INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe I Community Development District

August 20, 2026

Final Agenda Package

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS

C COLLABORATION
L LEADERSHIP
E EXCELLENCE
A ACCOUNTABILITY
R 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, August 20, 2026, at 7:00 p.m.

The Regular Meeting of the **Meadow Pointe Community Development District** will be held on Thursday, August 20, 2026, at 7:00 p.m. at Meadow Pointe Clubhouse Building A, 28245 County Line Road, Wesley Chapel, Florida, 33543.

THE REGULAR MEETING OF THE 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. **PUBLIC HEARING FOR FISCAL YEAR 2027 BUDGET**

   A. Open the Public Hearing

   B. Close the Public Hearing

   C. Consideration of Resolution 2026-03, Adopting Fiscal Year 2027 Budget .....Page 4

   D. Consideration of Resolution 2026-04, Levying Assessments .....Page 22
5. **STAFF REPORTS**

   A. District Accountant

   i. Review of Financial Snapshot *(June & July)*.....Page 25

   ii. Review of Financial Comparison Report.....Page 27

   iii. Review of Financial Statements.....Page 31

   B. Deed Restriction and Architectural Review Matters

   i. Discussion of Vantaca System

   C. On-Site Manager

   D. Community Counsel Update

E. District Manager

i. Discussion of Landscaping Services

ii. Consideration of Inframark Field Services Proposal.....Page 41

6. BUSINESS ITEMS

A. Consideration of Resolution 2026-05, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2027 .....Page 56

B. Consideration of Resolution 2026-06, Setting Meeting Schedule for Fiscal Year 2027.....Page 62

7. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held July 16, 2026 .....Page 64

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

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Meadow Pointe Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Meadow Pointe Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of One Million Eight Hundred Thirty Thousand Seven Hundred Thirty-Seven Dollars and Twelve Cents ($1,830,737.12), which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$1,830,737.12
Total All Funds*	**$1,830,737.12**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within five (5) days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:	**Meadow Pointe Community Development District**
_____	_____
Name:_____	Name: Michael Smith
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

August 20, 2026

CLEAR PARTNERSHIPS



Meadow Pointe
Community Development District

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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 BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET 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					
Administrative					
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**
Field					
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**
Utility Services					
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 BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Parks and Recreation					
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
Total Parks and Recreation	**$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**

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

Meadow Pointe
Community Development District *General Fund*

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.

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					
Administrative					
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**
Field	$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**

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

Meadow Pointe
Community Development District *Residential Service Fund*

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	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	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

	Assessment Increase	$0.00	
Product	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

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from the adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:	**Meadow Pointe Community Development District**
_____	_____
Name:_____	Name: Michael Smith
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
June 11, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $1,231,228.39
  - BankUnited MM: $1,397,639.13
  - Regions Bank GF: $50,149.02
- **Assessment collections:**
  - We received a tax distribution of $6,393.22 on 6/8/2026.
  - We are 99.32% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 audit is nearing completion.
- **Expenses:**
  - Current expenses make up 55.7% of the annual budget through the end of April 2026.
  - Total expenses for the first 7 months are approximately $788,960. This figure may change as we finalize May financials. This puts your average monthly burn rate of approximately $112,709 per month.
  - May financials will be distributed to the Board by June 16th.

MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
July 08, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $1,133,412.27
  - BankUnited MM: $1,401,450.66
  - Regions Bank GF: $52,523.08
- **Assessment collections:**
  - We received a tax distribution of $6,393.22 on 6/08/2026.
  - We received a tax distribution of $10,323.52 on 6/15/2026.
  - We are 99.92% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 audit is nearing completion.
- **Expenses:**
  - Current expenses make up 62.9% of the annual budget through the end of May 2026.
  - Total expenses for the first 8 months are approximately $891,488. This figure may change as we finalize June financials. This puts your average monthly burn rate of approximately $111,436 per month.
  - June financials will be distributed to the Board by July 16th.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe Community Development District

Comparison Report

June 30, 2026

CLEAR PARTNERSHIPS



Balance Sheet (Comparison)
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL	FY 2025	% CHANGE
ASSETS					
Cash - Checking Account	$ 1,200,061	$ -	$ 1,200,061	987,375	21.54%
Cash On Hand/Petty Cash	300	-	300	300	0.00%
Due From Other Funds	-	418,061	418,061	537,440	-22.21%
Investments:					
Money Market Account	1,401,451	-	1,401,451	1,352,631	3.61%
Prepaid Items	13,277	-	13,277	7,499	77.05%
Other Assets-Current	-		-	9,655	-100.00%
Utility Deposits - TECO	18,775	-	18,775	18,775	0.00%
TOTAL ASSETS	**$ 2,633,864**	**$ 418,061**	**$ 3,051,925**	**$ 2,913,675**	**4.74%**
LIABILITIES					
Accounts Payable	$ 25,280	$ -	$ 25,280	13,833	82.75%
Sales Tax Payable	44	-	44	123	-64.23%
Deposits	600	-	600	600	0.00%
Due To Other Funds	418,061	-	418,061	537,440	-22.21%
TOTAL LIABILITIES	**443,985**	**-**	**443,985**	**551,996**	**-19.57%**
FUND BALANCES					
Nonspendable:					
Prepaid Items	13,277	-	13,277	7,499	77.05%
Deposits	18,775	-	18,775	28,430	-33.96%
Assigned to:					
Operating Reserves	354,135	79,356	433,491	424,116	2.21%
Reserves - Park	402,680	-	402,680	331,702	21.40%
Unassigned:	1,401,012	338,705	1,739,717	1,569,932	10.81%
TOTAL FUND BALANCES	**$ 2,189,879**	**$ 418,061**	**$ 2,607,940**	**$ 2,361,679**	**10.43%**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,633,864**	**$ 418,061**	**$ 3,051,925**	**$ 2,913,675**	**4.74%**

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE ACTUAL 2025	% CHANGE
REVENUES					
Interest - Investments	$ 40,000	$ 30,000	$ 57,305	59,377	-3.49%
Interest - Tax Collector	-	-	1,543	1,826	-15.50%
Special Assmnts- Tax Collector	1,427,124	1,427,124	1,425,933	1,427,038	-0.08%
Special Assmnts- Discounts	(57,085)	(57,085)	(53,294)	(54,239)	-1.74%
Other Miscellaneous Revenues	5,500	4,125	42,643	1,839	2218.81%
Access Cards	1,000	750	4,516	2,972	51.95%
Amenities Revenue	-	-	3,613	8,224	-56.07%
TOTAL REVENUES	**1,416,539**	**1,404,914**	**1,482,259**	**1,447,037**	**2.43%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	9,000	5,000	4,800	4.17%
FICA Taxes	918	689	122	367	-66.76%
ProfServ-Engineering	8,000	6,002	13,664	2,175	528.23%
ProfServ-Legal Services	12,000	9,000	7,653	10,429	-26.62%
ProfServ-Mgmt Consulting	67,062	50,297	51,872	48,362	7.26%
ProfServ-Property Appraiser	405	405	150	405	-62.96%
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	1,500	1,864	197	846.19%
Insurance - General Liability	58,000	58,000	46,486	46,225	0.56%
Legal Advertising	1,100	825	319	153	108.50%
Miscellaneous Services	100	75	-	-	#DIV/0!
Misc-Assessment Collection Cost	28,542	28,542	27,406	27,456	-0.18%
Misc-Taxes	3,300	3,300	2,321	2,405	-3.49%
Annual District Filing Fee	175	175	175	175	0.00%
Total Administration	200,655	174,863	158,585	144,702	9.59%
Field					
Contracts-Security Services	12,000	9,000	11,760	9,800	20.00%
Contracts-Landscape	170,000	127,500	118,815	118,815	0.00%
Contracts-Landscape Consultant	6,776	5,096	5,040	5,040	0.00%
Utility - General	18,000	13,500	13,352	10,412	28.24%
R&M-General	28,000	21,001	11,818	8,781	34.59%
R&M-Irrigation	8,000	6,002	3,600	1,600	125.00%
R&M-Lake	27,500	20,625	20,610	20,610	0.00%
R&M-Landscape Renovations	20,000	15,000	12,687	4,500	181.93%
R&M-Mulch	18,000	13,500	-	15,000	-100.00%

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE ACTUAL 2025	% CHANGE
R&M-Sidewalks	10,000	7,500	-	-	#DIV/0!
R&M-Trees	15,000	11,250	27,800	59,450	-53.24%
Misc-Hurricane Expense	-	-	-	24,190	-100.00%
Cap Outlay-Machinery and Equip	5,000	3,750	-	-	#DIV/0!
Total Field	338,276	253,724	225,482	278,198	-18.95%
Road and Street Facilities					
Electricity - Streetlights	195,000	146,250	127,325	141,861	-10.25%
Total Road and Street Facilities	195,000	146,250	127,325	141,861	-10.25%
Parks and Recreation					
Payroll-Salaries	270,000	202,500	210,946	192,101	9.81%
Payroll-Benefits	4,500	3,375	2,226	-	#DIV/0!
FICA Taxes	20,655	15,491	15,766	14,994	5.15%
Life and Health Insurance	10,351	7,765	8,181	11,716	-30.17%
Workers' Compensation	8,611	8,611	3,989	3,854	3.50%
ProfServ-Pool Maintenance	35,000	26,250	23,241	27,774	-16.32%
Contracts-Pest Control	1,000	751	735	600	22.50%
Communication - Telephone	6,000	4,500	6,654	3,821	74.14%
Utility - General	55,000	41,250	34,971	36,630	-4.53%
R&M-General	40,000	30,001	29,525	28,257	4.49%
R&M-Mulch	5,000	3,750	15,000	-	#DIV/0!
R&M-Fitness Equipment	4,500	3,375	1,960	1,272	54.09%
Holiday Decoration	10,000	10,000	10,000	12,000	-16.67%
Special Events	6,000	4,500	3,350	3,577	-6.35%
Misc-Hurricane Expense	-	-		39,946	-100.00%
Op Supplies - General	50,000	37,502	27,791	25,706	8.11%
Subscriptions and Memberships	1,043	783	863	850	1.53%
Capital Outlay	41,700	31,275	10,827	9,140	18.46%
Reserve	113,248	113,248	55,580	32,027	73.54%
Total Parks and Recreation	682,608	544,927	461,605	444,265	3.90%
TOTAL EXPENDITURES	**1,416,539**	**1,119,764**	**972,997**	**1,009,026**	**-3.57%**
Excess (deficiency) of revenues Over (under) expenditures	-	285,150	509,262	438,011	16.27%
Net change in fund balance	$ -	$ 285,150	$ 509,262	$ 438,011	16.27%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,680,617**	**1,680,617**	**1,680,617**	**1,386,433**	**21.22%**
FUND BALANCE, ENDING	**$ 1,680,617**	**$ 1,965,767**	**$ 2,189,879**	**$ 1,824,444**	**20.03%**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



Notes to the Financial Statements

Financial Overview / Highlights

- Total revenues are currently at 104.64% of the annual budget. 99.92% of special assessments have been collected through June.

- Total expenditures are at approximately 68.69% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
Administrative				
ProfServ-Engineering	$13,664	$8,000	171%	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	$1,864	$2,000	93%	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.
Field				
Contracts-Security Services	$11,760	$12,000	98%	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 miscellanous 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	$27,800	$15,000	185%	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 - $15,500.
Parks and Recreation				
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.

MEADOW POINTE
Community Development District

Governmental Funds

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 1,200,061	$ -	$ 1,200,061
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	418,061	418,061
Investments:			
Money Market Account	1,401,451	-	1,401,451
Prepaid Items	13,277	-	13,277
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	**$ 2,633,864**	**$ 418,061**	**$ 3,051,925**
LIABILITIES			
Accounts Payable	$ 25,280	$ -	$ 25,280
Sales Tax Payable	44	-	44
Deposits	600	-	600
Due To Other Funds	418,061	-	418,061
TOTAL LIABILITIES	**443,985**	**-**	**443,985**
FUND BALANCES			
Nonspendable:			
Prepaid Items	13,277	-	13,277
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	354,135	79,356	433,491
Reserves - Park	402,680	-	402,680
Unassigned:	1,401,012	338,705	1,739,717
TOTAL FUND BALANCES	**$ 2,189,879**	**$ 418,061**	**$ 2,607,940**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,633,864**	**$ 418,061**	**$ 3,051,925**

MEADOW POINTE
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

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	$ 40,000	$ 30,000	$ 57,305	$ 27,305	143.26%
Interest - Tax Collector	-	-	1,543	1,543	0.00%
Special Assmnts- Tax Collector	1,427,124	1,427,124	1,425,933	(1,191)	99.92%
Special Assmnts- Discounts	(57,085)	(57,085)	(53,294)	3,791	93.36%
Other Miscellaneous Revenues	5,500	4,125	42,643	38,518	775.33%
Access Cards	1,000	750	4,516	3,766	451.60%
Amenities Revenue	-	-	3,613	3,613	0.00%
TOTAL REVENUES	**1,416,539**	**1,404,914**	**1,482,259**	**77,345**	**104.64%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	9,000	5,000	4,000	41.67%
FICA Taxes	918	689	122	567	13.29%
ProfServ-Engineering	8,000	6,002	13,664	(7,662)	170.80%
ProfServ-Legal Services	12,000	9,000	7,653	1,347	63.78%
ProfServ-Mgmt Consulting	67,062	50,297	51,872	(1,575)	77.35%
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	1,500	1,864	(364)	93.20%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	825	319	506	29.00%
Miscellaneous Services	100	75	-	75	0.00%
Misc-Assessment Collection Cost	28,542	28,542	27,406	1,136	96.02%
Misc-Taxes	3,300	3,300	2,321	979	70.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	200,655	174,863	158,585	16,278	79.03%
Field					
Contracts-Security Services	12,000	9,000	11,760	(2,760)	98.00%
Contracts-Landscape	170,000	127,500	118,815	8,685	69.89%
Contracts-Landscape Consultant	6,776	5,096	5,040	56	74.38%
Utility - General	18,000	13,500	13,352	148	74.18%
R&M-General	28,000	21,001	11,818	9,183	42.21%
R&M-Irrigation	8,000	6,002	3,600	2,402	45.00%
R&M-Lake	27,500	20,625	20,610	15	74.95%
R&M-Landscape Renovations	20,000	15,000	12,687	2,313	63.44%

MEADOW POINTE
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Mulch	18,000	13,500	-	13,500	0.00%
R&M-Sidewalks	10,000	7,500	-	7,500	0.00%
R&M-Trees	15,000	11,250	27,800	(16,550)	185.33%
Cap Outlay-Machinery and Equip	5,000	3,750	-	3,750	0.00%
Total Field	338,276	253,724	225,482	28,242	66.66%
Road and Street Facilities					
Electricity - Streetlights	195,000	146,250	127,325	18,925	65.29%
Total Road and Street Facilities	195,000	146,250	127,325	18,925	65.29%
Parks and Recreation					
Payroll-Salaries	270,000	202,500	210,946	(8,446)	78.13%
Payroll-Benefits	4,500	3,375	2,226	1,149	49.47%
FICA Taxes	20,655	15,491	15,766	(275)	76.33%
Life and Health Insurance	10,351	7,765	8,181	(416)	79.04%
Workers' Compensation	8,611	8,611	3,989	4,622	46.32%
ProfServ-Pool Maintenance	35,000	26,250	23,241	3,009	66.40%
Contracts-Pest Control	1,000	751	735	16	73.50%
Communication - Telephone	6,000	4,500	6,654	(2,154)	110.90%
Utility - General	55,000	41,250	34,971	6,279	63.58%
R&M-General	40,000	30,001	29,525	476	73.81%
R&M-Mulch	5,000	3,750	15,000	(11,250)	300.00%
R&M-Fitness Equipment	4,500	3,375	1,960	1,415	43.56%
Holiday Decoration	10,000	10,000	10,000	-	100.00%
Special Events	6,000	4,500	3,350	1,150	55.83%
Op Supplies - General	50,000	37,502	27,791	9,711	55.58%
Subscriptions and Memberships	1,043	783	863	(80)	82.74%
Capital Outlay	41,700	31,275	10,827	20,448	25.96%
Reserve	113,248	113,248	55,580	57,668	49.08%
Total Parks and Recreation	682,608	544,927	461,605	83,322	67.62%
TOTAL EXPENDITURES	**1,416,539**	**1,119,764**	**972,997**	**146,767**	**68.69%**
Excess (deficiency) of revenues Over (under) expenditures	-	285,150	509,262	224,112	0.00%
Net change in fund balance	$ -	$ 285,150	$ 509,262	$ 224,112	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,680,617**	**1,680,617**	**1,680,617**		
FUND BALANCE, ENDING	**$ 1,680,617**	**$ 1,965,767**	**$ 2,189,879**		

MEADOW POINTE
Community Development District

Residential Services Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

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	$ -	$ -	$ 12,549	$ 12,549	0.00%
Special Assmnts- Tax Collector	330,649	330,649	330,373	(276)	99.92%
Special Assmnts- Discounts	(13,226)	(13,226)	(12,348)	878	93.36%
TOTAL REVENUES	**317,423**	**317,423**	**330,574**	**13,151**	**104.14%**
EXPENDITURES					
Administration					
ProfServ-Administrative	2,100	1,575	-	1,575	0.00%
ProfServ-Legal Services	7,000	5,250	-	5,250	0.00%
Deed Restrictions-Printing & Postage	7,200	5,400	2,174	3,226	30.19%
Misc-Assessment Collection Cost	6,613	6,613	6,350	263	96.02%
Office Supplies	3,000	2,250	-	2,250	0.00%
Total Administration	25,913	21,088	8,524	12,564	32.89%
Garbage/Solid Waste Services					
Utility - Refuse Removal	291,510	218,633	226,675	(8,042)	77.76%
Total Garbage/Solid Waste Services	291,510	218,633	226,675	(8,042)	77.76%
TOTAL EXPENDITURES	**317,423**	**239,721**	**235,199**	**4,522**	**74.10%**
Excess (deficiency) of revenues Over (under) expenditures	-	77,702	95,375	17,673	0.00%
Net change in fund balance	$ -	$ 77,702	$ 95,375	$ 17,673	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**322,686**	**322,686**	**322,686**		
FUND BALANCE, ENDING	**$ 322,686**	**$ 400,388**	**$ 418,061**		

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	ALLOCATION 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
06/08/26	$ 6,393	$ -	$ 130	$ 6,524	$ 5,297	$ 1,227
06/15/26	$ 10,324	$ -	$ 152	$ 10,476	$ 8,505	$ 1,971
TOTAL	**$ 1,656,908**	**$ 65,642**	**$ 33,756**	**$ 1,756,306**	**$ 1,425,933**	**$ 330,373**
% COLLECTED				99.92%	99.92%	99.92%
TOTAL OUTSTANDING				**$ 1,467**	**$ 1,191**	**$ 276**

Meadow Pointe

Community Development District

Cash and Investment Report
June 30, 2026

ACCOUNT NAME	BANK NAME	YIELD	MATURITY	BALANCE
GENERAL FUND				
Checking Account - Operating	Valley National	3.56%	n/a	1,147,538
Checking Account - Operating	Regions	0.00%	n/a	52,523
		Subtotal		1,200,061
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.37%	n/a	1,401,451
		Subtotal		1,401,451
		Total		$ 2,601,812

Meadow Pointe
Community Development District

Cash Receipts Schedule
June 30, 2026

Date	Source	Amount	Misc. Income	Other	Description	
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	1,264	1,264			
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			
06/08/26	Tax Collector	5,297	-	5,297	See assessment collection worksheet	
06/09/26	Rentals / Fobs / Parking Fees	780	780			
06/09/26	Property Deed Violation Fee	1,550	1,550			
06/15/26	Tax Collector	8,505	-	8,505	See assessment collection worksheet	
Total		**1,476,704**	**50,772**	**1,425,933**		

Meadow Pointe CDD

Cash Flow Projection
7/28/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	1,023,248.07	3.56%
MM Acount - Bank United	1,401,450.66	3.37%
Checking Account - Regions United	52,523.08	0.00%
Less: Current Outstanding AP	(53,383.77)	
Estimated Cash Available To Date	2,423,838.04	
Outstanding FY26 Tax Roll	1,467.00	
Estimated Total Cash Available with Tax Roll	2,425,305.04	
Projections:		
Monthly Average Spend (9 Months October-June)	*110,000.00*	
Total Monthly Average Spend	110,000.00	
Average Spend to YE (3 months July-September)	330,000.00	
Expected Cash Flow at YE (9/30/26)	**2,095,305.04**	
Average Spend 1st QTR FY27 (2 mos avg spend)	220,000.00	
Expected Need through 1st QTR FY27	**1,875,305.04**	

**tax roll revenue for the new FY is received in December*

Meadow Pointe CDD Field Inspection Proposal



INFRAMARK®
COMMUNITY MANAGEMENT

Field Inspection Services

INFRAMARK shall provide the following field services for the DISTRICT:

1. **Monthly Property Inspection**
Conduct a comprehensive monthly inspection of all District-owned property and areas of maintenance responsibility.
2. **Follow-Up Inspections**
Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.
3. **Inspection Reports**
Prepare and provide detailed monthly inspection reports, including:

- Photographs
- Analysis of Findings
- Conduct pre-application meetings with interested proposers as necessary.

4. **Vendor Deficiency Notification**
Notify District vendors of any deficiencies in service or performance discovered during inspections.
5. **Staff Coordination**
Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.
6. **Vendor Progress Monitoring**
Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.
7. **Budget Input**
Provide input and recommendations to the District Manager for consideration during the annual budgeting process.
8. **Project Proposal Procurement**
Utilize industry experience to obtain competitive proposals for various District projects and services.
9. **Procurement Assistance**
Assist in drafting procurement documents, including:

- Instructions to proposers
- Scope of Services
- Related materials for competitive bidding.
- Conduct pre-application meetings with interested proposers as necessary.

10. **Meeting Attendance**
Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

Vendor Compensation

Pricing Category	Proposed Yearly Pricing
Field Service/Inspection Monthly	$15,000 $1,250
Total/Yr	**$15,000**



Easton Park CDD

Wednesday, 04 March 2026

Prepared For Board Of Supervisors

32 Item Identified

32 Item Incomplete

Jason Liggett

Department Manager- Field Services

Item 1

Assigned To: Landscaper

Looks like the perennials in the main entrance monument beds need to be removed. I don’t believe they will come back after the frost. Provide a proposal to the district for new plantings.

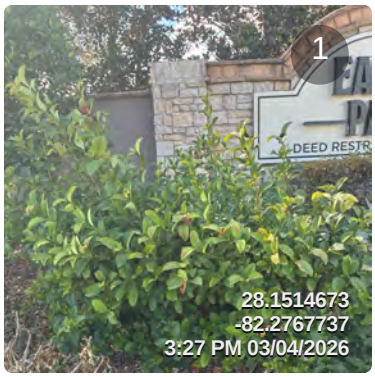


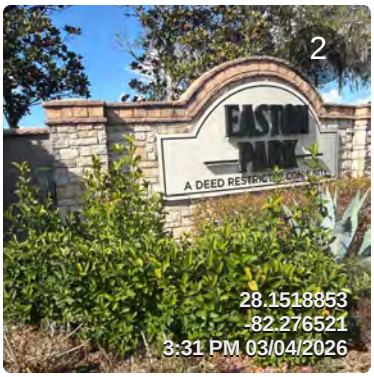


Item 2

Assigned To: Landscaper

Trim the Viburnum odoratissimum on both the entrance and exit monuments. These have not been done in a while.



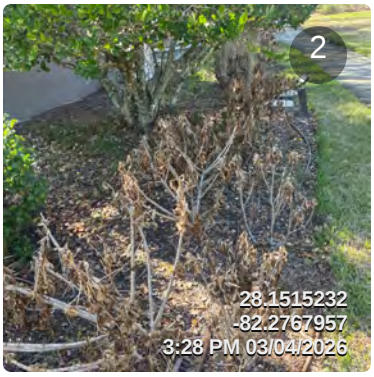


Item 3

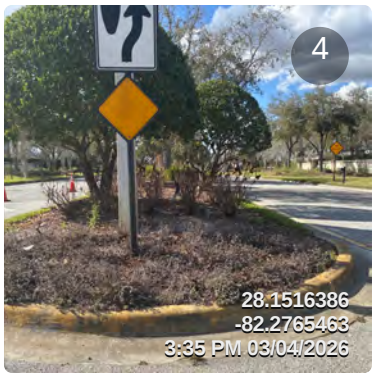
Assigned To: Landscaper

The landscaper should put together a plan for rejuvenation pruning of the plant material at the main entrance and throughout the community. We can start doing that now.





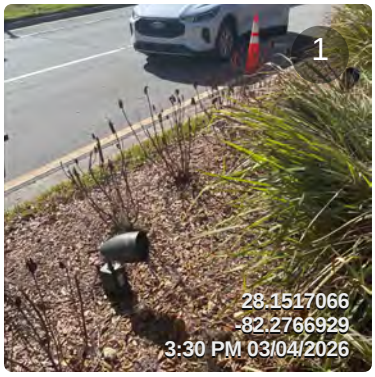


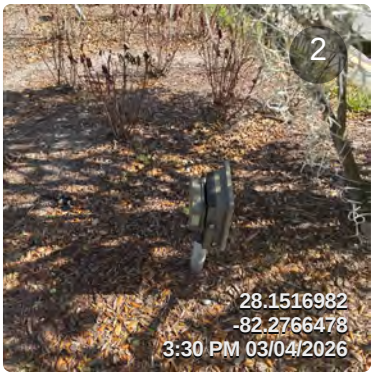


Item 4

Assigned To: District Manager

The lighting in the center island needs to be looked at and adjusted. Some of the lenses are facing the road.



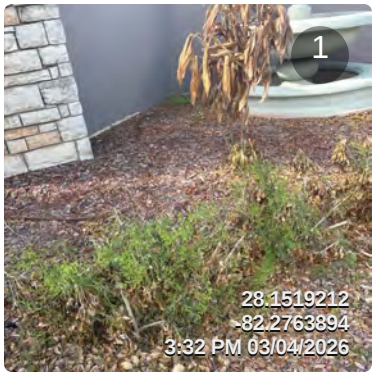




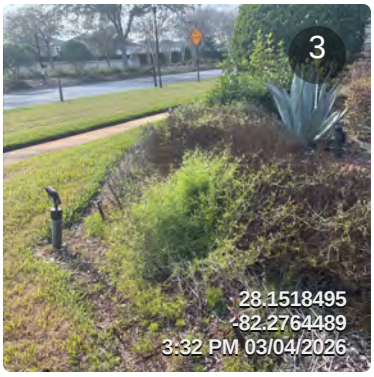
Item 5

Assigned To: Landscaper

Weeds and vines at both entrance monuments are unacceptable and need to be corrected ASAP.





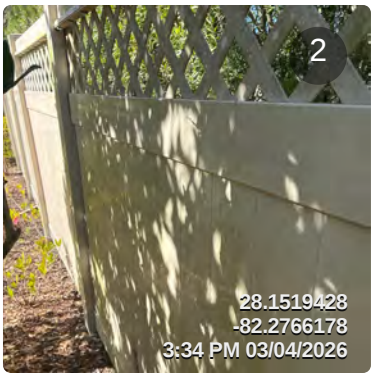


Item 6

Assigned To: District Manager

On both sides of the entrance, the monument signs and the fencing need to be pressure washed.



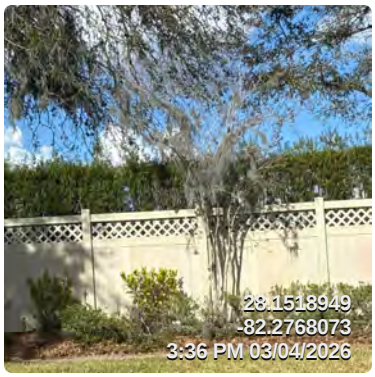




Item 7

Assigned To: Landscaper

Cut back the Fakahatchee in the center island at the main entrance.



Item 8

Assigned To: Landscaper

Crape myrtles throughout the district are covered in moss. What is the landscaper’s contractual obligation?

Item 9

Assigned To: Landscaper

Remove the dead growth from the African iris on the inbound side of Pictorial Park Drive.



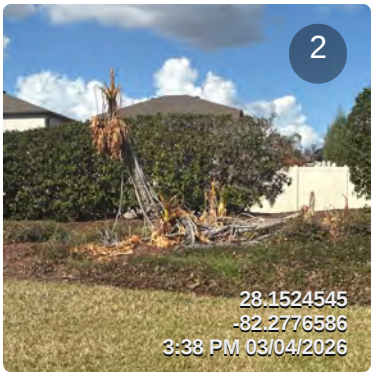


Item 10

Assigned To: Landscaper

Throughout the community, remove the dead growth from under the split-leaf philodendrons. Also remove the dead growth around the spear.



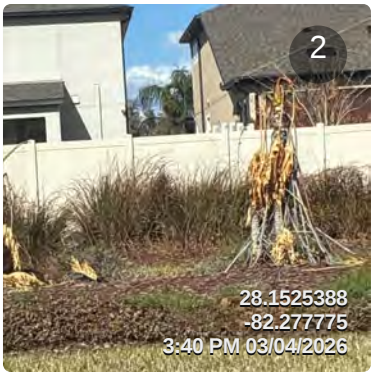


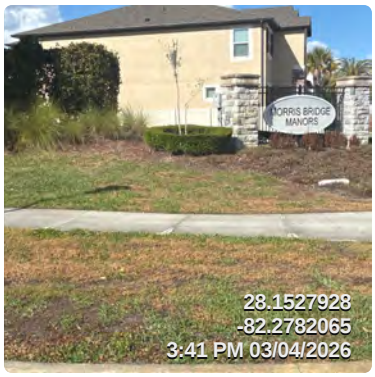
Item 11

Assigned To: Landscaper

Cut back the grasses on the inbound side of Pictorial Park Drive, before the Morris Bridge Manors entrance.







Item 12

Assigned To: Landscaper

The turf area in front of Morris Bridge Manors will need to be replaced this spring.



Item 13

Assigned To: Board

During my inspection on both sides of the Pictorial Park berm, I noticed plants that have been struggling for a long time. I recommend putting together a plan to replace and improve these areas.

Item 14

Assigned To: Landscaper

In the center island on Pictorial Park, just past Morris Bridge Manors, address the disturbed areas next to the valve boxes and the exposed drip line.

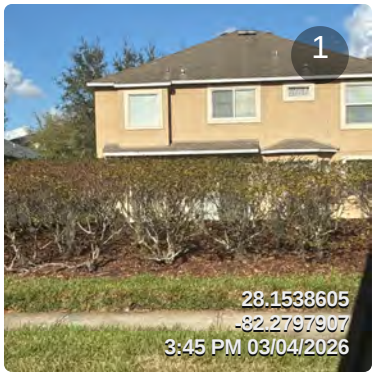




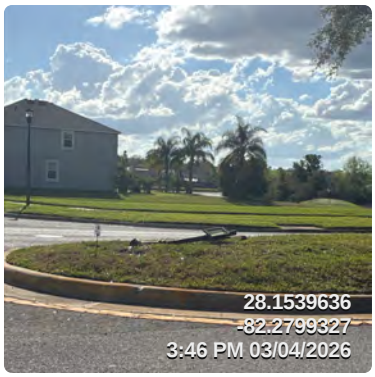
Item 15

Assigned To: Landscaper

Throughout Pictorial Park Drive, remove the moss from the Loropetalum.



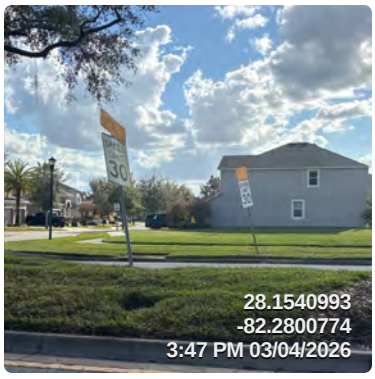




Item 16

Assigned To: Board/ Inframark Maintenance Services

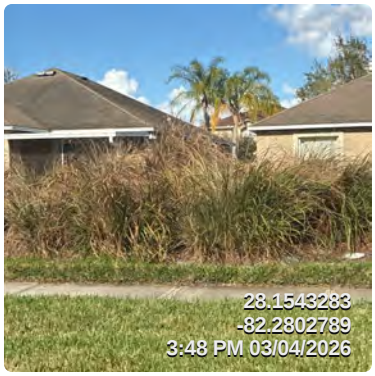
There is a sign down on Pictorial Park Drive in front of The Breakers community. Does the board want this removed and a new sign installed?



Item 17

Assigned To: District Manager

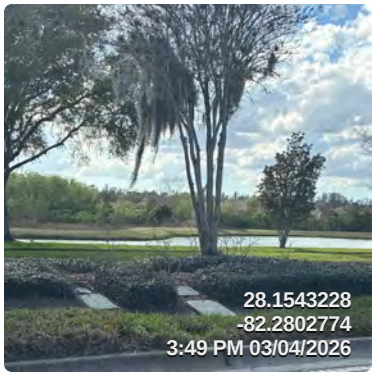
On the outbound side of Pictorial Park Drive, there are leaning speed limit signs. This is sometimes a county issue, but they need to be straightened.



Item 18

Assigned To: Landscaper

Clean up and cut back the Fakahatchee grass on the inbound side of Pictorial Park Drive, past The Breakers community.



Item 19

Assigned To: Landscaper

The dwarf bottlebrush plants in the center island are dead and need to be removed.



Item 20

Assigned To: Landscaper

My suggestion for the landscaper is to remove the dead material and provide the district with an action plan for replacement.



Item 21

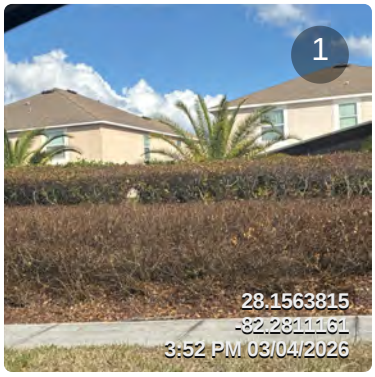
Assigned To: Landscaper

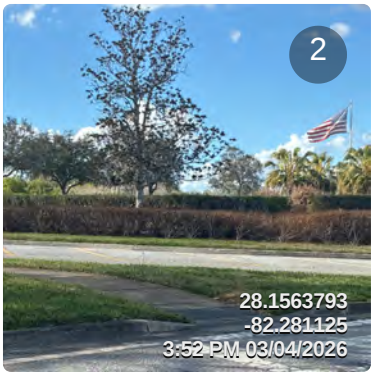
Make sure crews remove fallen debris during each visit.

Item 22

Assigned To: Landscaper

All of the downy jasmine will need to be cut back at the traffic circle on Pictorial Park Drive.

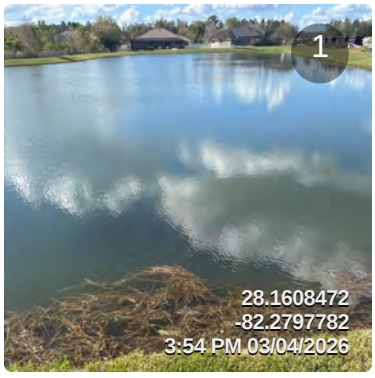


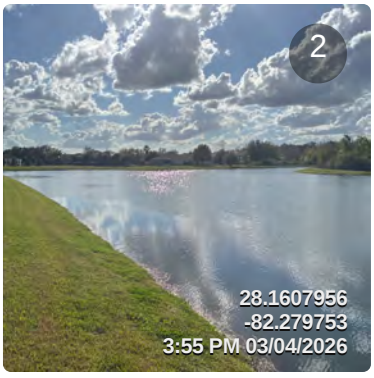


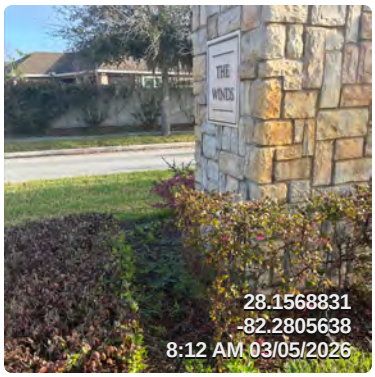
Item 23

Assigned To: Solitude

Underwater eelgrass in Pond 26—please investigate and determine if it needs to be treated.







Item 24

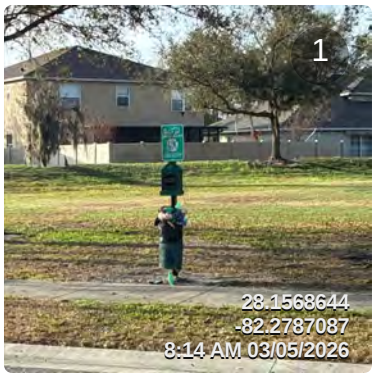
Assigned To: Landscaper

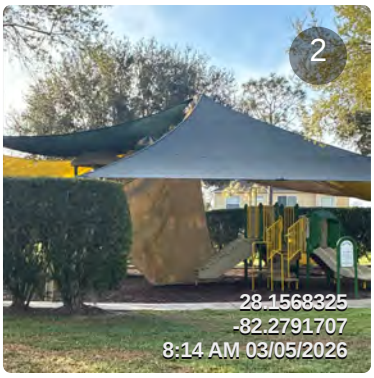
Eradicate the weeds from the Winds entrance beds.

Item 25

Assigned To: HOA

During my inspection, the HOA park on Ancient Futures Drive needs some improvements. The dog poop stations are overflowing, and the shade structure is lying on the ground.



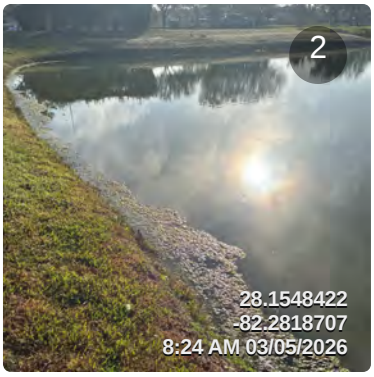


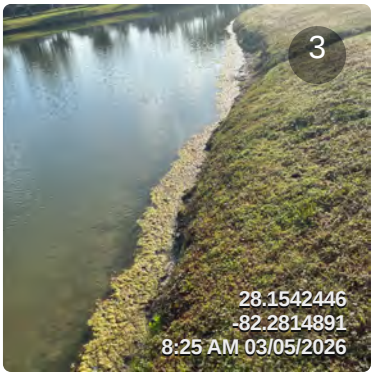
Item 26

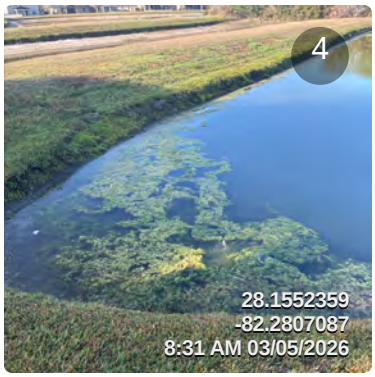
Assigned To: Solitude

Algae growth around Pond 7 needs to be treated.





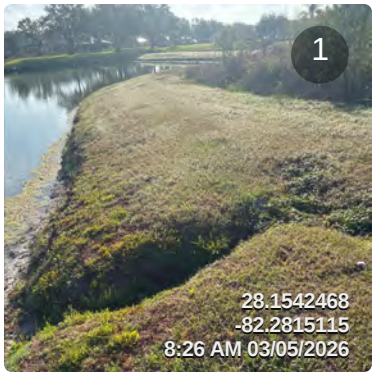


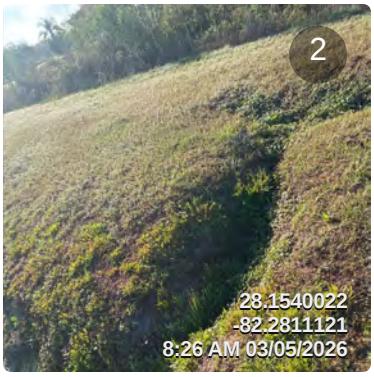


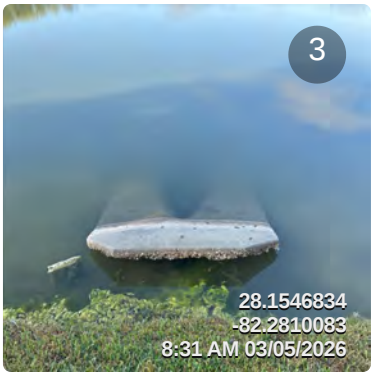
Item 27

Assigned To: Engineer

Erosion control and structural stability could be an issue on Pond 7, as there may not be a base supporting the backside. Please advise.



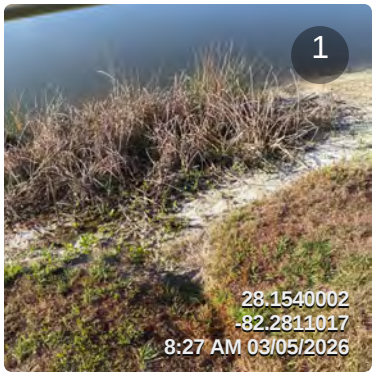


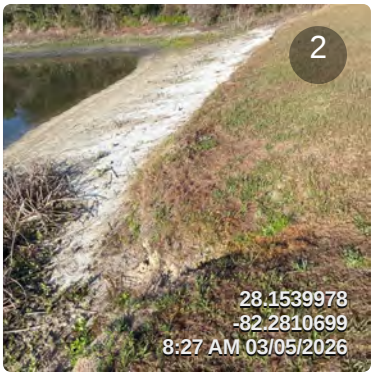


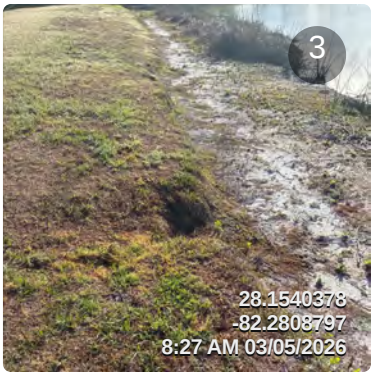
Item 28

Assigned To: Engineer

There is minor erosion at Pond 8, which could become a bigger issue in the future. Please advise.









Item 29

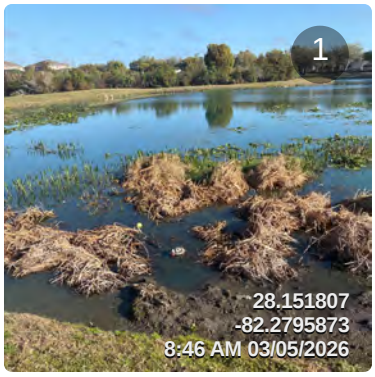
Assigned To: Board

A missing sign was lying on the ground during my inspection between Ponds 7 and 8. Most of the pond signs in the district are now illegible and need to be addressed.

Item 30

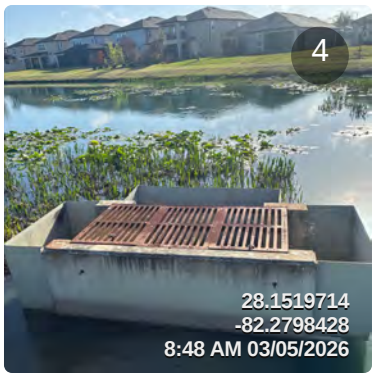
Assigned To: Solitude

Remove the trash and debris from the littoral area of Pond 1. The overflow structure looks good.





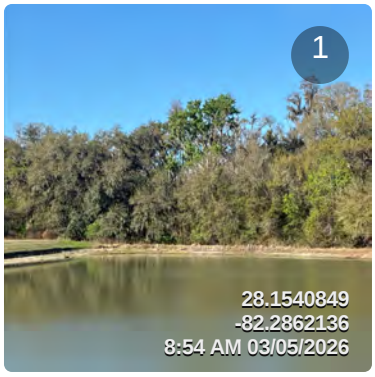


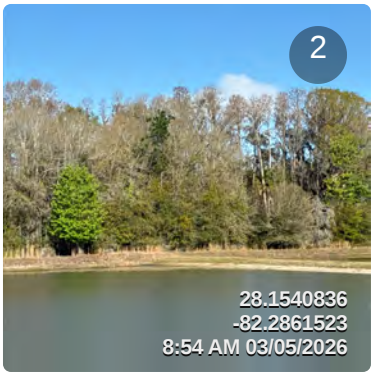


Item 31

Assigned To: Landscaper

The backside of Ponds 12 and 14 appears to need mowing. Please check the maintenance map and address this if it is a designated area to mow.

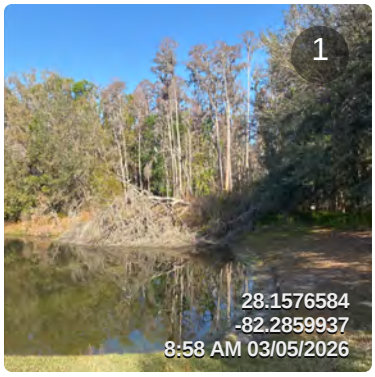


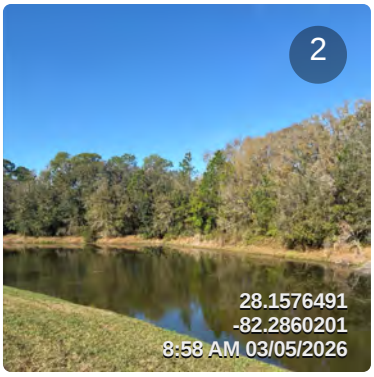


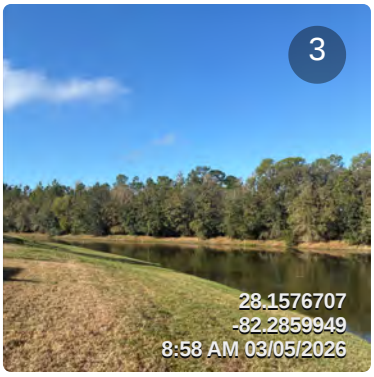
Item 32

Assigned To: Board

Pond 15 has a large oak tree that has fallen on the bank and into the water. Has the district considered having this cut up and disposed of in the common area? Also, is the backside of the bank a designated mowing area?







RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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

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

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:	**MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date: 8/20/26

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Meadow Pointe Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Meadow Pointe Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Meadow Pointe Community Development District

RESOLUTION 2026-06

A RESOLUTION OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Meadow Pointe Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

ATTEST:

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

The Board of Supervisors of the Meadow Pointe Community Development District will hold their meetings for Fiscal Year 2027 on the third Thursday of each month at 7:00 P.M.

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

FISCAL YEAR DEED RESTRICTION VIOLATION BOARD MEETING
2026/2027

In addition to the regular meetings listed above, the District will conduct a Deed Restriction Violation Board meeting in the Meadow Pointe Clubhouse Building A, 28245 County Line Road, Wesley Chapel, Florida at 7:00 P.M. on the third Monday of each month as follows:

October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027 — Martin Luther King Jr. Day
February 15, 2027 — Presidents' Day
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

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 on Thursday, July 16, 2026, at 7:00 p.m. at the Meadow Pointe Community Park, Clubhouse A, 28245 County Line Road, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Michael Smith	Chair
Alicia Willis	Vice Chair
Alan Sourk	Assistant Secretary

Also present, either in person or via communications media technology, were:

Alize Aninipot	District Manager
Keith Fisk	Operations Manager

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

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**

A resident associated with Agenda Item 4B, **Deed Restriction and Architectural Review Matters – Discussion of 1244 Timber Trace Drive**, requested an appeal regarding liens placed on his father-in-law's property. The Board acknowledged the request and noted that the matter would be addressed later in the meeting..

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financial Snapshot

ii. Review of Financial Comparison Report

iii. Review of Financial Statements

> On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the Financial Snapshot, Financial Comparison Report, and Financial Statements were accepted. (3-0)

B. Deed Restriction and Architectural Review Matters

i. Discussion of 1244 Timber Trace Drive

It was noted that the total lien amount was $3,100, including the $30 key fob reactivation fee. Discussion followed regarding the future ownership of the property and the lien removal process. It was further stated that the District had incurred $1,000 in attorney's fees related to the matter.

Additional discussion followed regarding a proposed resolution under which the resident would satisfy one lien in the amount of $1,550, while the District would maintain the remaining lien on the property until the title transfer was completed. The home must remain in compliance before the title transfer or for up to one year. If the property remained free of deed restriction violations during that period, the remaining lien would be released outside of a meeting, subject to the $30 key fob reactivation fee.

On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the proposed lien settlement terms were approved. (3-0)

C. On-Site Manager

Mr. Smith requested that the company responsible for the recent concrete work review the sidewalks on the south side of the community. No updates or proposals were presented at that time. Discussion followed regarding landscaping and the lack of improvement observed over the past 30 days. The Board requested that a discussion of a formal Request for Proposals (RFP) for landscaping be added to the next meeting agenda, along with a discussion regarding the potential termination of the Greenview Landscaping contract. The Board also requested a comparison of the original landscaping contract and the most recent version.

Additionally, the Board requested an estimate for monthly field maintenance services, including written reports. Staff was asked to provide a sample field report at the next meeting.

D. Community Counsel Update

No updates were presented.

E. District Manager

Ms. Aninipot reminded the Board that its next scheduled meeting would be held on August 20 for the Public Hearing. The Board reported no scheduling conflicts. Ms. Aninipot also reminded the Board to review the budget mailed notice sent via email, as it would be distributed the following week.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting held on June 18, 2026

> On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the minutes from the meeting held June 18, 2026, were approved. (3-0)

SIXTH ORDER OF BUSINESS **Audience Comments**

There were no comments from members of the public.

SEVENTH ORDER OF BUSINESS **Board of Supervisors Requests**

Mr. Smith requested that the District Manager research the deed restriction system previously utilized by Inframark approximately two years ago and evaluate whether Meadow Pointe I can implement or integrate a similar system within the community.

EIGHTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the meeting was adjourned at 7:48 p.m. (3-0)

Secretary / Assistant Secretary

Chair / Vice Chair