



Meadow Pointe I Community Development District

May 21, 2026

Final Agenda Package

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Meadow Pointe Community Development District

Board of Supervisors

Michael Smith, Chairman
Alicia Willis, Vice Chairperson
Alan Sourk, Assistant Secretary
Nathaniel Kirkland, Assistant Secretary
Stephanie Costa, Assistant Secretary

District Staff

Alize Aninipot, District Manager
Kathryn “KC” Hopkinson, District Counsel
Tonja Stewart, District Engineer
Keith Fisk, Operations Manager
Ruben Nesbitt, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Thursday, May 21, 2026, at 7:00 p.m.

The Regular Meeting of the **Meadow Pointe Community Development District** will be held on Thursday My 21, 2026 at 7:00 p.m. at Meadow Pointe Clubhouse Building A, 28245 County Line Road, Wesley Chapel, Florida, 33543. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join:

<https://teams.microsoft.com/meet/295160607551544?p=ivZE23yqF5G8rrB0HA>

Meeting ID: 295 160 607 551 544 **Passcode:** VA988PT6

Dial-in by Phone: +16468381601 **Pin:** 928685244

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. STAFF REPORTS

A. District Accountant

- i. Review of Financial SnapshotP. 4

B. Deed Restriction and Architectural Review Matters

- i. Discussion of Reduction in Fines

C. On-Site Manager

- i. Consideration of Ignite Handy Solutions Concrete Repair and Replacement ProposalP. 5
- ii. Consideration of Specialty Surfaces Splash Pad Deck Area ProposalP. 6
- iii. Consideration of YESCO LED Retrofit Pylon Sign Proposal.....P. 7
- iv. Discussion Regarding Overtime Athletics/Tampa Summer Camp Program Request.....P. 9
- v. Consideration of AZ Tree Service Tree Trimming and Removal ProposalP. 10

D. Community Counsel Update

E. District Manager

- i.** District Manager ReportP. 15
- ii.** Consideration of Resolution 2026-01, Approving the Fiscal Year 2027
Proposed Budget and Setting a Public HearingP. 16
- iii.** Announcing the Number of Qualified Registered Voters in the District (2624)..... P. 32

6. BUSINESS ITEMS

- A.** Acceptance of Berger Toombs Engagement LetterP. 33

7. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes from the Meeting held March 19, 2026.....P. 38

8. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. ADJOURNMENT

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 14, 2026

- **Current Cash Balances:**
 - Valley Bank Operating: \$1,336,555.22
 - BankUnited MM: \$1,393,679.63
 - Regions Bank GF: \$48,859.02
- **Assessment collections:**
 - We received a tax distribution of \$37,936.42 on 4/9/26
 - We received a tax distribution of \$4,215.23 on 5/12/26
 - We are 98.95% collected on the tax roll
- **Audit – FY 2025:**
 - The FY 2025 audit is nearing completion.
- **Expenses:**
 - Current expenses make up 49% of the annual budget through the end of March 2026
 - Total expenses for the first 6 months are approximately \$689,454. This figure may change as we finalize the April financials. This puts your average monthly burn rate of approximately \$114,909 per month.
 - April financials will be distributed to the Board by May 15th



PROPOSAL

+1 (352) 457-8883
 Juribe285@gmail.com

 9088 SW 61st Lane
 Bushnell, FL

Recipient: Keith Fisk Operations Manager
 Meadow Point 1 CDD
 28245 County Line Rd
 Wesley Chapel, FL 33543
 Date: 05/08/2026

Project Title: Concrete Repair for Meadow Pointe 1

Terms: 30 Days*

Description	Quantity	Cost
Removal, Disposal and Replacement of Approx. 350 SQ Feet of sidewalk located at the entrance of pickleball court.	Approx. 350 SQ FT.	\$5,850.00
Removal, Disposal and Replacement of 4 Sections of compromised sidewalk.	4 Sections	\$2,650.00
Removal and Disposal of 15x13 FT concrete slab, replacing the former slab with mulch.	15x13 FT	\$1,750.00
Removal, Disposal and replacement of 2 Concrete sections located near the clubhouse entrance.	2 Sections	\$1,650.00
Removing Approx. 1 Foot of milling along the North side of fence located at the pool area, and replacing with concrete for a total length of 57 linear Feet.	57 Linear Feet	\$1,300.00
Grand Total		\$13,200.00

If you have any questions feel free to reach out via email or phone.

Thank you for your Business, we look forward working with you.

Jose Uribe

Ignite Handy Solutions.

*Proposal is good for up to 30 days from the original send date listed at the top of this document.



Price Quotation

SPECIALTY SURFACES, LLC.

**3899 Mannix Dr. Suite 424
Naples, FL 34114-5411
Phone 239-352-7151
Fax 239-352-7153**

Date: 04/02/26
Quote Expiration Date: 07/01/26

specialtysurfacesllc.com

Sales Rep: Nikki Barney
Email: nbarney@specialtysurfacesllc.com
Cell: (407) 925-7873

Contact Name: Keith Fisk Customer Name: Meadow Pointe 1 CDD Street Address: 28245 County Line Rd City, ST. & Zip Wesley Chapel FL 33453 Office: 813-973-1671 Cell: Email: mp1news@yahoo.com	Site Contact: Same As Left Job Name: Meadow Pointe 1 Splash Pad DECK AREA Street Address: Same as Left City, ST. & Zip Office: Cell: Email:
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Installation Product Description	Critical Fall Height	Total System Height (inches)	Quantity / Square Footage	NOTES	Amount
AQUA-FLEX NP W/ CUSHION REMOVAL OF EXISTING INCLUDED	N/A	2"	870	Deck Area Only Full Thickness 2" Total	\$43,927.00
AQUA-FLEX NP PEBBLE COURSE ONLY		3/8"	870	OVERLAY onto existing with proper prep req'd for overlay	20,762
(2) OPTIONS LISTED ABOVE FOR REPLACEMENT OF SPLASH PAD DECK AREA					

Terms: 50% Due upon acceptance / 50% to be paid upon completion **TOTAL: TBD**

Price quoted includes all materials, shipping and installation - Any difference in final SF will be reflected in the final price.
 Price does not include Custom Design Work, Prevailing Wage Rates and Field Security if required unless noted above.
 Trash and / or Demolition remains will be bagged and disposed of in a customer supplied dumpster unless otherwise agreed on.
 Department of Health Variance AND FEES may be required and is the sole responsibility of the Owner or General Contractor.
 Price is not inclusive of on site storage or container fees unless otherwise noted above.
 Pebble Flex is only installed on flat surface, it will terminate at the tangent point of the radius.
 Sales Tax is NOT included unless noted above.
 The price reflected in this quote is valid for 60 days from date of this quote as noted above.
 All Permits and/or fees are the sole responsibility of the Owner or General Contractor.
 Customer is responsible to provide an adequate dumpster on site if required.

Office Location:

YESCO Tampa
 1917 Passero Ave
 Lutz, FL 33559
 (813) 575-6699 ex502

LED Retrofit Pylon Sign - Meadow Pointe 1 CDD
Prepared For: Keith Fisk

Bill To:

Meadow Pointe 1 CDD
 28245 County Line Road
 Wesley Chapel, FL 33543
 Keith Fisk
 (813) 973-1671

Site:

Meadow Pointe 1 CDD
 28245 County Line Road
 Wesley Chapel, FL 33543
 Keith Fisk
 (813) 973-1671

Account Executive

Shauna Nelson

Effective On

04/06/2026

Expires On

04/20/2026

Scope of Work:

LED Retrofit Pylon Sign - Meadow Pointe 1 CDD

PRODUCT/SERVICE	DESCRIPTION	QUANTITY	RATE	TAXABLE	AMOUNT
	Initial Site Visit: Level 1 Survey (no charge)				
Install - One Man Service Truck (<45ft)	Travel time and onsite labor: One man with a service truck (<45ft)	2	0.00	✖	\$0.00
	Initial Site Visit: - Complete LED retrofit of pylon sign. - Removal and disposal of all existing lighting components.				
Install - Two Men Service Truck (<45ft)	Travel time and onsite labor: Two men with a service truck (<45ft)	9	195.00	✖	\$1,755.00
Miscellaneous Product	LED Retrofit Materials: - LED Light Bars - LED Power Supplies - Light Sockets - LED Wiring *Proper disposal of all existing lighting components	1	2774.16	✖	\$2,774.16

PRODUCT/SERVICE	DESCRIPTION	QUANTITY	RATE	TAXABLE	AMOUNT
Hardware Kit	Hardware Kit Miscellaneous tools and hardware required for assembly, installation, removal and disposal services. Including, but not limited to the following: electrical connectors, cable ties, adhesive, sealant, clips and fasteners (nuts, bolts, screws and washers).	1	25.99		\$25.99
Subtotal					\$4,555.15
Estimated Sales Tax					\$348.86
Total					\$4,874.01

YESCO Service Disclosure

Our services include travel time, on-site labor, and any known materials or hardware. In many cases, exact repair details and hardware costs are unknown until the first site visit. Multiple visits may be required. If service proceeds, your final invoice will reflect any additional costs discovered during the initial site visit.

YESCO Payment Terms

A 50% deposit is required when scheduling service; the balance is due upon completion, delivery, or installation. Card payments will incur a 3.5% fee. To avoid this fee, we gladly accept Zelle, Check, or ACH payments. Credit terms may be extended upon approval.

YESCO Collection Policy

Invoices are delinquent after 30 days from completion. Late payments incur a \$25 fee plus 1.5% monthly interest (or the legal maximum). You are responsible for all collection costs, including court and attorney fees. Returned or stopped checks add a \$35 fee per occurrence.

Meadow Pointe 1 CDD

Printed Name

Title

Signature

Date



MP1 Clubhouse <mp1@meadowpointecdd.com>

Summer Camp

1 message

Ren Brown <Ren@otathletics.com>

Fri, Apr 17, 2026 at 1:17 PM

To: "mp1@meadowpointecdd.com" <mp1@meadowpointecdd.com>

Hello Mr. Fisk,

My name is Ren Brown, and I am the Franchise Owner of Overtime Athletics/Tampa, a youth multi-sport program serving Pasco County. I am interested in hosting a Resident-Only Summer Youth Sports Camp within your community and would like to learn about the approval process and facility availability.

Program Details:

- Organization: Overtime Athletics/Tampa
- Franchise Owner: Ren Brown
- Ages: 5–13
- Expected Enrollment: Up to 50 children
- Dates: June 8th – July 27th
- Time: 8:30 AM – 12:30 PM
- Camp Type: Multi-Sport (soccer, flag football, kickball, agility games, etc.)
- Exclusively for Community Residents

All instructors are background checked, and we carry full liability insurance. We can provide a certificate of insurance listing the HOA/CDD as additionally insured. Our focus is structured, safe, and organized programming for community families.

Resident Benefits:

- Free camp T-shirt for each participant
- Early Bird Special: \$185 per week (first 25 registrations)
- Regular Price: \$210 per week
- Resident-only enrollment priority

~~As a thank you to the community, we are offering a 10% revenue share of total camp proceeds, paid to the HOA/CDD upon completion of the camp.~~

Charge per hr. field \$20.00

We would ideally use:

- Open field space and/or multipurpose area
- Optional clubhouse access for check-in and water breaks

Charge if using clubhouse
Per hour. \$25.00

Could you please advise on:

- Vendor approval process

Thank you for your time, and I look forward to working with your community.

Best regards,

Ren Brown



AZ Tree Service
 9901 Ideal Ln.
 Hudson, FL 34667

Proposal #3101
 Created: 05/14/2026
 From: Scott McLaren

Proposal For

Meadow pointe

mobile: 8139731671
 mp1@meadowpointecdd.com

Location

28245 County Line Rd
 Wesley Chapel, FL 33543

Terms
 Due on Receipt

28245 County Line Rd 33543

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Class 2 trim Inner clean lift and trim	268	\$ 200.00	\$ 53,600.00
2) Removal Pine Tree Grind	3	\$ 500.00	\$ 1,500.00
3) Labor Seven dead trees variety in size	7 MH	\$ 1,250.00	\$ 8,750.00
4) Labor Laser backside of fence 100 feet	1 MH	\$ 1,500.00	\$ 1,500.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. A-Z Tree Service, Inc is not responsible for any damaged underground cables, pipes, sprinkler lines or heads, curbing, sidewalks, or driveways while removing trees or grinding stumps. All septic areas in work zone need to be flagged by homeowner before A-Z arrives on site to begin work. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 65,350.00
SALES TAX	\$ 0.00
TOTAL	\$ 65,350.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Sales Reps

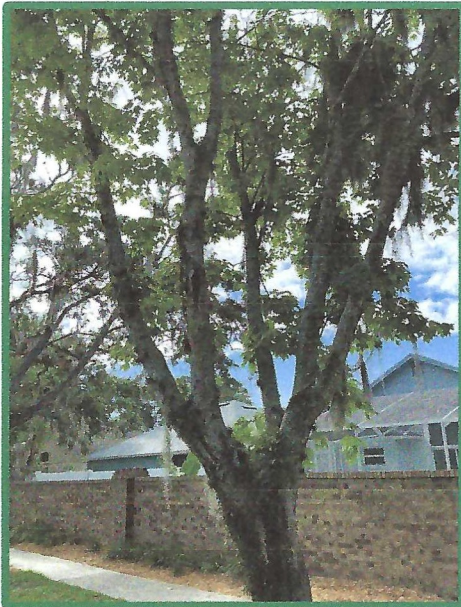
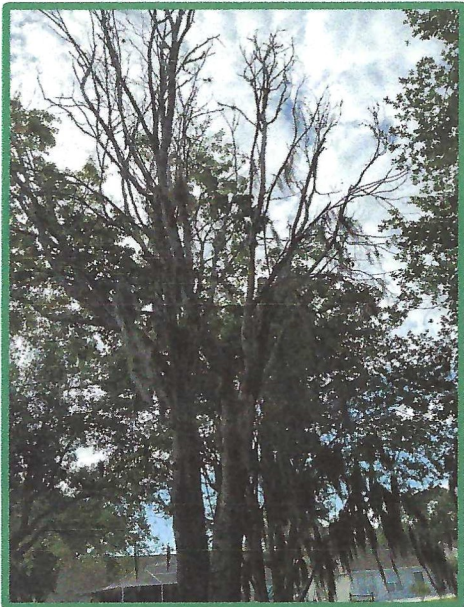
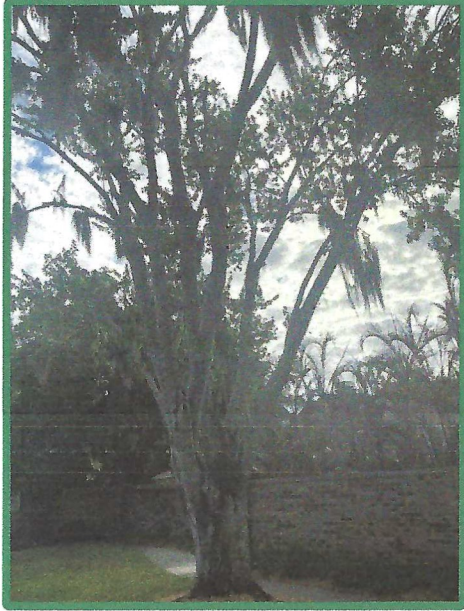
Scott McLaren
 Office: 3523453050
 Mobile: 3528426914
 aztreeservicesale@gmail.com



AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

Proposal #3101
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From: Scott McLaren

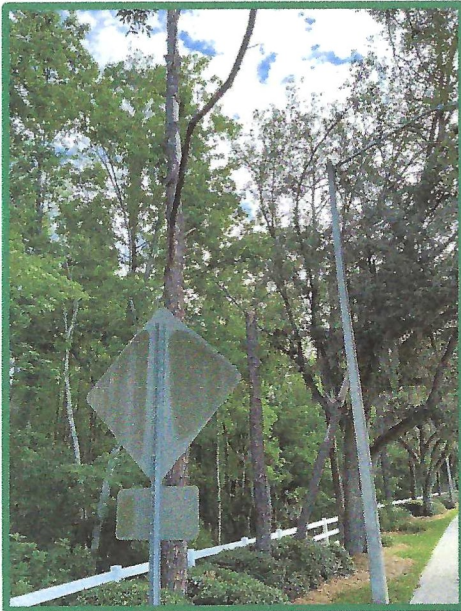
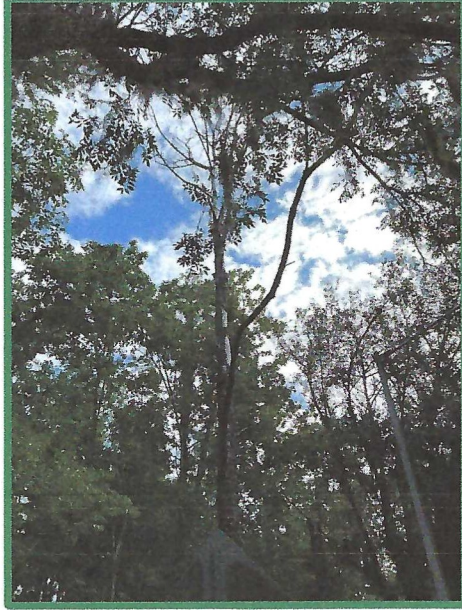
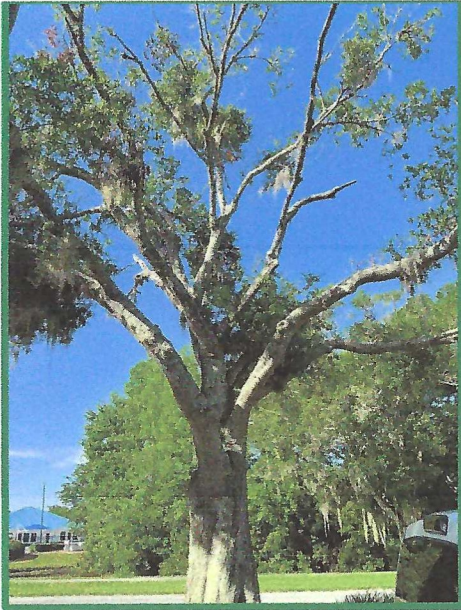
Photos





AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

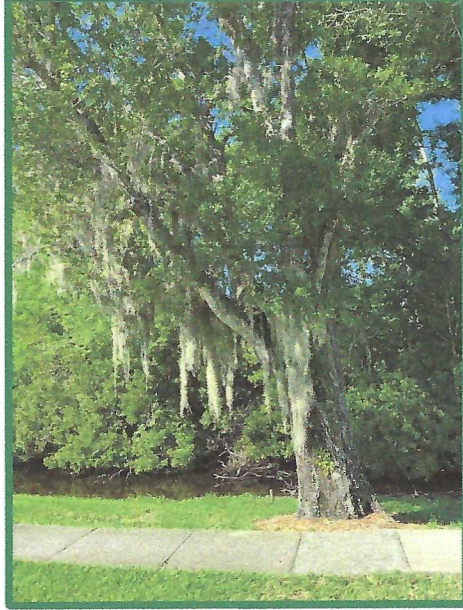
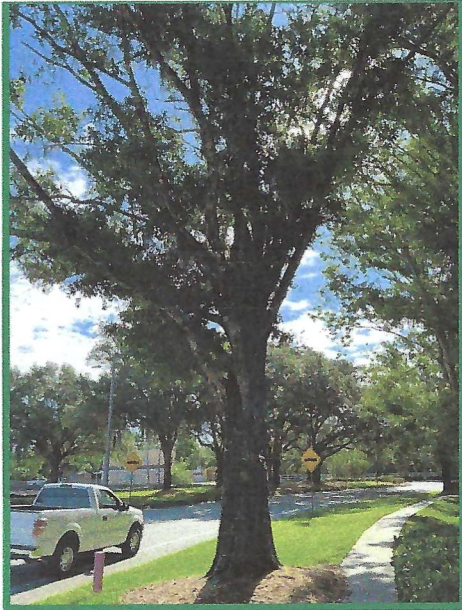
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AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

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Hudson, FL 34667

Proposal #3101
Created: 05/14/2026
From: Scott McLaren





MEADOW POINTE 1 COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – May 2026

- ✓ Reminder Seats up for Election are:
Seat 1- Nate Kirkland, and Seat 2- Alan Sourk
- ✓ Next Scheduled Meeting will be held June 18th, 2026, at 7:00pm
- ✓ This is a friendly reminder that Hurricane season is approaching. The Atlantic hurricane season officially runs from June 1 through November 30.

CLEAR PARTNERSHIPS



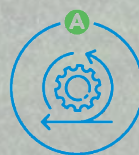
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the **“Board”**) of the Meadow Pointe Community Development District (the **“District”**) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the **“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 20, 2026, at 7:00 p.m. at the Meadow Pointe Clubhouse, Building A, located at 28245 County Line Road, Wesley Chapel, Florida 33543.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 21, 2026.

Attested By:

**Meadow Pointe
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



Meadow Pointe
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 13, 2026

CLEAR PARTNERSHIPS



Meadow Pointe
Community Development District

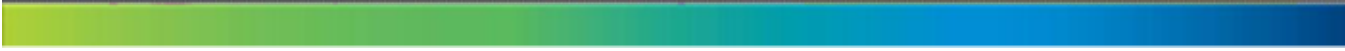


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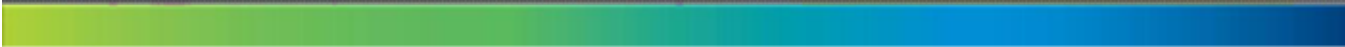
General Fund - Residential Services

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Meadow Pointe
Community Development District

Operating Budget
FY 2027



Meadow Pointe
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$40,000.00	\$37,835.00	\$2,165.00	\$40,000.00	\$50,040.50
Special Assmnts- Tax Collector	\$1,427,124.00	\$1,377,210.00	\$49,914.00	\$1,427,124.00	\$1,501,592.02
Special Assmnts- Discounts	-\$57,085.00	-\$53,294.00	\$0.00	-\$53,294.00	-\$60,063.68
Interest - Tax Collector	\$0.00	\$1,444.00	\$0.00	\$1,444.00	\$0.00
Other Miscellaneous Revenues	\$5,500.00	\$36,145.00	\$0.00	\$36,145.00	\$10,000.00
Access Cards	\$1,000.00	\$2,379.00	\$0.00	\$2,379.00	\$3,000.00
Amenities Revenue	\$0.00	\$2,838.00	\$0.00	\$2,838.00	\$0.00
TOTAL REVENUES	\$1,416,539.00	\$1,404,557.00	\$52,079.00	\$1,456,636.00	\$1,504,568.84
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	\$12,000.00	\$3,800.00	\$8,200.00	\$12,000.00	\$10,000.00
FICA Taxes	\$918.00	\$122.00	\$796.00	\$918.00	\$765.00
ProfServ-Engineering	\$8,000.00	\$7,888.00	\$112.00	\$8,000.00	\$10,000.00
ProfServ-Legal Services	\$12,000.00	\$4,870.00	\$7,130.00	\$12,000.00	\$12,000.00
ProfServ-Mgmt Consulting	\$67,062.00	\$34,581.00	\$32,481.00	\$67,062.00	\$67,062.00
ProfServ-Property Appraiser	\$405.00	\$150.00	\$255.00	\$405.00	\$405.00
Auditing Services	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	\$5,500.00
Website Hosting/Email services	\$1,553.00	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00
Postage and Freight	\$2,000.00	\$1,827.00	\$1,857.28	\$3,684.28	\$3,500.00
Insurance - General Liability	\$58,000.00	\$46,486.00	\$11,514.00	\$58,000.00	\$45,531.00
Legal Advertising	\$1,100.00	\$249.00	\$851.00	\$1,100.00	\$1,100.00
Miscellaneous Services	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Misc-Assessment Collection Cost	\$28,542.00	\$26,478.00	\$2,064.00	\$28,542.00	\$30,031.84
Misc-Taxes	\$3,300.00	\$2,321.00	\$979.00	\$3,300.00	\$3,776.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Total Administrative	\$200,655.00	\$130,500.00	\$71,839.28	\$202,339.28	\$191,498.84
<i>Field</i>					
Contracts-Security Services	\$12,000.00	\$7,560.00	\$4,440.00	\$12,000.00	\$17,170.00
Contracts-Landscape	\$170,000.00	\$79,210.00	\$90,790.00	\$170,000.00	\$170,000.00
Contracts-Landscape Consultant	\$6,776.00	\$3,360.00	\$3,416.00	\$6,776.00	\$0.00
Utility - General	\$18,000.00	\$9,163.00	\$8,837.00	\$18,000.00	\$18,540.00
R&M-General	\$28,000.00	\$11,488.00	\$16,512.00	\$28,000.00	\$28,000.00
R&M-Irrigation	\$8,000.00	\$2,700.00	\$5,300.00	\$8,000.00	\$10,000.00
R&M-Lake	\$27,500.00	\$13,740.00	\$13,760.00	\$27,500.00	\$27,500.00
R&M-Landscape Renovations	\$20,000.00	\$1,665.00	\$18,335.00	\$20,000.00	\$20,000.00
R&M-Mulch	\$18,000.00	\$0.00	\$18,000.00	\$18,000.00	\$18,000.00
R&M-Sidewalks	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
R&M-Trees	\$15,000.00	\$7,800.00	\$7,200.00	\$15,000.00	\$15,000.00
Cap Outlay-Machinery and Equip	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
Total Field	\$338,276.00	\$136,686.00	\$201,590.00	\$338,276.00	\$339,210.00
<i>Utility Services</i>					
Electricity - Streetlights	\$195,000.00	\$95,718.00	\$99,282.00	\$195,000.00	\$200,850.00
Total Utility Services	\$195,000.00	\$95,718.00	\$99,282.00	\$195,000.00	\$200,850.00

Meadow Pointe

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
<i>Parks and Recreation</i>					
Payroll-Salaries	\$270,000.00	\$130,783.00	\$139,217.00	\$270,000.00	\$340,000.00
Payroll-Benefits	\$4,500.00	\$2,913.00	\$1,587.00	\$4,500.00	\$4,500.00
FICA Taxes	\$20,655.00	\$10,199.00	\$10,456.00	\$20,655.00	\$20,655.00
Life and Health Insurance	\$10,351.00	\$6,816.00	\$3,535.00	\$10,351.00	\$10,351.00
Workers' Compensation	\$8,611.00	\$3,989.00	\$4,622.00	\$8,611.00	\$8,611.00
ProfServ-Pool Maintenance	\$35,000.00	\$12,693.00	\$22,307.00	\$35,000.00	\$30,000.00
Contracts-Pest Control	\$1,000.00	\$480.00	\$520.00	\$1,000.00	\$1,000.00
Communication - Telephone	\$6,000.00	\$4,147.00	\$1,853.00	\$6,000.00	\$8,000.00
Utility - General	\$55,000.00	\$26,741.00	\$28,259.00	\$55,000.00	\$56,650.00
R&M-General	\$40,000.00	\$11,715.00	\$28,285.00	\$40,000.00	\$40,000.00
R&M-Mulch	\$5,000.00	\$15,000.00	\$0.00	\$15,000.00	\$20,000.00
R&M-Fitness Equipment	\$4,500.00	\$1,225.00	\$3,275.00	\$4,500.00	\$4,500.00
Holiday Decoration	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00
Special Events	\$6,000.00	\$3,350.00	\$2,650.00	\$6,000.00	\$6,000.00
Op Supplies - General	\$50,000.00	\$20,079.00	\$29,921.00	\$50,000.00	\$50,000.00
Subscriptions and Memberships	\$1,043.00	\$13.00	\$1,030.00	\$1,043.00	\$1,043.00
Capital Outlay	\$41,700.00	\$10,827.00	\$30,873.00	\$41,700.00	\$41,700.00
Reserve	\$113,248.00	\$55,580.00	\$57,668.00	\$113,248.00	\$120,000.00
<i>Total Parks and Recreation</i>	\$682,608.00	\$326,550.00	\$366,058.00	\$692,608.00	\$773,010.00
TOTAL EXPENDITURES	\$1,416,539.00	\$689,454.00	\$738,769.28	\$1,428,223.28	\$1,504,568.84
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$715,103.00	-\$686,690.28	\$28,412.72	\$0.00
Net change in fund balance		\$715,103.00	-\$686,690.28	\$28,412.72	\$0.00
FUND BALANCE, BEGINNING	\$1,701,240.00	\$1,701,240.00	\$0.00	\$1,701,240.00	\$1,729,652.72
FUND BALANCE, ENDING	\$1,701,240.00	\$2,416,343.00	-\$686,690.28	\$1,729,652.72	\$1,729,652.72

Meadow Pointe
Community Development District



Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$1,701,240.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$28,412.72
Estimated Funds Available - 9/30/2026	\$1,729,652.72

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$1,729,652.72
Less: First Quarter Operating Reserve (1)	-\$376,142.21
Less: Designated Reserves for Capital Projects	-\$460,348.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$893,162.51

Notes

(1) Represents approximately 3 months of operating expenditures



Budget Narrative
Fiscal Year 2027

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 2027

EXPENDITURES

Administrative (continued)

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/Email Services

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.

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-Security Services

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

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.

Budget Narrative
Fiscal Year 2027

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-Sidewalks

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

R&M-Trees

This represents the expenditure of tree replacement with the District.

Capital Outlay-Machinery and Equipment

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

Utility Services

Electricity-Streetlighting

Streetlighting usage for District facilities and assets.

Parks and Recreation

Payroll-Salaries/FICA Taxes

Payroll and payroll taxes for clubhouse employees.

Payroll Benefits

Retirement benefit for the District's employees

Life & Health Insurance

Health Insurance for the District's employees.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Parks & Recreation (continued)

Workers' Compensation

Workers' compensation for employees.

Professional Services-Pool Maintenance

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

Contracts-Pest Control

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

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-Fitness Equipment

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

Holiday Decorations

The cost associated with holiday lighting and decorations.

Special Events

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

Operating Supplies-General

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

Subscriptions and Memberships

Various membership fees incurred by the District.

Capital Outlay

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

Reserve

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

Meadow Pointe
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 002

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$0.00	\$8,874.00	\$9,021.08	\$17,895.08	\$8,745.24
Special Assmnts- Tax Collector	\$330,649.00	\$319,085.00	\$11,564.00	\$330,649.00	\$330,649.00
Special Assmnts- Discounts	-\$13,226.00	-\$12,348.00	\$0.00	-\$12,348.00	-\$13,225.96
TOTAL REVENUES	\$317,423.00	\$315,611.00	\$20,585.08	\$336,196.08	\$326,168.28
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Administrative	\$2,100.00	\$0.00	\$2,100.00	\$2,100.00	\$2,100.00
ProfServ-Legal Services	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00
Deed Restrictions-Printing & Postage	\$7,200.00	\$1,033.00	\$6,167.00	\$7,200.00	\$7,200.00
Misc-Assessment Collection Cost	\$6,613.00	\$6,135.00	\$478.00	\$6,613.00	\$6,612.98
Office Supplies	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
Total Administrative	\$25,913.00	\$7,168.00	\$18,745.00	\$25,913.00	\$25,912.98
<i>Field</i>					
Utility - Refuse Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utility - Refuse Removal	\$291,510.00	\$150,349.00	\$141,161.00	\$291,510.00	\$300,255.30
Total Field	\$291,510.00	\$150,349.00	\$141,161.00	\$291,510.00	\$300,255.30
TOTAL EXPENDITURES	\$317,423.00	\$157,517.00	\$159,906.00	\$317,423.00	\$326,168.28
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$158,094.00	-\$139,320.92	\$18,773.08	\$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$158,094.00	-\$139,320.92	\$18,773.08	\$0.00
FUND BALANCE, BEGINNING	\$322,686.00	\$322,686.00	\$0.00	\$322,686.00	\$341,459.08
FUND BALANCE, ENDING	\$322,686.00	\$480,780.00	-\$139,320.92	\$341,459.08	\$341,459.08

Meadow Pointe
Community Development District

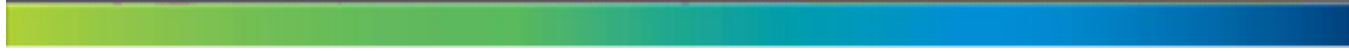


Exhibit "B"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$322,686.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$18,773.08
Estimated Funds Available - 9/30/2026	\$341,459.08

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$341,459.08
Less: First Quarter Operating Reserve (1)	-\$81,542.07
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$259,917.01

Notes

(1) Represents approximately 3 months of operating expenditures



Budget Narrative
Fiscal Year 2027

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.

Deed Restriction-Printing & Postage

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

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.

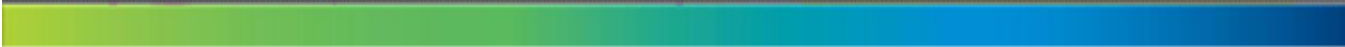
Office Supplies

Supplies used in the administration of residential services.

Field

Utility-Refuse Removal

The District has a contract with Coastal Waste Recycling, Inc for residential trash collection.



Meadow Pointe

Community Development District

Supporting Budget Schedule

FY 2027



Meadow Pointe
Community Development District

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Product Designation	General Fund						Total Assessments per Unit				Units
	General Services			Residential Services			FY 2027	FY 2026	Dollar Change	Percent Change	
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change					
Residential	\$679.94	\$646.22	5.22%	\$226.78	\$226.78	0.00%	\$906.72	\$873.00	\$33.72	3.86%	1458
Commercial	\$9,111.45	\$8,659.59	5.22%	\$0.00	\$0.00	n/a	\$9,111.45	\$8,659.59	\$451.86	5.22%	56
											1514

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		\$0.00
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
Residential	\$0.00	0%	\$0.00
Commercial	\$0.00	0%	\$0.00
Total	\$0.00		Collection costs included

ASSESSMENT TREND ANALYSIS - GENERAL FUND				
FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
\$679.94	\$646.22	\$646.22	\$506.85	\$506.85
\$9,111.45	\$8,659.59	\$8,659.59	\$6,791.95	\$6,791.95



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300



April 17, 2026

Melissa Williams
District Administrative Assistant III
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Melissa Williams:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Epperson Ranch II Community Development District 1,063
- Meadow Pointe I Community Development District 2,624

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants, P.L.
600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950
772/461-6120 // 461-1155
FAX: 772/468-9278

March 12, 2026

To the Board of Supervisors
Meadow Pointe Community Development District
Pasco County, Florida

This letter is intended to communicate certain matters related to the planned scope and timing of our audit of Meadow Pointe Community Development District's (the "District") financial statements as of and for the year ending September 30, 2025.

Communication

Effective two-way communication between our firm and the Board of Supervisors is important to understanding matters related to the audit and developing a constructive working relationship.

Your insights may assist us in understanding the District and its environment, identifying appropriate sources of audit evidence and providing information about specific transactions or events. We will discuss with you your oversight of the effectiveness of internal control and any areas where you request additional procedures to be undertaken. We expect that you will timely communicate to us any matters you consider relevant to the audit. Such matters might include strategic decisions that may significantly affect the nature, timing and extent of audit procedures, your suspicion or detection of fraud, or any concerns you may have about the integrity or competence of senior management.

We will timely communicate to you any fraud involving senior management and other known or likely fraud, noncompliance with provisions of laws, statutes, regulations, rules, provisions of contracts or grant agreements or abuse that is likely to have a material effect on the financial statements. We will also communicate illegal acts, instances of noncompliance or fraud that come to our attention (unless they are clearly inconsequential), and disagreements with management and other serious difficulties encountered in performing the audit. We also will communicate to you and to management any significant deficiencies or material weaknesses in internal control that become known to us during the course of the audit. Additionally, we will communicate significant unusual transactions, matters that are difficult or contentious for which the auditor consulted outside the engagement team, and circumstances that affect the form and content of the auditor's report. Other matters arising from the audit that are, in our professional judgment, significant and relevant to you in your oversight of the financial reporting process will be communicated to you in writing.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

Board of Supervisors
Meadow Pointe Community Development District

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Shared Responsibilities for Independence

Auditor independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants (AICPA) independence rules. For us to fulfill our professional responsibility to maintain and monitor independence, management, the Board of Supervisors, and Berger, Toombs, Elam, Gaines & Frank, CPAs each play an important role.

Our responsibilities

- AICPA rules require independence both of mind and in appearance when providing audit and other attestation services. We are to ensure that the AICPA's General Requirements for performing non-attest services are adhered to and included in all letters of engagement.
- Maintain a system of quality control compliance with independence rules and firm policies.

Your responsibilities

- Timely inform us before the effective date of transactions or other business changes, of the following:
 - New affiliates, supervisors, officers, or persons in financial reporting oversight roles.
 - Changes in the organizational structure or the reporting entity impacting affiliates such as partnerships, related entities, investments, joint ventures, or component units.
- Provide necessary affiliate information such as new or updated structure charts, as well as financial information required to perform materiality calculations needed for making affiliate determinations.
- Understand and conclude on the permissibility, prior to the District and its affiliates, officers, supervisor, or persons in decision-making capacity, engaging in business relationships with Berger, Toombs, Elam, Gaines & Frank, CPAs.
- Not entering into relationships resulting in close family members of Berger, Toombs, Elam, Gaines & Frank, CPAs covered persons, temporarily or permanently acting as an officer, director or person in an accounting, financial or compliance oversight role at the District.



Board of Supervisors
Meadow Pointe Community Development District

Page 3

Our Independence Policies and Procedures

Our independence policies and procedures are designed to provide reasonable assurance that our firm and its personnel comply with applicable professional independence standards. Our policies address financial interests, business and family relationships, and non-audit services that may be thought to bear on independence. Also, if an immediate family member or close relative of a partner or professional employee is employed by a client in a key position, the incident must be reported and resolved in accordance with firm policy. In addition, our policies restrict certain non-audit services that may be provided by Berger, Toombs, Elam, Gaines, & Frank, CPAs and require audit clients to accept certain responsibilities in connection with the provision of permitted non-attest services.

The Audit Planning Process

Our audit approach places a strong emphasis on obtaining an understanding of how your District functions. This enables us to identify key audit components and tailor our procedures to the unique aspects of your operations. The development of a specific audit plan will begin by obtaining an understanding of your District's objectives, strategies, risks, and performance.

As part of obtaining an understanding of the District and its environment, we will obtain an understanding of systems of internal control. We will use this understanding to identify risks of material misstatement and noncompliance, which will provide us with a basis for designing and implementing responses to the assessed risks of material misstatement and noncompliance. We will also obtain an understanding of the users of the financial statements in order to establish an overall materiality level for audit purposes. We will conduct formal discussions among engagement team members to consider how and where your financial statements might be susceptible to material misstatement due to fraud or error or to instances of noncompliance.

The Concept of Materiality in Planning and Executing the Audit

We apply the concept of materiality in both planning and performing the audit, evaluating the effect of identified misstatements or noncompliance on the audit and the effect of uncorrected misstatements, if any, on the financial statements, forming the opinion in our report on the financial statements, and determining or reporting in accordance with *Government Auditing Standards* and other compliance reporting requirements. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial and compliance informational needs of users of the financial statements. We establish performance materiality at an amount less than materiality for the financial statements as a whole to allow for the risk of misstatements that may not be detected by the audit. We use performance materiality for purposes of assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures.



Board of Supervisors
Meadow Pointe Community Development District

Page 4

Our assessment of materiality throughout the audit will be based on both quantitative and qualitative considerations. Because of the interaction of quantitative and qualitative considerations, misstatements of a relatively small amount could have a material effect on the current financial statements as well as financial statements of future periods. We will accumulate misstatements identified during the audit, other than those that are clearly trivial. At the end of the audit, we will inform you of all individual uncorrected misstatements aggregated by us in connection with our evaluation of our audit test results.

Significant Risks of Material Misstatement

Our audit of the financial statements includes the performance of risk assessment procedures in order to identify risks of material misstatement, whether due to fraud or error. As part of these risk assessment procedures, we determine whether any risks identified are a significant risk. A significant risk is an identified risk of material misstatement for which the assessment of inherent risk is close to the upper end of the spectrum of inherent risk due to the degree to which inherent risk factors affect the combination of the likelihood of a misstatement occurring and the magnitude of the potential misstatement should that misstatement occur, or that is to be treated as a significant risk in accordance with generally accepted auditing standards in the United States of America.

Our Approach to Internal Control and Compliance Relevant to the Audit

Our audit of the financial statements, including compliance, will include obtaining an understanding of internal control over financial reporting and compliance sufficient to plan the audit and determine the nature, timing and extent of audit procedures to be performed. An audit is not designed to provide assurance on internal control over financial reporting and compliance or identify significant deficiencies or material weaknesses. Our review and understanding of the District's internal control over financial reporting and compliance is not undertaken for the purpose of expressing an opinion on the effectiveness of internal control.

We will issue a report on internal control over financial reporting and compliance and other matters related to the financial statements. This report describes the scope of testing of internal control over financial reporting and compliance and the results of our tests of internal control over financial reporting and compliance. Our report on internal control over financial reporting and compliance and other matters will include any significant deficiencies and material weaknesses in the system of which we become aware of as a result of obtaining an understanding of internal control and performing tests of internal controls over financial reporting and noncompliance and other matters consistent with the requirements of *Government Auditing Standards*, issued by the Comptroller General of the United States.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Meadow Pointe Community Development District

Page 5

Timing of the Audit

We have scheduled preliminary audit field work for March 2026. Management's adherence to its closing schedule and timely completion of information used by us in performance of the audit is essential to timely completion of the audit.

Closing

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to continue to be of service to the District.

This communication is intended solely for the information and use of the Board of Supervisors and is not intended to be, and should not be, used by anyone other than this specified party.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 19, 2026

Meadow Pointe CDD

40 which Mr. Nesbitt confirmed that it did.

41

42 On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the Board
43 approved to assign the Fund Balance as presented for FY 2025. 5-0

44

45 **3. Update on Comparison of Expenses and Assets from FY 2025 to Current**

46 Mr. Nesbitt presented the financial comparison to the Board, noting that assets increased
47 by 8.11 percent, liabilities decreased by 13.8 percent, and the fund balance increased by
48 13.26 percent. The combined change across assets, liabilities, and fund balance reflects
49 an overall increase of 8.11 percent. Revenue increased by 2.57 percent, while total
50 expenditures decreased by 9.59 percent, with additional expenditures still anticipated.
51 The ending fund balance reflects a 20.55 percent increase. Mr. Smith requested that the
52 general fund be included as a standing item on the monthly agenda.

53

54 **B. Deed Restriction and Architectural Review Matters**

55 Mr. Fisk reported that several cases are currently open with the attorney.

56 Mr. Smith informed the Board that Pasco County's new commercial parking regulations
57 are now in effect. The Board requested a review of how other communities are
58 responding to and implementing these new rules. Ms. Aninipot stated that she would
59 contact the District Managers for Meadow Pointe II and III to obtain information on their
60 policies related to the updated commercial parking requirements.

61 The Board also noted that the current community policy prohibits vans that exceed the
62 height of standard garage doors.

63

64 **C. Onsite Manager**

65 Mr. Fisk presented to the Board 3 additional proposals that were under separate cover.

66 Mr. Fisk presented to the Board the first proposal for Southscapes Landscape in the amount of
67 \$6,910.

68

69 On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the
70 Board approved the proposal for Southscapes Landscape in the amount of
71 \$6,910. 5-0

72

73 Mr. Fisk requested that the Board review the plant selections included in the proposal and

74 provide him with any recommended changes. The Board further discussed the matter and agreed

March 19, 2026

Meadow Pointe CDD

75 to amend the previous motion, and approved a not-to-exceed amount of \$7,000 for the
76 replacement of dead plant material.

77

78 On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the
79 Board approved the proposal for Southscapes Landscape NTE \$7,000 to
80 replace dead plant material. 5-0

81

82 Mr. Fisk presented a proposal to the Board for FITREV for a stair climber in the amount
83 of \$505.

84

85 On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the
86 Board approved the proposal for FITREV for a stair climber in the amount
87 of \$505. 5-0

88

89 Mr. Fisk presented to the Board the proposed updates to the deed restriction violation
90 procedures. He reviewed the changes in detail, providing a comparison between the
91 previous policy and the newly revised policy provisions.

92

93 On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the
94 Board approved changes to the deed restriction violation policy. 5-0

95

96 Further discussion ensued among the Board, and it was agreed to rescind the prior motion and
97 adopt a new motion approving the deed restriction violation policy with the additional revisions.

98

99 On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the
100 Board approved amending changes to the deed restriction violation policy
101 with requested additional changes. 5-0

102

103 **1. Interior Painting of Building C**

104 Discussion ensued among the Board regarding two proposals for painting the interior of Building

105 C. The proposal from CBC Painting was in the amount of \$4,356, and the proposal from Two

106 Can Paint was in the amount of \$4,195. Following review, the Board agreed to approve the

107 proposal submitted by Two Can Paint.

108

109 On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the
110 Board approved Two Can Paint proposal in the amount of \$4,195. 5-0

111

112

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113 **2. Repair of Precor Treadmill IFT Box (Motherboard)**

114 The Board discussed whether the Precor treadmill should be repaired or replaced. After
115 consideration, the Board determined that the treadmill should be replaced rather than
116 repaired due to its age of eight years. Accordingly, the Board did not approve the FitRev
117 proposal to repair the Precor treadmill IFT Box in the amount of \$991.99.

118
119 **3. Replacement of Precor Treadmill- FitRev**

120 The Board reviewed two proposals from FitRev for the replacement of the Precor treadmill. One
121 proposal, in the amount of \$5,129, was for a residential model intended primarily for home use.
122 The second proposal, in the amount of \$5,973, was for a commercial-grade model. After
123 discussion, the Board agreed to proceed with the commercial option and approved the proposal for
124 the Precor TRM 631 commercial model in the amount of \$5,973.

125
126 On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the
127 Board approved the replacement of the Precor Treadmill proposal for FitRev
128 for Precor TRM 631 commercial model in the amount of 5,973. 5-0

129
130 **4. Tree Removal**

131
132 On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, the
133 Board approved the proposal for AZ Tree Service for removal of 8 Oak Trees
134 on the South side of County Line Road East Meadowlands, for Pasco County
135 Sidewalk Replacement in the total amount of \$12,000 at a cost of \$1,500 per
136 tree. 5-0

137
138 **5. Sidewalk and Concrete Repairs**

139
140 On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the
141 Board approved the sidewalk and concrete repairs proposal for Ignite Handy
142 Solutions in the amount of \$9,700. 5-0

143
144 **D. Community Counsel Update**

145 Mr. Costa discussed the upcoming Easter egg hunt and fair dates to the Board.

146 **E. District Manager**

147 **1. Discussion Regarding Future Cancellation of Meetings**

148 The Board discussed cancellation of the April 16, 2026, meeting and agreed to cancel the
149 meeting.

150
151 On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the
152 Board agreed to cancellation of the April 16, 2026, Meeting. 5-0

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153 **FIFTH ORDER OF BUSINESS** **Business Items**

154 There being nothing to address, the Board moved onto the next order of business.

155
156 **SIXTH ORDER OF BUSINESS** **Business Administration**

157 **A. Consideration of Minutes from the Meeting held on February 19, 2026**

158

159 On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the
160 Board accepted the Meeting Minutes from the Meeting held on February 19,
161 2026. 5-0

162

163 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

164 Mr. Costa inquired about the status of the mulch in the playground area, and the Board

165 confirmed that the mulch will be replaced.

166 A resident informed the Board that the agenda item listed as 4C was labeled incorrectly

167 and should reference “West” instead of “East.” The Board agreed to revise the May

168 meeting minutes to reflect the correct wording and to update the agenda page on the CDD

169 website accordingly.

170

171 **EIGHTH ORDER OF BUSINESS** **Board of Supervisors Requests and**
172 **Comments**

173 Ms. Willis stated that she would research updating the addresses listed on the property

174 appraiser’s website. Ms. Aninipot informed the Board that she would forward the updated

175 list received on March 19, 2026, to Mr. Smith and Ms. Willis.

176

177 **NINTH ORDER OF BUSINESS** **Adjournment**

178 There being no further business, the meeting was adjourned at 7:52 p.m.

179

180 On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor,
181 the meeting was adjourned at 7:52 p.m. 5-0

182

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184

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186

187 _____
Secretary / Assistant Secretary

Chair / Vice Chair