INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe I Community Development District

September 17, 2026

Final Agenda Package

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Meadow Pointe
Community Development District

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

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

Regular Meeting Agenda

Thursday, September 17, 2026, at 7:00 p.m.

The Regular Meeting of the **Meadow Pointe Community Development District** will be held on Thursday, September 17, 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. **STAFF REPORTS**
   A. District Accountant
      i. Review of Financial Snapshot *(August)* .... Page 4
      ii. Review of Financial Comparison Report .... Page 5
      iii. Review of Financial Statements .... Page 9
   B. Deed Restriction and Architectural Review Matters
      i. Discussion of Property 1212 Horsemint Lane
   C. On-Site Manager
      i. Consideration of Architectural Review Application for Exterior Paint Colors at 1220 Crimson Clover Lane .... Page 19
      ii. Consideration of American Illuminations Estimate No. 477 for 2026 Holiday Lighting Services .... Page 21
      iii. Consideration of Specialty Surfaces, LLC Proposal for Replacement of the Splash Pad Deck Surface .... Page 22
   D. Community Counsel Update
   E. Landscape Liaison Report

F. District Manager

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held August 20, 2026 ....Page 23

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
August 13, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $937,963.47
  - BankUnited MM: $1,405,399.99
  - Regions Bank GF: $52,523.08
- **Assessment collections:**
  - We are 99.92% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 audit was completed on July 17, 2026.
- **Expenses:**
  - Current expenses make up 68.7% of the annual budget through the end of June 2026.
  - Total expenses for the first 9 months are approximately $972,997. This figure may change as we finalize July financials. This puts your average monthly burn rate of approximately $108,111 per month.
  - July financials will be distributed to the Board by July 18th.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe Community Development District

Comparison Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Balance Sheet (Comparison)
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL	FY 2025	% CHANGE
ASSETS					
Cash - Checking Account	$ 1,013,078	$ -	$ 1,013,078	874,852	15.80%
Cash On Hand/Petty Cash	300	-	300	300	0.00%
Due From Other Funds	-	392,760	392,760	513,631	-23.53%
Investments:					
Money Market Account	1,405,400	-	1,405,400	1,357,225	3.55%
Prepaid Items	13,202	-	13,202	2,200	500.09%
Other Assets-Current	-		-	9,655	-100.00%
Utility Deposits - TECO	18,775	-	18,775	18,775	0.00%
TOTAL ASSETS	**$ 2,450,755**	**$ 392,760**	**$ 2,843,515**	**$ 2,776,638**	**2.41%**
LIABILITIES					
Accounts Payable	$ 4,910	$ -	$ 4,910	16,199	-69.69%
Accrued Expenses	-	-	-	2,290	-100.00%
Sales Tax Payable	69	-	69	199	-65.33%
Deposits	600	-	600	600	0.00%
Due To Other Funds	392,760	-	392,760	513,631	-23.53%
TOTAL LIABILITIES	**398,339**	**-**	**398,339**	**532,919**	**-25.25%**
FUND BALANCES					
Nonspendable:					
Prepaid Items	13,202	-	13,202	2,200	500.09%
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:	1,263,624	313,404	1,577,028	1,457,271	8.22%
TOTAL FUND BALANCES	**$ 2,052,416**	**$ 392,760**	**$ 2,445,176**	**$ 2,243,719**	**8.98%**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,450,755**	**$ 392,760**	**$ 2,843,515**	**$ 2,776,638**	**2.41%**

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)
For the Period Ending July 31, 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	$ 33,333	$ 63,902	64,772	-1.34%
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	4,583	44,193	4,709	838.48%
Access Cards	1,000	833	5,497	3,707	48.29%
Amenities Revenue	-	-	4,163	8,596	-51.57%
TOTAL REVENUES	**1,416,539**	**1,408,788**	**1,491,937**	**1,456,409**	**2.44%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	10,000	5,600	5,400	3.70%
FICA Taxes	918	765	122	413	-70.46%
ProfServ-Engineering	8,000	6,668	13,664	2,175	528.23%
ProfServ-Legal Services	12,000	10,000	7,980	10,992	-27.40%
ProfServ-Mgmt Consulting	67,062	55,885	57,635	53,736	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	1,667	1,882	202	831.68%
Insurance - General Liability	58,000	58,000	46,486	46,225	0.56%
Legal Advertising	1,100	917	523	1,339	-60.94%
Miscellaneous Services	100	83	-	-	#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	183,460	165,497	152,476	8.54%
Field					
Contracts-Security Services	12,000	10,000	13,160	10,920	20.51%
Contracts-Landscape	170,000	141,667	132,017	132,017	0.00%
Contracts-Landscape Consultant	6,776	5,656	5,600	5,600	0.00%
Utility - General	18,000	15,000	13,637	13,233	3.05%
R&M-General	28,000	23,334	13,480	8,781	53.51%
R&M-Irrigation	8,000	6,668	4,100	1,600	156.25%
R&M-Lake	27,500	22,917	22,900	22,900	0.00%
R&M-Landscape Renovations	20,000	16,667	14,687	11,300	29.97%
R&M-Mulch	18,000	15,000	-	15,000	-100.00%

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)

For the Period Ending July 31, 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	8,333	-	-	#DIV/0!
R&M-Trees	15,000	12,500	88,760	69,070	28.51%
Misc-Hurricane Expense	-	-	-	24,190	-100.00%
Cap Outlay-Machinery and Equip	5,000	4,167	-	-	#DIV/0!
Total Field	338,276	281,909	308,341	314,611	-1.99%
Road and Street Facilities					
Electricity - Streetlights	195,000	162,500	143,114	157,620	-9.20%
Total Road and Street Facilities	195,000	162,500	143,114	157,620	-9.20%
Parks and Recreation					
Payroll-Salaries	270,000	225,000	233,421	215,384	8.37%
Payroll-Benefits	4,500	3,750	2,572	-	#DIV/0!
FICA Taxes	20,655	17,213	17,515	16,876	3.79%
Life and Health Insurance	10,351	8,627	8,571	12,106	-29.20%
Workers' Compensation	8,611	8,611	3,989	3,854	3.50%
ProfServ-Pool Maintenance	35,000	29,167	26,545	33,795	-21.45%
Contracts-Pest Control	1,000	834	820	675	21.48%
Communication - Telephone	6,000	5,000	7,347	4,279	71.70%
Utility - General	55,000	45,833	41,949	42,492	-1.28%
R&M-General	40,000	33,334	29,947	29,441	1.72%
R&M-Mulch	5,000	4,167	15,000	-	#DIV/0!
R&M-Fitness Equipment	4,500	3,750	2,810	1,272	120.91%
Holiday Decoration	10,000	10,000	10,000	12,000	-16.67%
Special Events	6,000	5,000	3,983	3,763	5.85%
Misc-Hurricane Expense	-	-		39,946	-100.00%
Op Supplies - General	50,000	41,668	31,447	28,839	9.04%
Subscriptions and Memberships	1,043	870	863	850	1.53%
Capital Outlay	41,700	34,750	10,827	9,140	18.46%
Reserve	113,248	113,248	55,580	33,335	66.73%
Total Parks and Recreation	682,608	590,822	503,186	488,047	3.10%
TOTAL EXPENDITURES	**1,416,539**	**1,218,691**	**1,120,138**	**1,112,754**	**0.66%**
Excess (deficiency) of revenues Over (under) expenditures	-	190,097	371,799	343,655	8.19%
Net change in fund balance	$ -	$ 190,097	$ 371,799	$ 343,655	8.19%
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**	**$ 1,870,714**	**$ 2,052,416**	**$ 1,730,088**	**18.63%**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Notes to the Financial Statements

Financial Overview / Highlights

- ► Total revenues are currently at 105.32% of the annual budget. 99.92% of special assessments have been collected through July.
- ► Total expenditures are at approximately 79.08% 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	$1,882	$2,000	94%	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	$13,160	$12,000	110%	All payments to Florida Highway Patrol Off Duty Police.
R&M-General	$13,480	$28,000	48%	Brick By The Mile brick wall repairs - $11,500; Sloan Lighting Solutions display repair - $950; other miscellanous repairs/supplies.
R&M-Irrigation	$4,100	$8,000	51%	Southscapes Landscape Maintenance mainline leak repair, timer replacement, and other irrigation repairs.
R&M-Trees	$88,760	$15,000	592%	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, class 2 trimming, and removal - $76,400.
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	$3,983	$6,000	66%	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.

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 1,013,078	$ -	$ 1,013,078
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	392,760	392,760
Investments:			
Money Market Account	1,405,400	-	1,405,400
Prepaid Items	13,202	-	13,202
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	**$ 2,450,755**	**$ 392,760**	**$ 2,843,515**
LIABILITIES			
Accounts Payable	$ 4,910	$ -	$ 4,910
Sales Tax Payable	69	-	69
Deposits	600	-	600
Due To Other Funds	392,760	-	392,760
TOTAL LIABILITIES	**398,339**	**-**	**398,339**
FUND BALANCES			
Nonspendable:			
Prepaid Items	13,202	-	13,202
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	354,135	79,356	433,491
Reserves - Park	402,680	-	402,680
Unassigned:	1,263,624	313,404	1,577,028
TOTAL FUND BALANCES	**$ 2,052,416**	**$ 392,760**	**$ 2,445,176**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,450,755**	**$ 392,760**	**$ 2,843,515**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
REVENUES					
Interest - Investments	$ 40,000	$ 33,333	$ 63,902	$ 30,569	159.76%
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	4,583	44,193	39,610	803.51%
Access Cards	1,000	833	5,497	4,664	549.70%
Amenities Revenue	-	-	4,163	4,163	0.00%
TOTAL REVENUES	**1,416,539**	**1,408,788**	**1,491,937**	**83,149**	**105.32%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	10,000	5,600	4,400	46.67%
FICA Taxes	918	765	122	643	13.29%
ProfServ-Engineering	8,000	6,668	13,664	(6,996)	170.80%
ProfServ-Legal Services	12,000	10,000	7,980	2,020	66.50%
ProfServ-Mgmt Consulting	67,062	55,885	57,635	(1,750)	85.94%
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	1,667	1,882	(215)	94.10%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	917	523	394	47.55%
Miscellaneous Services	100	83	-	83	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	183,460	165,497	17,963	82.48%
Field					
Contracts-Security Services	12,000	10,000	13,160	(3,160)	109.67%
Contracts-Landscape	170,000	141,667	132,017	9,650	77.66%
Contracts-Landscape Consultant	6,776	5,656	5,600	56	82.64%
Utility - General	18,000	15,000	13,637	1,363	75.76%
R&M-General	28,000	23,334	13,480	9,854	48.14%
R&M-Irrigation	8,000	6,668	4,100	2,568	51.25%
R&M-Lake	27,500	22,917	22,900	17	83.27%
R&M-Landscape Renovations	20,000	16,667	14,687	1,980	73.44%
R&M-Mulch	18,000	15,000	-	15,000	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
R&M-Sidewalks	10,000	8,333	-	8,333	0.00%
R&M-Trees	15,000	12,500	88,760	(76,260)	591.73%
Cap Outlay-Machinery and Equip	5,000	4,167	-	4,167	0.00%
Total Field	338,276	281,909	308,341	(26,432)	91.15%
Road and Street Facilities					
Electricity - Streetlights	195,000	162,500	143,114	19,386	73.39%
Total Road and Street Facilities	195,000	162,500	143,114	19,386	73.39%
Parks and Recreation					
Payroll-Salaries	270,000	225,000	233,421	(8,421)	86.45%
Payroll-Benefits	4,500	3,750	2,572	1,178	57.16%
FICA Taxes	20,655	17,213	17,515	(302)	84.80%
Life and Health Insurance	10,351	8,627	8,571	56	82.80%
Workers' Compensation	8,611	8,611	3,989	4,622	46.32%
ProfServ-Pool Maintenance	35,000	29,167	26,545	2,622	75.84%
Contracts-Pest Control	1,000	834	820	14	82.00%
Communication - Telephone	6,000	5,000	7,347	(2,347)	122.45%
Utility - General	55,000	45,833	41,949	3,884	76.27%
R&M-General	40,000	33,334	29,947	3,387	74.87%
R&M-Mulch	5,000	4,167	15,000	(10,833)	300.00%
R&M-Fitness Equipment	4,500	3,750	2,810	940	62.44%
Holiday Decoration	10,000	10,000	10,000	-	100.00%
Special Events	6,000	5,000	3,983	1,017	66.38%
Op Supplies - General	50,000	41,668	31,447	10,221	62.89%
Subscriptions and Memberships	1,043	870	863	7	82.74%
Capital Outlay	41,700	34,750	10,827	23,923	25.96%
Reserve	113,248	113,248	55,580	57,668	49.08%
Total Parks and Recreation	682,608	590,822	503,186	87,636	73.72%
TOTAL EXPENDITURES	**1,416,539**	**1,218,691**	**1,120,138**	**98,553**	**79.08%**
Excess (deficiency) of revenues Over (under) expenditures	-	190,097	371,799	181,702	0.00%
Net change in fund balance	$ -	$ 190,097	$ 371,799	$ 181,702	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,680,617**	**1,680,617**	**1,680,617**		
FUND BALANCE, ENDING	**$ 1,680,617**	**$ 1,870,714**	**$ 2,052,416**		

MEADOW POINTE
Community Development District

Residential Services Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
REVENUES					
Interest - Investments	$ -	$ -	$ 13,169	$ 13,169	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**	**331,194**	**13,771**	**104.34%**
EXPENDITURES					
Administration					
ProfServ-Administrative	2,100	1,750	-	1,750	0.00%
ProfServ-Legal Services	7,000	5,833	-	5,833	0.00%
Deed Restrictions-Printing & Postage	7,200	6,000	2,653	3,347	36.85%
Misc-Assessment Collection Cost	6,613	6,613	6,350	263	96.02%
Office Supplies	3,000	2,500	-	2,500	0.00%
Total Administration	25,913	22,696	9,003	13,693	34.74%
Garbage/Solid Waste Services					
Utility - Refuse Removal	291,510	242,925	252,117	(9,192)	86.49%
Total Garbage/Solid Waste Services	291,510	242,925	252,117	(9,192)	86.49%
TOTAL EXPENDITURES	**317,423**	**265,621**	**261,120**	**4,501**	**82.26%**
Excess (deficiency) of revenues Over (under) expenditures	-	51,802	70,074	18,272	0.00%
Net change in fund balance	$ -	$ 51,802	$ 70,074	$ 18,272	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**322,686**	**322,686**	**322,686**		
FUND BALANCE, ENDING	**$ 322,686**	**$ 374,488**	**$ 392,760**		

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
July 31, 2026

ACCOUNT NAME	BANK NAME	YIELD	MATURITY	BALANCE
GENERAL FUND				
Checking Account - Operating	Valley National	3.56%	n/a	957,305
Checking Account - Operating	Regions	0.00%	n/a	55,773
		Subtotal		1,013,078
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.37%	n/a	1,405,400
		Subtotal		1,405,400
		Total		$ 2,418,778

Cash Receipts Schedule
July 31, 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
07/02/26	Property Deed Violation Fee	1,550	1,550		
07/02/26	Rentals / Fobs	1,530	1,530		
Total		**1,479,784**	**53,853**	**1,425,933**	

Meadow Pointe CDD

Cash Flow Projection

8/18/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	937,786.75	3.56%
MM Acount - Bank United	1,405,399.99	3.37%
Checking Account - Regions United	55,773.08	0.00%
Less: Current Outstanding AP	-	
Estimated Cash Available To Date	2,398,959.82	
Outstanding FY26 Tax Roll	1,467.00	
Estimated Total Cash Available with Tax Roll	2,400,426.82	

Projections:

Monthly Average Spend (10 Months October-July)	*113,000.00*
Total Monthly Average Spend	113,000.00
Average Spend to YE (2 months August-September)	226,000.00
Expected Cash Flow at YE (9/30/26)	**2,174,426.82**
Average Spend 1st QTR FY27 (2 mos avg spend)	226,000.00
Expected Net Cash Flow at November 30, 2026 (1st QTR FY27)	**1,948,426.82**

**tax roll revenue cash inflow for new FY will begin in December*

Meadow Pointe Community Development District (MP CDD)

28245 County Line Road, Wesley Chapel, FL 33543

Architectural Review Application

This form applies only to residential property owners in the following Meadow Pointe villages: Meadowlands, Savannahs, Broadlands, Hammocks, Arbors, Grasslands, Springs, Woodlands, Parkland, Summerbrooke, Pinedale.

Pursuant to Chapter 2004-417, Laws of Florida, owners of residential property in the MP CDD (the "District") must obtain architectural review and approval from the District before making any improvements, changes, alterations or additions to an existing building or for the erection of any new building on their property. The District's approval is required in addition to compliance with governmental regulations and the Deed Restrictions affecting your property.

Property owners are required to obtain approval of colors when building or repainting and roofing materials when building or replacing roofing materials. To ensure consistency within the community, the District has established a color palette and a list of approved roofing materials, available in the Design Center in the Meadow Pointe One Clubhouse. Property owners are required to select the colors or shingles from the approved lists. Colors are grouped in coordinated sets and substitutions between sets are not permitted except for doors as noted in paragraph 3.02 (b) of the attached Community Design Standards. There are numerous colors to choose from. **Do not assume your current colors are acceptable.** Applications are reviewed against the Community Design Standards. Easements for drainage, entry walls, and/or installation and maintenance of utilities are reserved as shown on the recorded plat. No structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or entry walls or which may impede the flow of water through drainage channels in the easements.

REQUIRED DOCUMENTS:

(a) detailed plans and specifications for any proposed improvements, changes, alterations or additions, including front, side and rear elevations drawn to scale, as appropriate; (b) a survey of the subject property showing all existing improvements and easements, together with the location of all proposed improvements, changes, alterations or additions, with dimensions and distances from property lines; (c) a list of materials to be used, including the color, style and type of finish for all exteriors; (d) graphic plans and description of the proposed improvements, changes, alterations or additions, including the shape, style, design and height; and (e) a description of how the proposed improvements, changes, alterations or additions are in harmony with the external design of the existing buildings and improvements on the lot, the surrounding properties and the community.

CLEARLY PRINT ALL INFORMATION

1220 Crimson Clover Ln
Street Address

787-949-6116
Contact Phone Number(s)

Summerbrook
Village

Parcel Number

Unit Number

eastnewyorker1@gmail.com
E-mail address

[Note: Parcel & Unit Number should be included on your deed. They can also be found on the Pasco County Appraiser's Web Site (www.pascopa.com/). Go to Records Search link, type in address and click on submit, click on the parcel number, next screen gives parcel and unit in legal description.]

Mailing address if different than above street address

Continued on Reverse

(For CDD use only)

Case # A2026081

Date Application received 9/5/26

* See attached colors.

9/5/26

Resident has chosen colors not in our book.
He prefer house To be Beh Dynasty Frost
And Trim and door Admiral Blue.

Paint samples are attached.

Resident waiting for approval

Trim & Door

OH-8-17
DYNASTY MARQUEE®
ONE-COAT
Admiral Blue
M520-7D

Primary

W1-2
DYNASTY
Frost
57U

ESTIMATE	#477
ESTIMATE DATE	Aug 31, 2026
DEPOSIT DUE	$4,750.00

American Illuminations

Meadow Pointe I CDD
Meadow Pointe I CDD
28245 County Line Rd
Wesley Chapel, FL 33543

MP1@meadowpointecdd.com

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

(757) 572-3732
william@american-powerwashing.com

ESTIMATE

Option #1

Services	amount
1-year Premium Holiday Lighting Clubhouse: Install Pre-lit Garland on the front fence to the left of the clubhouse Install (10) Pre-lit Wreaths w/ Bows on front fence to the left of the clubhouse Install Warm White LED C9s on the lower level peak ridge lines and the upper level ridge lines Install (2) 24" Red Bows on the two columns by the entrance (one bow per column) Install Green LED mini lights on the tall bushes along the clubhouse wall Install Red LED mini lights on the smaller shrubs in front of the tall bushes Aaronwood/County Line Rd Monument: Install Warm White LED C9s on top of the brick monument and wall Install (1) Pre-lit Wreath w/ bow on monument sign Install Green LED mini lights on the tall bushes along the monument wall Install Red LED mini lights on the smaller shrubs in front of the tall bushes	$9,500.00

Services subtotal: $9,500.00

Total	**$9,500.00**
Deposit	**$4,750.00**

- This is a 1-year Full Service agreement for the holiday season for the year 2026.
- American Illuminations will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement. (Excludes lights and decor provided by the client)
- Installation to be completed by November 25th. Installs may or may not begin in October but nothing will be turned on until 11/23 at the earliest and no later than 11/25 (before Thanksgiving).
- Removal of decor by January 10th

Price Quotation

Specialty Surfaces
Quality at your feet

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

specialtysurfacesllc.com

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

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

Contact Name:	**Keith Fisk**	Site Contact:	**Same As Left**
Customer Name:	**Meadow Pointe 1 CDD**	Job Name:	**Meadow Pointe 1 Splash Pad DECK AREA**
Street Address:	**28245 County Line Rd**	Street Address:	**Same as Left**
City, ST. & Zip	**Wesley Chapel FL 33453**	City, ST. & Zip	
Office:	**813-973-1671**	Office:	
Cell:		Cell:	
Email:	**mp1news@yahoo.com**	Email:	

Installation Product Description	Critical Fall Height	Total System Height (inches)	Quantity / Square Footage	NOTES	Amount
AQUA-FLEX NP W/ CUSHION REMOVAL OF EXISTING INCLUDED	N/A	2"	870	Deck Area Only Full Thickness 2" Total	$43,927.00
AQUA-FLEX NP PEBBLE COURSE ONLY		3/8"	870	OVERLAY onto existing with proper prep req'd for overlay	20,762 3year
(2) OPTIONS LISTED ABOVE FOR REPLACEMENT OF SPLASH PAD DECK AREA					

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

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

Hold off until ~~Oct.~~ August.

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, August 20, 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
Nathaniel Kirkland	Assistant Secretary
Stephanie Costa	Assistant Secretary

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

Alize Aninipot	District Manager
Keith Fisk	Operations Manager
Jason Liggett	Director of Field Services

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 **Public Comments**

Mr. Sourk requested that the lights on Preakness Court be repaired.

FIFTH ORDER OF BUSINESS **Staff Reports**

B. Deed Restriction and Architectural Review Matters

i. Discussion of Vantaca System

This item was taken out of order and considered following Public Comments. The Board discussed an architectural review matter concerning the green paint color of a home following a complaint from a resident. The Board discussed whether to accept the paint color or require it to be changed.

On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the paint color was approved. (5-0)

FOURTH ORDER OF BUSINESS **Public Hearing for Fiscal Year 2027 Budget & Levying O&M Assessments**

A. Open the Public Hearing

On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the Public Hearing was opened at 7:12 p.m. (5-0)

B. Close the Public Hearing

On MOTION by Ms. Willis, seconded by Mr. Kirkland, with all in favor, the Public Hearing was closed at 7:24 p.m. (5-0)

C. Consideration of Resolution 2026-03, Adopting FY 2027 Budget

On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, Resolution 2026-03, adopting the Fiscal Year 2027 Budget, was approved. (5-0)

D. Consideration of Resolution 2026-04, Levying O&M Assessments

On MOTION by Ms. Willis, seconded by Mr. Kirkland, with all in favor, Resolution 2026-04, levying Operations and Maintenance Assessments, was approved. (5-0)

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financial Snapshot (June & July)

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 June and July Financial Snapshots, Financial Comparison Report, and Financial Statements were approved. (5-0)

C. On-Site Manager

There were no updates at this time.

D. Community Counsel Update

The June and July events were successful. A possible wine-tasting event was discussed for September, and the Christmas event was scheduled for December 12, 2026.

E. District Manager

Ms. Aninipot announced that the next meeting of the Meadow Pointe 1 Community Development District would be held on Thursday, September 17, 2026, at 7:00 p.m. Mr. Sourk stated that he would not be present.

i. Discussion of Landscape Services

Ms. Aninipot introduced Mr. Jason Liggett. Discussion ensued regarding the expectations of Inframark Field Services.

The Board discussed the inspections conducted by Mr. Paul Woods of OLM on the first Thursday of each month. The Board discussed providing Mr. Woods with 30 days' notice and canceling the contract. The District Manager was directed to cancel the contract and contact Mr. Woods.

> On MOTION by Mr. Smith, seconded by Ms. Costa, with all in favor, providing Mr. Woods with 30 days' notice and canceling the OLM contract was approved. (5-0)

The Board discussed GreenView Services and providing the company with 60 days' notice to correct all items and improve its services. The Board also discussed requesting that GreenView attend the meetings or provide a representative. Ms. Costa was nominated to serve as the Board's landscaping liaison and provide a report at the next meeting.

> On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, Ms. Costa was appointed as the Board's landscaping liaison. (5-0)

ii. Consideration of Inframark Field Services Proposal

This item was tabled.

SIXTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-05; Adopting Goals, Objectives, and Performance Measures and Standards for FY 2027

On MOTION by Ms. Willis, seconded by Mr. Sourk, with all in favor, Resolution 2026-05, adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2027, was approved. (5-0)

B. Consideration of Resolution 2026-06, Setting Meeting Schedule for FY 2027

On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, Resolution 2026-06, setting the meeting schedule for Fiscal Year 2027, was approved. (5-0)

SEVENTH ORDER OF BUSINESS **Business Administration**

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

On MOTION by Mr. Smith, seconded by Mr. Sourk, with all in favor, the minutes from the meeting held July 16, 2026, were approved. (5-0)

EIGHTH ORDER OF BUSINESS **Public Comments**

A comment was made that the signage on Berny Eye needs repair.

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

There were no Supervisor requests.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Smith, seconded by Mr. Kirkland, with all in favor, the meeting was adjourned at 7:58 p.m. (5-0)

________________________________ ________________________________

Secretary / Assistant Secretary Chair / Vice Chair