



# *Meadow Pointe I Community Development District*

July 16, 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 Anipot, 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, July 16, 2026, at 7:00 p.m.

The Regular Meeting of the **Meadow Pointe Community Development District** will be held on Thursday, July 16, 2026, at 7:00 p.m. at Meadow Pointe Clubhouse Building A, 28245 County Line Road, Wesley Chapel, Florida, 33543.

### THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. PUBLIC COMMENTS

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

#### 4. STAFF REPORTS

##### A. District Accountant

- i. Review of Financial Snapshot ..... Page 3
- ii. Review of Financial Comparison Report..... Page 4
- iii. Review of Financials Statements..... Page 7

##### B. Deed Restriction and Architectural Review Matters

- i. Discussion of 1244 Timber Trace Dr

##### C. On-Site Manager

##### D. Community Counsel Update

##### E. District Manager

#### 5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held June 18, 2026..... Page 17

#### 6. PUBLIC COMMENTS

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

#### 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 8. 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 15<sup>th</sup>

**MEADOW POINTE**

Community Development District

**Governmental Funds**

**Balance Sheet (Comparison)**  
May 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>RESIDENTIAL SERVICES FUND</u>	<u>TOTAL</u>	<u>FY 2025</u>	<u>% CHANGE</u>
<b>ASSETS</b>					
Cash - Checking Account	\$ 1,276,471	\$ -	\$ 1,276,471	1,124,847	13.48%
Cash On Hand/Petty Cash	300	-	300	300	0.00%
Due From Other Funds	-	440,180	440,180	605,891	-27.35%
Investments:					
Money Market Account	1,397,639	-	1,397,639	1,348,200	3.67%
Prepaid Items	13,202	-	13,202	9,074	45.49%
Other Assets-Current	-	-	-	9,655	-100.00%
Utility Deposits - TECO	18,775	-	18,775	18,775	0.00%
<b>TOTAL ASSETS</b>	<b>\$ 2,706,387</b>	<b>\$ 440,180</b>	<b>\$ 3,146,567</b>	<b>\$ 3,116,742</b>	<b>0.96%</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 1,225	\$ -	\$ 1,225	1,434	-14.57%
Accrued Expenses	1,520	-	1,520	70,415	-97.84%
Sales Tax Payable	38	-	38	72	-47.22%
Deposits	600	-	600	600	0.00%
Due To Other Funds	440,180	-	440,180	605,891	-27.35%
<b>TOTAL LIABILITIES</b>	<b>443,563</b>	<b>-</b>	<b>443,563</b>	<b>678,412</b>	<b>-34.62%</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	13,202	-	13,202	9,074	45.49%
Deposits	18,775	-	18,775	28,430	-33.96%
<b>Assigned to:</b>					
Operating Reserves	354,135	79,356	433,491	424,116	2.21%
Reserves - Park	402,680	-	402,680	331,702	21.40%
<b>Unassigned:</b>	<b>1,480,269</b>	<b>360,824</b>	<b>1,841,093</b>	<b>1,653,908</b>	<b>11.32%</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,269,061</b>	<b>\$ 440,180</b>	<b>\$ 2,709,241</b>	<b>\$ 2,447,230</b>	<b>10.71%</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,706,387</b>	<b>\$ 440,180</b>	<b>\$ 3,146,567</b>	<b>\$ 3,116,742</b>	<b>0.96%</b>

**MEADOW POINTE**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)**  
For the Period Ending May 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YEAR TO DATE ACTUAL 2025</u>	<u>% CHANGE</u>
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 40,000	\$ 26,667	\$ 50,700	53,013	-4.36%
Interest - Tax Collector	-	-	1,543	1,826	-15.50%
Special Assmnts- Tax Collector	1,427,124	1,424,983	1,412,131	1,412,190	0.00%
Special Assmnts- Discounts	(57,085)	(57,085)	(53,294)	(54,239)	-1.74%
Other Miscellaneous Revenues	5,500	3,667	40,949	262	15529.39%
Access Cards	1,000	667	3,917	2,481	57.88%
Amenities Revenue	-	-	3,613	6,914	-47.74%
<b>TOTAL REVENUES</b>	<b>1,416,539</b>	<b>1,398,899</b>	<b>1,459,559</b>	<b>1,422,447</b>	<b>2.61%</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	12,000	8,000	4,415	4,000	10.38%
FICA Taxes	918	612	122	306	-60.13%
ProfServ-Engineering	8,000	5,336	12,093	2,175	456.00%
ProfServ-Legal Services	12,000	8,000	6,401	9,260	-30.87%
ProfServ-Mgmt Consulting	67,062	44,708	46,108	42,989	7.26%
ProfServ-Property Appraiser	405	405	150	150	0.00%
Auditing Services	5,500	5,500	-	-	#DIV/0!
Website Hosting/Email services	1,553	1,553	1,553	1,553	0.00%
Postage and Freight	2,000	1,333	1,847	197	837.56%
Insurance - General Liability	58,000	58,000	46,486	46,225	0.56%
Legal Advertising	1,100	733	319	153	108.50%
Miscellaneous Services	100	67	-	-	#DIV/0!
Misc-Assessment Collection Cost	28,542	28,499	27,177	27,159	0.07%
Misc-Taxes	3,300	3,300	2,321	2,405	-3.49%
Annual District Filing Fee	175	175	175	175	0.00%
<b>Total Administration</b>	<b>200,655</b>	<b>166,221</b>	<b>149,167</b>	<b>136,747</b>	<b>9.08%</b>

**Field**

Contracts-Security Services	12,000	8,000	10,080	8,960	12.50%
Contracts-Landscape	170,000	113,333	105,613	105,613	0.00%
Contracts-Landscape Consultant	6,776	4,536	4,480	4,480	0.00%
Utility - General	18,000	12,000	11,687	8,680	34.64%
R&M-General	28,000	18,668	11,818	8,781	34.59%
R&M-Irrigation	8,000	5,336	3,600	1,600	125.00%
R&M-Lake	27,500	18,333	18,320	18,320	0.00%
R&M-Landscape Renovations	20,000	13,333	4,065	4,500	-9.67%
R&M-Mulch	18,000	12,000	-	15,000	-100.00%

**Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)**  
For the Period Ending May 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YEAR TO DATE ACTUAL 2025</u>	<u>% CHANGE</u>
R&M-Sidewalks	10,000	6,667	-	-	#DIV/0!
R&M-Trees	15,000	10,000	24,300	59,450	-59.13%
Misc-Hurricane Expense	-	-	-	24,190	-100.00%
Cap Outlay-Machinery and Equip	5,000	3,333	-	-	#DIV/0!
<b>Total Field</b>	<b>338,276</b>	<b>225,539</b>	<b>193,963</b>	<b>259,574</b>	<b>-25.28%</b>
<b><u>Road and Street Facilities</u></b>					
Electricity - Streetlights	195,000	130,000	127,296	126,209	0.86%
<b>Total Road and Street Facilities</b>	<b>195,000</b>	<b>130,000</b>	<b>127,296</b>	<b>126,209</b>	<b>0.86%</b>
<b><u>Parks and Recreation</u></b>					
Payroll-Salaries	270,000	180,000	187,737	169,251	10.92%
Payroll-Benefits	4,500	3,000	1,880	-	#DIV/0!
FICA Taxes	20,655	13,770	15,466	13,216	17.02%
Life and Health Insurance	10,351	6,903	7,791	11,326	-31.21%
Workers' Compensation	8,611	8,611	3,989	3,854	3.50%
ProfServ-Pool Maintenance	35,000	23,333	18,540	23,944	-22.57%
Contracts-Pest Control	1,000	668	650	525	23.81%
Communication - Telephone	6,000	4,000	5,758	3,362	71.27%
Utility - General	55,000	36,667	35,101	31,848	10.21%
R&M-General	40,000	26,668	21,586	25,075	-13.91%
R&M-Mulch	5,000	3,333	15,000	-	#DIV/0!
R&M-Fitness Equipment	4,500	3,000	1,960	1,272	54.09%
Holiday Decoration	10,000	10,000	10,000	12,000	-16.67%
Special Events	6,000	4,000	3,350	3,320	0.90%
Misc-Hurricane Expense	-	-	-	39,946	-100.00%
Op Supplies - General	50,000	33,336	24,984	22,211	12.48%
Subscriptions and Memberships	1,043	696	863	425	103.06%
Capital Outlay	41,700	27,800	10,827	-	#DIV/0!
Reserve	113,248	113,248	55,580	32,027	73.54%
<b>Total Parks and Recreation</b>	<b>682,608</b>	<b>499,033</b>	<b>421,062</b>	<b>393,602</b>	<b>6.98%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,416,539</b>	<b>1,020,793</b>	<b>891,488</b>	<b>916,132</b>	<b>-2.69%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	378,106	568,071	506,315	12.20%
Net change in fund balance	\$ -	\$ 378,106	\$ 568,071	\$ 506,315	12.20%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,700,990</b>	<b>1,700,990</b>	<b>1,700,990</b>	<b>1,383,605</b>	<b>22.94%</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,700,990</b>	<b>\$ 2,079,096</b>	<b>\$ 2,269,061</b>	<b>\$ 1,889,920</b>	<b>20.06%</b>

*Meadow Pointe  
Community  
Development  
District*

*Financial Report*

*May 31, 2026*

**CLEAR PARTNERSHIPS**



**Meadow Pointe****Governmental Funds**

Community Development District

**Notes to the Financial Statements****Financial Overview / Highlights**

- ▶ Total revenues are currently at 103.04% of the annual budget. 98.95% of special assessments have been collected through May.
- ▶ Total expenditures are at approximately 62.93% of the annual budget.

**Variance Analysis**

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<b><u>Administrative</u></b>				
ProfServ-Engineering	\$12,093	\$8,000	151%	All payments to Stantec Consulting Services general consulting services.
Web Hosting/Email services	\$1,553	\$1,553	100%	Annual ADA Compliant Website Services for FY2026.
Postage and Freight	\$1,847	\$2,000	92%	Inframark mail notices - \$1,638; other miscellaneous postage.
Insurance-General Liability	\$46,486	\$58,000	80%	EGIS Insurance premium has been paid for FY2026.
Misc-Taxes	\$2,321	\$3,300	70%	Payment to Mike Fasano, Pasco County Tax Collector real estate taxes.
Annual District Filing Fee	\$175	\$175	100%	Annual Filing for FY 2026.
<b><u>Field</u></b>				
Contracts-Security Services	\$10,080	\$12,000	84%	All payments to Florida Highway Patrol Off Duty Police.
R&M-General	\$11,818	\$28,000	42%	Brick By The Mile brick wall repairs - \$10,000; Sloan Lighting Solutions display repair - \$950; other miscellaneous repairs/supplies.
R&M-Irrigation	\$3,600	\$8,000	45%	Southscapes Landscape Maintenance mainline leak repair, timer replacement, and other irrigation repairs.
R&M-Trees	\$24,300	\$15,000	162%	Two Men & A Chainsaw clean oaks, tree trimming and removal - \$6,300; Southscapes Landscape Maintenance stump grinding and tree removal - \$6,000; AZ Tree Service tree grinding & removal - \$12,000.
<b><u>Parks and Recreation</u></b>				
Workers' Compensation	\$3,989	\$8,611	46%	EGIS Insurance policy for FY 2026.
R&M-Mulch	\$15,000	\$5,000	300%	Southscapes Landscape Maintenance spread 300 yards of cypress mulch.
Holiday Decorations	\$10,000	\$10,000	100%	Sloan Lighting Solutions holiday decorations.
Special Events	\$3,350	\$6,000	56%	Payments are for special community events.
Subscriptions and Memberships	\$863	\$1,043	83%	FL Dept of Health yearly permits - \$850; other miscellaneous subscriptions/memberships.
Reserve	\$55,580	\$113,248	49%	Premier Paver Restoration pool and splash pad drain installation, pool coping and repairs - \$18,007; Pedro Ramirez Company resurfacing courts - \$31,600; Fitrev treadmill installation - \$5,973.

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

**MEADOW POINTE**

Community Development District

**Governmental Funds****Balance Sheet**  
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 1,276,471	\$ -	\$ 1,276,471
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	440,180	440,180
Investments:			
Money Market Account	1,397,639	-	1,397,639
Prepaid Items	13,202	-	13,202
Utility Deposits - TECO	18,775	-	18,775
<b>TOTAL ASSETS</b>	<b>\$ 2,706,387</b>	<b>\$ 440,180</b>	<b>\$ 3,146,567</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 1,225	\$ -	\$ 1,225
Accrued Taxes Payable	1,520	-	1,520
Sales Tax Payable	38	-	38
Deposits	600	-	600
Due To Other Funds	440,180	-	440,180
<b>TOTAL LIABILITIES</b>	<b>443,563</b>	<b>-</b>	<b>443,563</b>
<b>FUND BALANCES</b>			
<b>Nonspendable:</b>			
Prepaid Items	13,202	-	13,202
Deposits	18,775	-	18,775
<b>Assigned to:</b>			
Operating Reserves	354,135	79,356	433,491
Reserves - Park	402,680	-	402,680
<b>Unassigned:</b>	1,480,269	360,824	1,841,093
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,269,061</b>	<b>\$ 440,180</b>	<b>\$ 2,709,241</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,706,387</b>	<b>\$ 440,180</b>	<b>\$ 3,146,567</b>

**MEADOW POINTE**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 40,000	\$ 26,667	\$ 50,700	\$ 24,033	126.75%
Interest - Tax Collector	-	-	1,543	1,543	0.00%
Special Assmnts- Tax Collector	1,427,124	1,424,983	1,412,131	(12,852)	98.95%
Special Assmnts- Discounts	(57,085)	(57,085)	(53,294)	3,791	93.36%
Other Miscellaneous Revenues	5,500	3,667	40,949	37,282	744.53%
Access Cards	1,000	667	3,917	3,250	391.70%
Amenities Revenue	-	-	3,613	3,613	0.00%
<b>TOTAL REVENUES</b>	<b>1,416,539</b>	<b>1,398,899</b>	<b>1,459,559</b>	<b>60,660</b>	<b>103.04%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	12,000	8,000	4,415	3,585	36.79%
FICA Taxes	918	612	122	490	13.29%
ProfServ-Engineering	8,000	5,336	12,093	(6,757)	151.16%
ProfServ-Legal Services	12,000	8,000	6,401	1,599	53.34%
ProfServ-Mgmt Consulting	67,062	44,708	46,108	(1,400)	68.75%
ProfServ-Property Appraiser	405	405	150	255	37.04%
Auditing Services	5,500	5,500	-	5,500	0.00%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	1,333	1,847	(514)	92.35%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	733	319	414	29.00%
Miscellaneous Services	100	67	-	67	0.00%
Misc-Assessment Collection Cost	28,542	28,499	27,177	1,322	95.22%
Misc-Taxes	3,300	3,300	2,321	979	70.33%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>200,655</b>	<b>166,221</b>	<b>149,167</b>	<b>17,054</b>	<b>74.34%</b>
<b><u>Field</u></b>					
Contracts-Security Services	12,000	8,000	10,080	(2,080)	84.00%
Contracts-Landscape	170,000	113,333	105,613	7,720	62.13%
Contracts-Landscape Consultant	6,776	4,536	4,480	56	66.12%
Utility - General	18,000	12,000	11,687	313	64.93%
R&M-General	28,000	18,668	11,818	6,850	42.21%
R&M-Irrigation	8,000	5,336	3,600	1,736	45.00%
R&M-Lake	27,500	18,333	18,320	13	66.62%
R&M-Landscape Renovations	20,000	13,333	4,065	9,268	20.33%
R&M-Mulch	18,000	12,000	-	12,000	0.00%

**MEADOW POINTE**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2026

<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>
R&M-Sidewalks	10,000	6,667	-	6,667	0.00%
R&M-Trees	15,000	10,000	24,300	(14,300)	162.00%
Cap Outlay-Machinery and Equip	5,000	3,333	-	3,333	0.00%
<b>Total Field</b>	<b>338,276</b>	<b>225,539</b>	<b>193,963</b>	<b>31,576</b>	<b>57.34%</b>
<b><u>Road and Street Facilities</u></b>					
Electricity - Streetlights	195,000	130,000	127,296	2,704	65.28%
<b>Total Road and Street Facilities</b>	<b>195,000</b>	<b>130,000</b>	<b>127,296</b>	<b>2,704</b>	<b>65.28%</b>
<b><u>Parks and Recreation</u></b>					
Payroll-Salaries	270,000	180,000	187,737	(7,737)	69.53%
Payroll-Benefits	4,500	3,000	1,880	1,120	41.78%
FICA Taxes	20,655	13,770	15,466	(1,696)	74.88%
Life and Health Insurance	10,351	6,903	7,791	(888)	75.27%
Workers' Compensation	8,611	8,611	3,989	4,622	46.32%
ProfServ-Pool Maintenance	35,000	23,333	18,540	4,793	52.97%
Contracts-Pest Control	1,000	668	650	18	65.00%
Communication - Telephone	6,000	4,000	5,758	(1,758)	95.97%
Utility - General	55,000	36,667	35,101	1,566	63.82%
R&M-General	40,000	26,668	21,586	5,082	53.97%
R&M-Mulch	5,000	3,333	15,000	(11,667)	300.00%
R&M-Fitness Equipment	4,500	3,000	1,960	1,040	43.56%
Holiday Decoration	10,000	10,000	10,000	-	100.00%
Special Events	6,000	4,000	3,350	650	55.83%
Op Supplies - General	50,000	33,336	24,984	8,352	49.97%
Subscriptions and Memberships	1,043	696	863	(167)	82.74%
Capital Outlay	41,700	27,800	10,827	16,973	25.96%
Reserve	113,248	113,248	55,580	57,668	49.08%
<b>Total Parks and Recreation</b>	<b>682,608</b>	<b>499,033</b>	<b>421,062</b>	<b>77,971</b>	<b>61.68%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,416,539</b>	<b>1,020,793</b>	<b>891,488</b>	<b>129,305</b>	<b>62.93%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	378,106	568,071	189,965	0.00%
Net change in fund balance	\$ -	\$ 378,106	\$ 568,071	\$ 189,965	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,700,990</b>	<b>1,700,990</b>	<b>1,700,990</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,700,990</b>	<b>\$ 2,079,096</b>	<b>\$ 2,269,061</b>		

**MEADOW POINTE**

Community Development District

**Residential Services Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 11,893	\$ 11,893	0.00%
Special Assmnts- Tax Collector	330,649	330,153	327,175	(2,978)	98.95%
Special Assmnts- Discounts	(13,226)	(13,226)	(12,348)	878	93.36%
<b>TOTAL REVENUES</b>	<b>317,423</b>	<b>316,927</b>	<b>326,720</b>	<b>9,793</b>	<b>102.93%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
ProfServ-Administrative	2,100	1,400	-	1,400	0.00%
ProfServ-Legal Services	7,000	4,667	-	4,667	0.00%
Deed Restrictions-Printing & Postage	7,200	4,800	1,696	3,104	23.56%
Misc-Assessment Collection Cost	6,613	6,603	6,297	306	95.22%
Office Supplies	3,000	2,000	-	2,000	0.00%
<b>Total Administration</b>	<b>25,913</b>	<b>19,470</b>	<b>7,993</b>	<b>11,477</b>	<b>30.85%</b>
<b>Garbage/Solid Waste Services</b>					
Utility - Refuse Removal	291,510	194,340	201,233	(6,893)	69.03%
<b>Total Garbage/Solid Waste Services</b>	<b>291,510</b>	<b>194,340</b>	<b>201,233</b>	<b>(6,893)</b>	<b>69.03%</b>
<b>TOTAL EXPENDITURES</b>	<b>317,423</b>	<b>213,810</b>	<b>209,226</b>	<b>4,584</b>	<b>65.91%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	103,117	117,494	14,377	0.00%
Net change in fund balance	\$ -	\$ 103,117	\$ 117,494	\$ 14,377	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>322,686</b>	<b>322,686</b>	<b>322,686</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 322,686</b>	<b>\$ 425,803</b>	<b>\$ 440,180</b>		

# Meadow Pointe

Community Development District

**Non-Ad Valorem Special Assessments  
(Pasco County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Residential Services Fund Assessments
Assessments Levied				\$1,757,773	\$ 1,427,124	\$ 330,649
Allocation %				100%	81%	19%
11/06/25	\$ 18,060	\$ 987	\$ 369	\$ 19,415	\$ 15,763	\$ 3,652
11/14/25	\$ 101,843	\$ 4,330	\$ 2,078	\$ 108,252	\$ 87,889	\$ 20,363
11/21/25	\$ 54,141	\$ 2,302	\$ 1,105	\$ 57,548	\$ 46,722	\$ 10,825
11/27/25	\$ 40,245	\$ 1,711	\$ 821	\$ 42,777	\$ 34,730	\$ 8,047
12/05/25	\$ 1,056,178	\$ 44,874	\$ 21,555	\$ 1,122,607	\$ 911,437	\$ 211,170
12/11/25	\$ 135,392	\$ 5,745	\$ 2,763	\$ 143,900	\$ 116,831	\$ 27,068
12/18/25	\$ 13,258	\$ 463	\$ 271	\$ 13,992	\$ 11,360	\$ 2,632
01/09/26	\$ 150,604	\$ 4,743	\$ 3,074	\$ 158,420	\$ 128,621	\$ 29,800
02/11/26	\$ 16,760	\$ 358	\$ 342	\$ 17,460	\$ 14,176	\$ 3,284
03/12/26	\$ 11,559	\$ 129	\$ 236	\$ 11,924	\$ 9,681	\$ 2,243
04/09/26	\$ 37,936	\$ -	\$ 774	\$ 38,711	\$ 31,429	\$ 7,282
05/12/26	\$ 4,215	\$ -	\$ 86	\$ 4,301	\$ 3,492	\$ 809
<b>TOTAL</b>	<b>\$ 1,640,191</b>	<b>\$ 65,642</b>	<b>\$ 33,473</b>	<b>\$ 1,739,307</b>	<b>\$ 1,412,131</b>	<b>\$ 327,175</b>

% COLLECTED 98.95%      98.95%      98.95%

<b>TOTAL OUTSTANDING</b>	<b>\$ 18,466</b>	<b>\$ 14,993</b>	<b>\$ 3,474</b>
--------------------------	------------------	------------------	-----------------

# Meadow Pointe

Community Development District

---

## Cash and Investment Report May 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	Valley National	3.56%	n/a	1,226,322
Checking Account - Operating	Regions	0.00%	n/a	50,149
		<b>Subtotal</b>		<u>1,276,471</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.40%	n/a	1,397,639
		<b>Subtotal</b>		<u>1,397,639</u>
		<b>Total</b>		<u>\$ 2,674,410</u>

**Meadow Pointe**

Community Development District

**Cash Receipts Schedule  
May 31, 2026**

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Misc. Income</u>	<u>Other</u>	<u>Description</u>
10/20/25	Rentals / Fobs / Vending Service	956	956		
10/20/25	Agreement / Reimbursement	3,611	3,611		
10/20/25	Property Deed Violation Fee	1,050	1,050		
11/06/25	Tax Collector	15,763		15,763	See assessment collection worksheet
11/14/25	Tax Collector	87,889		87,889	See assessment collection worksheet
11/21/25	Tax Collector	46,722		46,722	See assessment collection worksheet
11/27/25	Tax Collector	34,730		34,730	See assessment collection worksheet
12/05/25	Tax Collector	911,437		911,437	See assessment collection worksheet
12/11/25	Tax Collector	116,831		116,831	See assessment collection worksheet
12/16/25	Property Deed Violation Fee	1,550	1,550		
12/18/25	Tax Collector	11,360		11,360	See assessment collection worksheet
12/19/25	Insurance Claim Payment	23,911	23,911		
12/19/25	Rentals / Fobs	1,427	1,427		-
12/19/25	Property Deed Violation Fee	1,000	1,000		-
01/09/26	Tax Collector	128,621		128,621	See assessment collection worksheet
01/21/26	Property Deed Violation Fee	1,550	1,550		
01/21/26	Rentals / Fobs	654	654		
02/11/26	Tax Collector	14,176		14,176	See assessment collection worksheet
02/12/26	Parking Fees / Light Damage Reimbursement	1,640	1,640		
02/12/26	Rentals / Fobs	1,162	1,162		
03/12/26	Tax Collector	9,681	-	9,681	See assessment collection worksheet
03/20/26	Property Deed Violation Fee	1,550	1,550		
03/20/26	Rentals / Fobs / Parking Fees	1,300	1,300		
04/09/26	Rentals / Fobs / Agreements	5,576	5,576		
04/09/26	Tax Collector	31,429	-	31,429	See assessment collection worksheet
05/12/26	Tax Collector	3,492	-	3,492	See assessment collection worksheet
05/13/26	Rentals / Fobs	1,541	1,541		
<b>Total</b>		<b>1,460,609</b>	<b>48,479</b>	<b>1,412,131</b>	

Meadow Pointe CDD  
Cash Flow Projection  
6/17/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	1,181,762.41	3.56%
MM Account - Bank United	1,397,639.13	3.40%
Checking Account - Regions United	50,149.02	0.00%
Less: Current Outstanding AP	(21,366.18)	
Estimated Cash Available To Date	<u>2,608,184.38</u>	
Outstanding FY26 Tax Roll	12,852.00	
Estimated Total Cash Available with Tax Roll	<u>2,621,036.38</u>	
<b><u>Projections:</u></b>		
Monthly Average Spend (8 Months October-May)	<i>111,500.00</i>	
Total Monthly Average Spend	<u>111,500.00</u>	
Average Spend to YE (4 months June-September)	446,000.00	
<b>Expected Cash Flow at YE (9/30/26)</b>	<b><u>2,175,036.38</u></b>	
Average Spend 1st QTR FY27 (2 mos avg spend)	223,000.00	
<b>Expected Need through 1st QTR FY27</b>	<b><u>1,952,036.38</u></b>	
<i>*tax roll revenue for the new FY is received in December</i>		

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

1 The regular meeting of the Board of Supervisors of the Meadow Pointe Community  
2 Development District was held on Thursday, June 18, 2026, at 7:00 p.m. at the Meadow Pointe  
3 Community Park, Clubhouse A, 28245 County Line Road, Wesley Chapel, FL 33544.

4  
5 Present and constituting a quorum were:  
6 Michael Smith Chair  
7 Alicia Willis Vice Chair  
8 Alan Sourk Assistant Secretary  
9 Stephanie Costa Assistant Secretary

10  
11 Also present, either in person or via communications media technology, were:  
12 Alize Aninipot District Manager  
13 Keith Fisk Operations Manager

14  
15 *This is not a certified or verbatim transcript but rather represents the context and*  
16 *summary of the meeting. The full meeting is available in audio format upon request.*  
17 *Contact the District Office for any related costs associated with obtaining an audio copy.*  
18

19 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

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

21 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

22 The Pledge of Allegiance was recited.

23 **THIRD ORDER OF BUSINESS** **Audience Comments**

24 There were no comments from members of the public.

25 **FOURTH ORDER OF BUSINESS** **Staff Reports**

26 **A. District Accountant**

- 27 **i. Review of Financial Snapshot**
- 28 **ii. Review of Financial Comparison Report**
- 29 **iii. Review of Financial Statements**

30  
31 

On MOTION by Mr. Smith, seconded by Ms. Costa, with all in 32 favor, the Financial Snapshot, Financial Comparison Report, and 33 Financial Statements were accepted. (4-0)
--

34  
35 **B. Deed Restriction and Architectural Review Matters**

36 Mr. Fisk discussed deed restriction and architectural review matters. He stated that once a

Meadow Pointe CDD

June 18, 2026

37 deed restriction violation is issued, the case remains open for a period of two (2) years. If the  
38 violation recurs within that period, the case is reopened and extended for an additional two (2)  
39 years.

40 **C. On-Site Manager**

41 Mr. Fisk stated there were no updates for the Board at this time.

42 **i. Consideration of Southscapes Landscape Enhancement and Tree Removal**  
43 **Proposal**

44 The Board discussed the condition of the landscaping around the entrances. Following  
45 discussion, the Board agreed to provide Greenview with a sixty (60)-day notice to improve its  
46 services. The Board did not move forward with the Southscapes Landscape Enhancement and  
47 Tree Removal Proposal in the amount of \$5,290.00.

48 **ii. Consideration of Suspension of Community Center Privileges**

49 The Board discussed enforcement measures related to the suspension of Community Center  
50 privileges. It was noted that the current suspension includes forfeiture of the \$50 security deposit,  
51 a thirty (30)-day key fob suspension, and a \$150 reactivation fee. An alternative option was also  
52 discussed, allowing immediate reactivation of the key fob upon payment of the \$150 reactivation  
53 fee in lieu of the thirty (30)-day suspension. Under the alternative option, reservations and guest  
54 access would be restricted for one (1) year, and the \$50 security deposit would not be refunded.

55  
56 

On MOTION by Mr. Sourk, seconded by Ms. Willis, with all in 57 favor, the alternative option for suspension of Community Center 58 privileges was approved. (4-0)
---

  
59

60 **D. Community Counsel Update**

61 Ms. Aninipot mentioned that the first pool party was scheduled for Saturday, June 20, 2026.

62 **E. District Manager**

63 **i. Discussion of Form 1**

64 Ms. Aninipot reminded the Board to complete Form 1 prior to July 1 to avoid the  
65 \$25-per-day late fee that begins after that date. Ms. Aninipot also noted that Andrew  
66 Pimentel was the unopposed candidate for Seat 2 in the November 3, 2026, election.

67 **FIFTH ORDER OF BUSINESS**

**Business Administration**

68 **A. Consideration of Minutes from the Meeting held on May 21, 2026**  
69

Meadow Pointe CDD  
June 18, 2026

70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87

On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the Meeting Minutes for May 21, 2026, were approved. (4-0)

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

There were no comments from members of the public.

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors Requests**

There being no Board of Supervisors requests or comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the meeting was adjourned at 7:36 p.m. (4-0)

---

Secretary / Assistant Secretary

---

Chair / Vice Chair