INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe I Community Development District

October 15, 2026

Final Agenda Package

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



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, October 15, 2026, at 7:00 p.m.

The Regular Meeting of the **Meadow Pointe Community Development District** will be held on Thursday, October 15, 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 *(September)* ..... 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 Holiday Lighting Proposals

   a. American Illuminations Proposal ($9,500.00)..... Page 19

   b. Sloan Lighting Solutions ($9,800.00)..... Page 24

   D. Community Counsel Update

   E. Landscape Liaison Report

   F. District Manager
5. **BUSINESS ITEMS**

   A. Discussion of Job Description and Pay

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held September 17, 2026..... Page 27

B. Discussion of District Counsel Services

C. Consideration of Deed Restrictions Compensation Package..... Page 30

7. PUBLIC COMMENTS

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

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 08, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $747,505.22
  - BankUnited MM: $1,413,297.39
  - Regions Bank GF: $55,773.08
- **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 85% of the annual budget through the end of August 2026.
  - Total expenses for the first 11 months are approximately $1,208,940. This figure may change as we finalize September financials. This puts your average monthly burn rate of approximately $109,904 per month.
  - September financials will be distributed to the Board by October 14th.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe Community Development District

Comparison Report

August 31, 2026

CLEAR PARTNERSHIPS



Balance Sheet (Comparison)
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL	FY 2025	% CHANGE
ASSETS					
Cash - Checking Account	$ 899,942	$ -	$ 899,942	805,662	11.70%
Cash On Hand/Petty Cash	300	-	300	300	0.00%
Due From Other Funds	-	367,036	367,036	370,633	-0.97%
Investments:					
Money Market Account	1,409,360	-	1,409,360	1,361,835	3.49%
Prepaid Items	13,202	-	13,202	2,200	500.09%
Utility Deposits - TECO	18,775	-	18,775	18,775	0.00%
TOTAL ASSETS	**$ 2,341,579**	**$ 367,036**	**$ 2,708,615**	**$ 2,559,405**	**5.83%**
LIABILITIES					
Accounts Payable	$ 1,860	$ -	$ 1,860	10,990	-83.08%
Accrued Expenses	2,290	-	2,290	37,492	-93.89%
Sales Tax Payable	-	-	-	65	-100.00%
Deposits	600	-	600	600	0.00%
Due To Other Funds	367,036	-	367,036	370,633	-0.97%
TOTAL LIABILITIES	**371,786**	**-**	**371,786**	**419,780**	**-11.43%**
FUND BALANCES					
Nonspendable:					
Prepaid Items	13,202	-	13,202	2,200	500.09%
Deposits	18,775	-	18,775	18,775	0.00%
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:	1,181,001	287,680	1,468,681	1,362,832	7.77%
TOTAL FUND BALANCES	**$ 1,969,793**	**$ 367,036**	**$ 2,336,829**	**$ 2,139,625**	**9.22%**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,341,579**	**$ 367,036**	**$ 2,708,615**	**$ 2,559,405**	**5.83%**

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)
For the Period Ending August 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	$ 36,667	$ 70,081	70,573	-0.70%
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	5,042	44,193	152,104	-70.95%
Access Cards	1,000	917	5,497	4,269	28.77%
Amenities Revenue	-	-	4,163	8,993	-53.71%
TOTAL REVENUES	**1,416,539**	**1,412,665**	**1,498,116**	**1,610,564**	**-6.98%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	11,000	6,400	6,200	3.23%
FICA Taxes	918	842	122	474	-74.26%
ProfServ-Engineering	8,000	7,334	13,664	2,596	426.35%
ProfServ-Legal Services	12,000	11,000	10,002	11,494	-12.98%
ProfServ-Mgmt Consulting	67,062	61,474	63,399	59,109	7.26%
ProfServ-Property Appraiser	405	405	150	405	-62.96%
Auditing Services	5,500	5,500	4,925	-	#DIV/0!
Website Hosting/Email services	1,553	1,553	1,553	1,553	0.00%
Postage and Freight	2,000	1,833	1,909	208	817.79%
Insurance - General Liability	58,000	58,000	46,486	46,225	0.56%
Legal Advertising	1,100	1,008	593	1,509	-60.70%
Miscellaneous Services	100	92	-	-	#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	192,058	179,105	159,809	12.07%
Field					
Contracts-Security Services	12,000	11,000	14,000	12,040	16.28%
Contracts-Landscape	170,000	155,833	145,218	158,421	-8.33%
Contracts-Landscape Consultant	6,776	6,216	6,160	6,160	0.00%
Utility - General	18,000	16,500	15,599	14,440	8.03%
R&M-General	28,000	25,667	13,480	8,781	53.51%
R&M-Irrigation	8,000	7,334	5,425	1,600	239.06%
R&M-Lake	27,500	25,208	25,190	25,190	0.00%
R&M-Landscape Renovations	20,000	18,333	15,360	11,300	35.93%
R&M-Mulch	18,000	16,500	-	15,000	-100.00%

Statement of Revenues, Expenditures and Changes in Fund Balances (Comparison)
For the Period Ending August 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	9,167	-	-	#DIV/0!
R&M-Trees	15,000	13,750	88,760	73,020	21.56%
Misc-Hurricane Expense	-	-	-	24,190	-100.00%
Cap Outlay-Machinery and Equip	5,000	4,583	-	-	#DIV/0!
Total Field	338,276	310,091	329,192	350,142	-5.98%
Road and Street Facilities					
Electricity - Streetlights	195,000	178,750	158,903	157,365	0.98%
Total Road and Street Facilities	195,000	178,750	158,903	157,365	0.98%
Parks and Recreation					
Payroll-Salaries	270,000	247,500	255,268	239,190	6.72%
Payroll-Benefits	4,500	4,125	3,792	-	#DIV/0!
FICA Taxes	20,655	18,934	19,216	18,727	2.61%
Life and Health Insurance	10,351	9,489	8,961	12,496	-28.29%
Workers' Compensation	8,611	8,611	3,989	3,854	3.50%
ProfServ-Pool Maintenance	35,000	32,083	30,486	35,482	-14.08%
Contracts-Pest Control	1,000	917	905	750	20.67%
Communication - Telephone	6,000	5,500	7,514	4,738	58.59%
Utility - General	55,000	50,417	47,555	43,673	8.89%
R&M-General	40,000	36,667	31,017	30,238	2.58%
R&M-Mulch	5,000	4,583	15,000	-	#DIV/0!
R&M-Fitness Equipment	4,500	4,125	2,810	1,272	120.91%
Holiday Decoration	10,000	10,000	10,000	12,000	-16.67%
Special Events	6,000	5,500	4,202	3,927	7.00%
Misc-Hurricane Expense	-	-	-	39,946	-100.00%
Op Supplies - General	50,000	45,834	33,755	30,503	10.66%
Subscriptions and Memberships	1,043	957	863	850	1.53%
Capital Outlay	41,700	38,225	10,827	9,140	18.46%
Reserve	113,248	113,248	55,580	33,335	66.73%
Total Parks and Recreation	682,608	636,715	541,740	520,121	4.16%
TOTAL EXPENDITURES	**1,416,539**	**1,317,614**	**1,208,940**	**1,187,437**	**1.81%**
Excess (deficiency) of revenues Over (under) expenditures	-	95,051	289,176	423,127	-31.66%
Net change in fund balance	$ -	$ 95,051	$ 289,176	$ 423,127	-31.66%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,680,617**	**1,680,617**	**1,680,617**	**1,370,155**	**22.66%**
FUND BALANCE, ENDING	**$ 1,680,617**	**$ 1,775,668**	**$ 1,969,793**	**$ 1,793,282**	**9.84%**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Meadow Pointe Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



Notes to the Financial Statements

Financial Overview / Highlights

- Total revenues are currently at 105.76% of the annual budget. 99.92% of special assessments have been collected through August.

- Total expenditures are at approximately 85.34% 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	$1,909	$2,000	95%	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	$14,000	$12,000	117%	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	$5,425	$8,000	68%	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	$4,202	$6,000	70%	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
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 899,942	$ -	$ 899,942
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	367,036	367,036
Investments:			
Money Market Account	1,409,360	-	1,409,360
Prepaid Items	13,202	-	13,202
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	**$ 2,341,579**	**$ 367,036**	**$ 2,708,615**
LIABILITIES			
Accounts Payable	$ 1,860	$ -	$ 1,860
Accrued Expenses	2,290	-	2,290
Deposits	600	-	600
Due To Other Funds	367,036	-	367,036
TOTAL LIABILITIES	**371,786**	**-**	**371,786**
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:	1,181,001	287,680	1,468,681
TOTAL FUND BALANCES	**$ 1,969,793**	**$ 367,036**	**$ 2,336,829**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,341,579**	**$ 367,036**	**$ 2,708,615**

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending August 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	$ 36,667	$ 70,081	$ 33,414	175.20%
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	5,042	44,193	39,151	803.51%
Access Cards	1,000	917	5,497	4,580	549.70%
Amenities Revenue	-	-	4,163	4,163	0.00%
TOTAL REVENUES	**1,416,539**	**1,412,665**	**1,498,116**	**85,451**	**105.76%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	11,000	6,400	4,600	53.33%
FICA Taxes	918	842	122	720	13.29%
ProfServ-Engineering	8,000	7,334	13,664	(6,330)	170.80%
ProfServ-Legal Services	12,000	11,000	10,002	998	83.35%
ProfServ-Mgmt Consulting	67,062	61,474	63,399	(1,925)	94.54%
ProfServ-Property Appraiser	405	405	150	255	37.04%
Auditing Services	5,500	5,500	4,925	575	89.55%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	1,833	1,909	(76)	95.45%
Insurance - General Liability	58,000	58,000	46,486	11,514	80.15%
Legal Advertising	1,100	1,008	593	415	53.91%
Miscellaneous Services	100	92	-	92	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	192,058	179,105	12,953	89.26%
Field					
Contracts-Security Services	12,000	11,000	14,000	(3,000)	116.67%
Contracts-Landscape	170,000	155,833	145,218	10,615	85.42%
Contracts-Landscape Consultant	6,776	6,216	6,160	56	90.91%
Utility - General	18,000	16,500	15,599	901	86.66%
R&M-General	28,000	25,667	13,480	12,187	48.14%
R&M-Irrigation	8,000	7,334	5,425	1,909	67.81%
R&M-Lake	27,500	25,208	25,190	18	91.60%
R&M-Landscape Renovations	20,000	18,333	15,360	2,973	76.80%
R&M-Mulch	18,000	16,500	-	16,500	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending August 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	9,167	-	9,167	0.00%
R&M-Trees	15,000	13,750	88,760	(75,010)	591.73%
Cap Outlay-Machinery and Equip	5,000	4,583	-	4,583	0.00%
Total Field	338,276	310,091	329,192	(19,101)	97.31%
Road and Street Facilities					
Electricity - Streetlights	195,000	178,750	158,903	19,847	81.49%
Total Road and Street Facilities	195,000	178,750	158,903	19,847	81.49%
Parks and Recreation					
Payroll-Salaries	270,000	247,500	255,268	(7,768)	94.54%
Payroll-Benefits	4,500	4,125	3,792	333	84.27%
FICA Taxes	20,655	18,934	19,216	(282)	93.03%
Life and Health Insurance	10,351	9,489	8,961	528	86.57%
Workers' Compensation	8,611	8,611	3,989	4,622	46.32%
ProfServ-Pool Maintenance	35,000	32,083	30,486	1,597	87.10%
Contracts-Pest Control	1,000	917	905	12	90.50%
Communication - Telephone	6,000	5,500	7,514	(2,014)	125.23%
Utility - General	55,000	50,417	47,555	2,862	86.46%
R&M-General	40,000	36,667	31,017	5,650	77.54%
R&M-Mulch	5,000	4,583	15,000	(10,417)	300.00%
R&M-Fitness Equipment	4,500	4,125	2,810	1,315	62.44%
Holiday Decoration	10,000	10,000	10,000	-	100.00%
Special Events	6,000	5,500	4,202	1,298	70.03%
Op Supplies - General	50,000	45,834	33,755	12,079	67.51%
Subscriptions and Memberships	1,043	957	863	94	82.74%
Capital Outlay	41,700	38,225	10,827	27,398	25.96%
Reserve	113,248	113,248	55,580	57,668	49.08%
Total Parks and Recreation	682,608	636,715	541,740	94,975	79.36%
TOTAL EXPENDITURES	**1,416,539**	**1,317,614**	**1,208,940**	**108,674**	**85.34%**
Excess (deficiency) of revenues Over (under) expenditures	-	95,051	289,176	194,125	0.00%
Net change in fund balance	$ -	$ 95,051	$ 289,176	$ 194,125	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,680,617**	**1,680,617**	**1,680,617**		
FUND BALANCE, ENDING	**$ 1,680,617**	**$ 1,775,668**	**$ 1,969,793**		

Statement of Revenues, Expenditures and Changes in Fund Balances
Residential Services Fund
For the Period Ending August 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	$ -	$ -	$ 13,689	$ 13,689	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**	**331,714**	**14,291**	**104.50%**
EXPENDITURES					
Administration					
ProfServ-Administrative	2,100	1,925	-	1,925	0.00%
ProfServ-Legal Services	7,000	6,417	-	6,417	0.00%
Deed Restrictions-Printing & Postage	7,200	6,600	3,455	3,145	47.99%
Misc-Assessment Collection Cost	6,613	6,613	6,350	263	96.02%
Office Supplies	3,000	2,750	-	2,750	0.00%
Total Administration	25,913	24,305	9,805	14,500	37.84%
Garbage/Solid Waste Services					
Utility - Refuse Removal	291,510	267,218	277,559	(10,341)	95.21%
Total Garbage/Solid Waste Services	291,510	267,218	277,559	(10,341)	95.21%
TOTAL EXPENDITURES	**317,423**	**291,523**	**287,364**	**4,159**	**90.53%**
Excess (deficiency) of revenues Over (under) expenditures	-	25,900	44,350	18,450	0.00%
Net change in fund balance	$ -	$ 25,900	$ 44,350	$ 18,450	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**322,686**	**322,686**	**322,686**		
FUND BALANCE, ENDING	**$ 322,686**	**$ 348,586**	**$ 367,036**		

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**

Cash and Investment Report
August 31, 2026

ACCOUNT NAME	BANK NAME	YIELD	MATURITY	BALANCE
GENERAL FUND				
Checking Account - Operating	Valley National	3.56%	n/a	844,169
Checking Account - Operating	Regions	0.00%	n/a	55,773
		Subtotal		899,942
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	3.37%	n/a	1,409,360
		Subtotal		1,409,360
		Total		$ 2,309,603

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

9/14/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	830,844.24	3.56%
MM Acount - Bank United	1,409,360.45	3.37%
Checking Account - Regions United	55,773.08	0.00%
Less: Current Outstanding AP	-	
Estimated Cash Available To Date	2,295,977.77	
Outstanding FY26 Tax Roll	1,467.00	
Estimated Total Cash Available with Tax Roll	2,297,444.77	
Projections:		
Monthly Average Spend (11 months October-August)	*110,000.00*	
Total Monthly Average Spend	110,000.00	
Average Spend to YE (1 month September)	110,000.00	
Expected Cash Flow at YE (9/30/26)	**2,187,444.77**	
Average Spend 1st QTR FY27 (2 mos avg spend)	220,000.00	
Expected Net Cash Flow at November 30, 2026 (1st QTR FY27)	**1,967,444.77**	

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

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	$9,500.00

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

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

•50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X_____

Acceptance Date:

X_____

American Illuminations 8247 Westhaven Dr, Land O' Lakes, FL 34638
7575723732 | william@american-powerwashing.com

Estimate #477

Estimate for Meadow Pointe I CDD

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

Created on: Sun Aug 30, 2026

Financing available

Option #1

$9,500.00

Approve

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

Subtotal	$9,500.00
Total	**$9,500.00**
Deposit (due 08/31)	$4,750.00

Flexible payment plans available

Explore options starting at 5.99% interest rate in minutes.
Your credit score will not be affected by viewing options.

Explore

Photos & videos (3)





Not what you were looking for?

Please let us know if you'd like to request some changes. We'd love to win your business.

Decline estimate Contact us

- 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

•50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X_____

Acceptance Date:

X_____

Please make sure to read our Terms and Conditions

SLOAN LIGHTING SOLUTIONS

2026 holiday lighting • Meadow Pointe I CDD

Customer	Meadow Pointe I CDD
Site address	28245 County Line Rd, Wesley Ch
Scope	1-year holiday lighting service • 20
Pricing guide	*Enter your quantities and unit price*

Area	Item
Clubhouse	C9 lights on fence- playground
Clubhouse	Green and Red C9's like last year
Clubhouse	Green and Red Mini lights
Aaronwood / County Line Rd monument	Warm-white LED C9 lights
Aaronwood / County Line Rd monument	Pre-lit wreath with bow
Aaronwood / County Line Rd monument	Green and Red LED mini lights
Flag Pole	Controllable led tree

SERVICE TERMS TO CONFIRM

Installation, seasonal maintenance, takedown, and off-season storage
Ownership of lights and decorations: confirm your own arrangement with the customer.
Installation and activation dates: confirm your own schedule before sending.

Reference total: $9,500 • reference deposit: $4,750. No per-item pricing was provided.

apel, FL 33543
26 season
s in the yellow cells.

Placement / specification	
Front fence to the left of the clubhouse	
Peek and ridgle lines, Clubhouse and activity center	
Bushes at clubhouse	
Top of brick monument and wall	
Monument sign	
bushes in front of wall	
Flag Pole	

	Unit price	Line total

Your total	**$9,800.00**
Deposit %	50%
Deposit due	$4,900.00
Remaining balance	$4,900.00

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, September 17, 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
Stephanie Costa	Assistant Secretary

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

Alize Aninipot	District Manager
Adam Rhome	Representative, Greenview

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**

There were no public comments.

FOURTH ORDER OF BUSINESS **Staff Reports**

E. Landscape Liaison Report

Mr. Rhome was present at the Board's request from Greenview. Discussion ensued regarding the 90-day improvement notice and areas of concern on the backside of the shrubs. Mr. Rhome stated that he would be out on Monday, September 21, 2026. Discussion ensued regarding holding payment due to Greenview's failed inspection. The Pine Dale sprinklers were taken care of on September 21, 2026.

On MOTION by Mr. Smith, seconded by Ms. Costa, with all in favor, the invoice was approved for payment in full. (3-0)

B. Deed Restriction and Architectural Review Matters

i. Discussion of Property 1212 Horsemint Lane

A resident was present to contest the deed restriction after receiving a notice of levy of a $1,500 fine. The edging, mowing, and weeding were not in compliance. Discussion ensued regarding the property being out of compliance for a long period of time. The matter was tabled.

A. District Accountant

i. Review of Financial Snapshot (August 2026)

ii. Review of Financial Comparison Report

iii. Review of Financial Statements

> On MOTION by Mr. Smith, seconded by Ms. Costa, with all in favor, the August 2026 Financial Snapshot, Comparison Report, and Financials Statements were approved. (3-0)

C. On-Site Manager

Discussion ensued regarding a pay increase for on-site staff. Lynn was discussed for a $1.00 per hour increase.

> On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, a $1.00 per hour pay increase for Lynn was approved. (3-0)

i. Consideration of Architectural Review Application for Exterior Paint Colors at 1220 Crimson Clover Lane

> On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the blue color for the trim and door was approved. (3-0)

ii. Consideration of American Illuminations Estimate No. 477 for 2026 Holiday Lighting Services

Discussion ensued regarding the areas included in the estimate. The matter was tabled, and the Board requested additional quotes for the next meeting.

iii. Consideration of Specialty Surfaces, LLC Proposal for Replacement of the Splash Pad Deck Surface

The Board reviewed amounts of $43,927 and $20,762.

> On MOTION by Mr. Smith, seconded by Ms. Willis, with all in favor, the $43,927 proposal was approved. (3-0)

D. Community Counsel Update

There was no update at this time. The wine tasting was scheduled for September 25, 2026.

E. District Manager

Ms. Costa was not present. The next meeting of the Meadow Pointe I Community Development District will be held on Thursday, October 15, 2026, at 7:00 p.m.

FIFTH ORDER OF BUSINESS **Business Administration**

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

> On MOTION by Ms. Willis, seconded by Ms. Costa, with all in favor, the August 20, 2026 meeting minutes were approved. (3-0)

SIXTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

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

Mr. Smith requested that the job description and pay be discussed at the next meeting.

EIGHTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Smith, seconded by Ms. Costa, with all in favor, the meeting was adjourned at 7:39 p.m. (3-0)

Secretary / Assistant Secretary

Chair / Vice Chair

Compensation Package
Full-Time Deed Restrictions Employee

Meadow Pointe 1 Compensation Package

This compensation package outlines the proposed pay structure for a full-time Deed Restrictions Attendant working 32 hours per week at Meadow Pointe 1. The package includes base hourly compensation and an annual health benefit allocation of $2,000 incorporated into the employee's hourly pay.

Position Details

Position	Full-Time Deed Restrictions Attendant
Scheduled Hours	32 hours per week
Base Hourly Rate	$25.00 per hour
Annual Health Benefit Allocation	$2,000 per year, included in hourly pay
Employment Status	Full-time, non-exempt/hourly

Compensation Summary

At 32 hours per week, the annual scheduled hours total 1,664 hours. At a base rate of $25.00 per hour, the estimated annual base wages equal $41,600. The $2,000 annual health benefit allocation is incorporated into the hourly pay, which increases the total proposed annual compensation to $43,600.

Compensation Component	**Calculation**	**Estimated Annual Amount**
Base Wages	$25.00 × 32 hours × 52 weeks	$41,600
Health Benefit Allocation	Annual amount included in hourly pay	$2,000
Total Annual Compensation	**$41,600 + $2,000**	**$43,600**

Hourly Rate Including Health Benefit Allocation

When the $2,000 annual health benefit allocation is spread across 1,664 scheduled annual hours, it equals approximately $1.20 per hour. Therefore, the equivalent hourly compensation including the health benefit allocation is approximately $26.20 per hour.

Item	Calculation	Amount
Annual Scheduled Hours	32 hours × 52 weeks	1,664 hours
Health Benefit Hourly Allocation	$2,000 ÷ 1,664 hours	$1.20 per hour
Equivalent Hourly Rate	$25.00 + $1.20	$26.20 per hour

Payroll and Benefit Notes

- The employee will be paid on an hourly, non-exempt basis and must record all hours worked.
- The health benefit allocation is included as taxable wages through the employee's hourly compensation unless structured through a formal tax-advantaged benefit arrangement.
- Any hours worked over 40 in a workweek should be handled in accordance with applicable overtime requirements.
- This compensation package is intended as a professional summary and should be reviewed with payroll, HR, or legal counsel before implementation.