BEGINNING	113,198	90,782	107,983	107,983	-	107,983	115,095
FUND BALANCE, ENDING	\$ 90,782	\$ 107,983	\$ 107,983	\$ 280,792	\$ (165,697)	\$ 115,095	\$ 115,095

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 115,095
Net Change in Fund Balance - Fiscal Year 2025	(0)
Reserves - Fiscal Year 2025 Additions	-
Total Funds Available (Estimated) - 9/30/2025	115,095

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	79,356 ⁽¹⁾
Reserves	-
Subtotal	<u>79,356</u>
Total Allocation of Available Funds	79,356

Total Unassigned (undesignated) Cash \$ 35,740

Notes

(1) Represents approximately 3 months of operating expenditures

MEADOW POINTE

Community Development District

*Residential Services Fund***Budget Narrative**
Fiscal Year 2025**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the deed restriction enforcement and trash collection during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Professional Services - Administrative**

The District receives Accounting and Administrative services as part of a Management Agreement with Inframark. The amount is based on a fee of \$175 per month.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager including architectural review and deed restriction matters.

Miscellaneous-Assessment Collection Cost

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the administration of residential services.

Garbage/Solid Waste Services**Utility-Refuse Removal**

The District has a contract with Progressive Waste for residential trash collection.

Meadow Pointe
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2025 vs. Fiscal Year 2024**

Product Designation	General Fund						Total Assessments per Unit				Units
	General Services			Residential Services			FY 2025	FY 2024	Dollar Change	Percent Change	
	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change					
Residential	\$646.22	\$646.22	0.00%	\$226.78	\$226.78	0.00%	\$873.00	\$873.00	\$0.00	0.00%	1458
Commercial	\$8,659.59	\$8,659.59	0.00%	\$0.00	\$0.00	n/a	\$8,659.59	\$8,659.59	\$0.00	0.00%	56
											1,514

NOTE: The assessments provided on this page are based on preliminary numbers and are for review purposes only. The final assessments will be computed with the financial consultant.

ASSESSMENT INCREASE ANALYSIS			
Product	Assessment Increase		
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
Residential	\$ -	0%	\$ -
Commercial	\$ -	0%	\$ -
Total	\$ -		<i>Collection costs included</i>

ASSESSMENT TREND ANALYSIS - GENERAL FUND				
FY 2025	FY 2024	FY 2023	FY 2022	FY 2021
\$ 646	\$ 646	\$ 646	\$ 507	\$ 507
\$ 8,660	\$ 8,660	\$ 8,660	\$ 6,792	\$ 6,792