

Meadow Pointe Community Development District

Board of Supervisors

Michael Smith, Chairman
Alicia Willis, Vice-Chairman
Alan Sourk, Assistant Secretary
Nathaniel Kirkland, Assistant Secretary

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David Wenck, District Manager
Kathryn "KC" Hopkinson, District Counsel
Tonja Stewart, District Engineer
Keith Fisk, Operations Manager

Regular and Public Hearing Meeting Agenda

Thursday, August 17, 2023, 7:00 P.M.

Meeting URL: <https://us06web.zoom.us/j/81341763227>

Meeting ID: 813 4176 3227

If you do not have a way to join Zoom via a device connected to the internet you can also call into the meeting **Dial In (305) 224-1968**

A hybrid meeting procedure using media technology communications to allow audience members to attend via ZOOM.

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Chairman's Comments
4. Audience Comments (3) Minute Time Limit
5. Consent Agenda
 - A. Approval of the Minutes of the July 20, 2023 Meeting
 - B. Acceptance of July 2023 Financials
6. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
 - A. Resolution 2023-04 Adopting the Budget for Fiscal Year 2024
 - B. Resolution 2023-05 Levying Non-Ad Valorem Assessments
7. Old Business
8. Deed Restriction and Architectural Review Matters
9. Operations Matters
 - A. Splash Pad Resurfacing
 - B. Additional Information Regarding Trash Pickup
 - C. Update on Gym Relocation
 - D. Update on Deed Restriction Advisory Board
 - E. Additional Pickleball Courts Discussion
10. Community Council Update
11. District Manager
 - A. Approval of the Fiscal Year 2024 Meeting Schedule
12. New Business
 - A. Discussion of Allowing Metal Standing Seam Roofing in the Community
13. Supervisor Comments
14. Audience Comments (3 minute time limit)
15. Adjournment.

Note: The next meeting is scheduled for September 21, 2023

Meeting Location: 28245 County Line Road Wesley Chapel, FL 33544

Fifth Order of Business

5A

**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 Thursday, July 20, 2023 at 7:00 p.m. at the Meadow Pointe Community Park, Clubhouse A 28245 County Line Road Wesley Chapel, FL 33544, and residents attended via Zoom at <https://us06web.zoom.us/j/82967680453?> and Meeting ID: 829 6768 0453

Present and constituting a quorum were:

Michael Smith	Chairman
Alicia Willis	Vice Chair
Alan Sourk	Assistant Secretary
Nathaniel Kirkland	Assistant Secretary

Also present:

David Wenck	District Manager
Keith Fisk	Operations Manager

Residents

The following is a summary of the discussions and actions taken at the July 20, 2023 Board of Supervisors meeting.

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**

Two residents commented on adding basketball to the racquetball court. They do not think that is possible while maintaining the current integrity of the racquetball court.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of the Minutes of the June 15, 2023 Meeting

B. Acceptance of June 2023 Financials

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the consent agenda was accepted. 4-0

FIFTH ORDER OF BUSINESS **Deed Restriction and Architectural Review Matters**

Mr. Fisk reported the owner of 1310 Crimson Clover has taken care of some of the restrictions and is asking for another 30 day extension to complete the repairs.

SIXTH ORDER OF BUSINESS Operations Matters

- Mr. Fisk commented on the following:
 Outlets on the village entrance wall, having them moved to the front, proposals received.
 Dean’s Electric, the lowest proposal of \$1,840.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the proposal from Dean’s Electric in the amount of not to exceed \$1,840 for moving nine outlets to the front of the entrances was approved. 4-0

Removing nine trees and grinding out the stumps, and removing some hanging dead branches. Proposal from Two Men and a Chainsaw at \$12,300.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor the proposal from Two Men and a Chainsaw for removing nine trees and grinding out the stumps and removing hanging branches in the amount of not to exceed \$12,300 was approved. 4-0

Moving and Upgrading the Gym Facility

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor setting aside \$85,000 for the purpose of building out the gym in building C, relocating the gym, and putting together a community use room in building A was approved. 4-0

- A discussion ensued regarding converting the racquetball court for use as a basketball court.
 This subject will continue to be discussed at future meetings.

SEVENTH ORDER OF BUSINESS Community Council Update

- Mr. Dennis Costa reported the last event we had was a huge success and he suggested having another event in August.
 The Board was amenable to scheduling another event for August 12, 2023 with games and music, without hiring a DJ.

EIGHTH ORDER OF BUSINESS District Manager

B. Waste Pickup Solicitation of Proposals

Mr. Smith led the discussion on this item and noted Coastal Waste and Recycling’s proposal was the only logical choice mainly because we do not have to increase our assessments. Their proposal is lower than our current supplier. Proposals from three suppliers were included in today’s agenda package.

Mr. Smith noted we are going to a single 96 gallon trash can provided by Coastal or whatever trash can you want. There will still be two pickups per week on the same days as previous pickup days. The trash can can weigh up to 300 pounds. Residents can order a second can for five dollars, per month, if needed.

Mr. Wenck noted the other Meadow Pointe CDD's have voted and selected Coastal.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor accepting the five year proposal/contract from Coastal Waste and Recycling, subject to legal review, was accepted. 4-0

A. Discussion of the Approved, Modified, Tentative FY 2024 Budget

Mr. Smith noted the assessments for fiscal year 2024 will be level and no need for the assessments to increase.

Mr. Wenck noted he will not be attending the August 17th meeting and Mr. Andy Mendenhall, Inframark Regional Manager, will be covering this regular meeting and budget public hearing for him.

C. Investment Recommendations

Mr. Wenck reported, as requested by the Board, the accountant has moved funds from the operating account at South State and put that into the Valley National account. The accountant was asked to move the \$28,800.60 to Bank United where the District has \$99,211 and that is paying 5.15%. The \$28,800.60 will be moved to the Bank United account.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor closing out the Valley National account, moving those funds to Bank United for a higher interest rate was approved contingent on no fees or penalties for withdrawal. 4-0

NINTH ORDER OF BUSINESS

No additional comments.

Supervisor Comments

TENTH ORDER OF BUSINESS

Audience Comments

Meadowlands sign needs to be pressure washed, painted or new signs.

Request delay in changing the racquetball area.

Road repaving status; this is a County issue.

Mr. Smith reported the Resident Advisory Committee met this week and twenty people attended.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

5B

Meadow Pointe

Community Development District

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 103.60% of the annual budget. 99.96% of special assessments have been collected through July.

- ▶ Total expenditures are at approximately 68.35% of the annual budget.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Expenditures - General Fund				
<i>Administrative</i>				
ProfServ-Mgmt Consulting Serv	\$54,461	\$64,483	84%	Budget includes monthly management fee and annual fee for assessment roll preparation.
Web Hosting/Email services	\$1,553	\$1,553	0%	Annual Website Services for FY2023.
Insurance-General Liability	\$32,204	\$35,364	91%	EGIS Insurance premium has been paid for FY2023.
Annual District Filing Fee	\$175	\$175	100%	Annual Filing for FY 2023.
<i>Field</i>				
Contracts-Landscape Consultants	\$5,600	\$6,720	83%	All payments to OLM for landscape inspections.
R&M-Lake	\$22,380	\$27,500	81%	All payments for monthly lake maintenance and repairs.
R&M-Landscape Renovations	\$37,100	\$20,000	186%	All payments to Greenview Landscaping for renovations, removal of Liriope, level dirt and install SOD/flowers.
R&M-Mulch	\$14,850	\$13,000	114%	Greenview Landscaping for mulch installation.
R&M-Trees	\$26,050	\$15,000	174%	Brightview Landscape Services for tree removal.
<i>Parks and Recreation</i>				
ProfServ-Pool Maintenance	\$27,770	\$30,000	93%	Pavers Rescue repair pool and shower areas - \$11,418, Triangle Pool Service installed motor - \$3,356, Aqua Worx annual maintenance - \$9,500.
Communication - Telephone	\$4,677	\$6,000	78%	Spectrum and Verizon monthly charges.
R&M-General	\$23,334	\$38,200	61%	Includes Cookin' Outdoors outdoor kitchen - \$13,000, miscellaneous repair and maintenance items.
Op Supplies - General	\$42,475	\$36,287	117%	Includes pool chemicals - \$10,895, security detail - \$2,800, holiday gifts for employees - \$1,200, cleaning supplies and misc expenses.

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

Balance Sheet

July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 224,025	\$ -	\$ 224,025
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	186,135	186,135
Investments:			
Money Market Account	1,382,365	-	1,382,365
Prepaid Items	571	-	571
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 1,626,036	\$ 186,135	\$ 1,812,171
LIABILITIES			
Accounts Payable	\$ 26,335	\$ 13,297	\$ 39,632
Accrued Expenses	15,450	-	15,450
Sales Tax Payable	77	-	77
Deposits	600	-	600
Due To Other Funds	186,135	-	186,135
TOTAL LIABILITIES	228,597	13,297	241,894
FUND BALANCES			
Nonspendable:			
Prepaid Items	571	-	571
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	262,932	43,679	306,611
Unassigned:	1,115,161	129,159	1,244,320
TOTAL FUND BALANCES	\$ 1,397,439	\$ 172,838	\$ 1,570,277
TOTAL LIABILITIES & FUND BALANCES	\$ 1,626,036	\$ 186,135	\$ 1,812,171

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 2,500	\$ 2,083	\$ 24,252	\$ 22,169	970.08%
Interest - Tax Collector	-	-	804	804	0.00%
Special Assmnts- Tax Collector	1,427,125	1,427,125	1,426,575	(550)	99.96%
Special Assmnts- Discounts	(57,085)	(57,085)	(54,754)	2,331	95.92%
Other Miscellaneous Revenues	5,500	4,583	3,711	(872)	67.47%
Access Cards	1,000	833	4,322	3,489	432.20%
Insurance Reimbursements	-	-	10,500	10,500	0.00%
Amenities Revenue	-	-	13,281	13,281	0.00%
TOTAL REVENUES	1,379,040	1,377,539	1,428,691	51,152	103.60%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	10,000	11,890	(1,890)	99.08%
FICA Taxes	918	765	581	184	63.29%
ProfServ-Engineering	10,000	8,333	329	8,004	3.29%
ProfServ-Legal Services	10,000	8,333	12,617	(4,284)	126.17%
ProfServ-Mgmt Consulting	64,483	53,736	54,461	(725)	84.46%
ProfServ-Property Appraiser	150	150	150	-	100.00%
ProfServ-Recording Secretary	1,500	1,250	-	1,250	0.00%
Auditing Services	5,200	5,200	4,245	955	81.63%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	1,667	1,495	172	74.75%
Insurance - General Liability	35,364	35,364	32,204	3,160	91.06%
Printing and Binding	1,500	1,250	2	1,248	0.13%
Legal Advertising	1,100	917	-	917	0.00%
Miscellaneous Services	100	83	89	(6)	89.00%
Misc-Assessment Collection Cost	28,543	28,543	27,442	1,101	96.14%
Misc-Taxes	3,300	3,300	2,298	1,002	69.64%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	177,886	160,619	149,531	11,088	84.06%
Field					
Contracts-Security Services	1,600	1,333	-	1,333	0.00%
Contracts-Landscape	158,421	132,018	130,816	1,202	82.57%
Contracts-Landscape Consultant	6,720	5,600	5,600	-	83.33%
Utility - General	20,000	16,667	12,573	4,094	62.87%
R&M-General	36,000	30,000	16,569	13,431	46.03%
R&M-Irrigation	10,000	8,333	1,950	6,383	19.50%
R&M-Lake	27,500	22,917	22,380	537	81.38%
R&M-Landscape Renovations	20,000	16,667	37,100	(20,433)	185.50%
R&M-Mulch	13,000	10,833	14,850	(4,017)	114.23%
R&M-Sidewalks	10,000	8,333	-	8,333	0.00%
R&M-Trees	15,000	12,500	26,050	(13,550)	173.67%
Cap Outlay-Machinery and Equip	5,000	4,167	-	4,167	0.00%
Total Field	323,241	269,368	267,888	1,480	82.88%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Road and Street Facilities</u>					
Electricity - Streetlights	162,314	135,262	151,954	(16,692)	93.62%
Total Road and Street Facilities	162,314	135,262	151,954	(16,692)	93.62%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	225,000	207,230	17,770	76.75%
Payroll-Benefits	4,500	3,750	-	3,750	0.00%
FICA Taxes	20,655	17,213	16,168	1,045	78.28%
Life and Health Insurance	9,000	7,500	1,223	6,277	13.59%
Workers' Compensation	8,611	7,176	4,098	3,078	47.59%
ProfServ-Pool Maintenance	30,000	25,000	27,770	(2,770)	92.57%
Contracts-Pest Control	1,113	928	-	928	0.00%
Communication - Telephone	6,000	5,000	4,677	323	77.95%
Utility - General	40,000	33,333	34,475	(1,142)	86.19%
R&M-General	38,200	31,833	23,334	8,499	61.08%
R&M-Mulch	5,000	4,167	-	4,167	0.00%
R&M-Fitness Equipment	1,800	1,500	1,200	300	66.67%
Holiday Decoration	13,000	10,833	6,926	3,907	53.28%
Misc-News Letters	7,500	6,250	-	6,250	0.00%
Special Events	5,000	4,167	3,576	591	71.52%
Op Supplies - General	36,287	30,239	42,475	(12,236)	117.05%
Subscriptions and Memberships	1,043	869	-	869	0.00%
Capital Outlay	41,700	34,750	-	34,750	0.00%
1st Quarter Operating Reserves	176,190	176,190	-	176,190	0.00%
Total Parks and Recreation	715,599	625,698	373,152	252,546	52.15%
TOTAL EXPENDITURES	1,379,040	1,190,947	942,525	248,422	68.35%
Excess (deficiency) of revenues					
Over (under) expenditures	-	186,592	486,166	299,574	0.00%
Net change in fund balance	\$ -	\$ 186,592	\$ 486,166	\$ 299,574	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	911,273	911,273	911,273		
FUND BALANCE, ENDING	\$ 911,273	\$ 1,097,865	\$ 1,397,439		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	330,649	330,649	330,521	(128)	99.96%
Special Assmnts- Discounts	(13,226)	(13,226)	(12,685)	541	95.91%
TOTAL REVENUES	317,423	317,423	317,836	413	100.13%
EXPENDITURES					
Administration					
ProfServ-Administrative	2,100	1,750	-	1,750	0.00%
ProfServ-Legal Services	7,000	5,833	458	5,375	6.54%
Deed Restrictions	7,200	6,000	-	6,000	0.00%
Deed Restrictions-Printing & Postage	7,200	6,000	2,377	3,623	33.01%
Misc-Assessment Collection Cost	6,613	6,613	6,358	255	96.14%
Office Supplies	3,000	2,500	58	2,442	1.93%
Total Administration	33,113	28,696	9,251	19,445	27.94%
Garbage/Solid Waste Services					
Utility - Refuse Removal	284,310	236,925	226,529	10,396	79.68%
Total Garbage/Solid Waste Services	284,310	236,925	226,529	10,396	79.68%
TOTAL EXPENDITURES	317,423	265,621	235,780	29,841	74.28%
Excess (deficiency) of revenues Over (under) expenditures	-	51,802	82,056	30,254	0.00%
Net change in fund balance	\$ -	\$ 51,802	\$ 82,056	\$ 30,254	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	90,782	90,782	90,782		
FUND BALANCE, ENDING	\$ 90,782	\$ 142,584	\$ 172,838		

Meadow Pointe

Community Development District

**Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Residential Services Fund Assessments
Assessments Levied				\$1,757,774	\$ 1,427,125	\$ 330,649
Allocation %				100%	81%	19%
11/07/22	\$ 12,982	\$ 705	\$ 265	\$ 13,952	\$ 11,328	\$ 2,625
11/15/22	\$ 73,097	\$ 3,108	\$ 1,492	\$ 77,697	\$ 63,082	\$ 14,615
11/21/22	\$ 280,342	\$ 11,919	\$ 5,721	\$ 297,983	\$ 241,930	\$ 56,053
11/25/22	\$ 98,558	\$ 4,190	\$ 2,011	\$ 104,760	\$ 85,054	\$ 19,706
12/02/22	\$ 616,517	\$ 26,192	\$ 12,582	\$ 655,290	\$ 532,026	\$ 123,264
12/09/22	\$ 376,313	\$ 15,820	\$ 7,680	\$ 399,813	\$ 324,605	\$ 75,207
12/20/22	\$ 65,728	\$ 2,701	\$ 1,341	\$ 69,771	\$ 56,647	\$ 13,124
01/12/23	\$ 28,100	\$ 923	\$ 573	\$ 29,596	\$ 24,029	\$ 5,567
02/07/23	\$ 48,836	\$ 1,747	\$ 997	\$ 51,579	\$ 41,877	\$ 9,702
03/08/23	\$ 14,179	\$ 129	\$ 289	\$ 14,598	\$ 11,852	\$ 2,746
04/13/23	\$ 23,614	\$ 5	\$ 482	\$ 24,101	\$ 19,567	\$ 4,533
05/10/23	\$ 4,899	\$ -	\$ 100	\$ 4,999	\$ 4,059	\$ 940
06/06/23	\$ 1,762	\$ -	\$ 36	\$ 1,798	\$ 1,460	\$ 338
06/13/23	\$ 10,977	\$ -	\$ 230	\$ 11,207	\$ 9,060	\$ 2,099
TOTAL	\$ 1,655,906	\$ 67,439	\$ 33,800	\$ 1,757,144	\$ 1,426,575	\$ 330,521
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ 630	\$ 550	\$ 128

Meadow Pointe

Community Development District

Cash and Investment Report July 31, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	SouthState	0.00%	n/a	161,821
Checking Account - Operating	Regions	0.00%	n/a	62,205
		Subtotal		<u>224,025</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	5.15%	n/a	128,495
High Yield Checking Account	Valley National	5.19%	n/a	1,253,870
		Subtotal		<u>1,382,365</u>
		Total		<u>\$ 1,606,690</u>

Meadow Pointe
Community Development District

Cash Receipts Schedule
July 31, 2023

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Misc. Income</u>	<u>Other</u>	<u>Description</u>
10/04/21	Rentals / Fobs	724	724		
10/20/22	Rentals / Agreements / Fobs / Parking	1,931	1,931		
10/20/22	HOA Fines / Legal Fees / Fobs	1,309	1,309		
11/01/22	Sales Tax Collection Allowance	3	3		
11/07/22	Tax Collector	11,328		11,328	See assessment collection worksheet
11/15/22	Tax Collector	63,082		63,082	See assessment collection worksheet
11/21/22	Tax Collector	241,930		241,930	See assessment collection worksheet
11/25/22	Tax Collector	85,054		85,054	See assessment collection worksheet
12/01/22	Fobs / Rentals	383	383		
12/02/22	Tax Collector	532,026		532,026	See assessment collection worksheet
12/13/23	Fobs / Rentals / Parking	536	536		
12/09/22	Tax Collector	324,605		324,605	See assessment collection worksheet
12/20/22	Tax Collector	56,647		56,647	See assessment collection worksheet
01/06/23	Interest	571	571		
01/12/23	Tax Collector	24,029		24,029	See assessment collection worksheet
02/01/23	Rentals / Agreements / Fobs / Parking	2,570	2,570		
02/07/23	Tax Collector	41,877		41,877	See assessment collection worksheet
02/28/23	Rentals / Agreements / Fobs / Parking	2,355	2,355		
03/01/23	Fobs / Rentals	1,005	1,005		
03/08/23	Tax Collector	11,852		11,852	See assessment collection worksheet
03/16/23	Fobs / Rentals / Parking	914	914		
03/30/23	Refund - Times Publishing	1,181	1,181		
04/13/23	Tax Collector	19,567		19,567	See assessment collection worksheet
05/01/23	Reimbursement	469	469		
05/10/23	Tax Collector	4,059		4,059	See assessment collection worksheet
05/23/23	Rentals / Agreements / Fobs	4,054	4,054		
06/06/23	Tax Collector	1,460		1,460	See assessment collection worksheet
06/13/23	Tax Collector	9,060		9,060	See assessment collection worksheet
06/14/23	Rentals / Agreements / Fobs / Parking	2,185	2,185		
07/07/23	Fobs	701	701		
07/28/23	Rentals	424	424		
07/28/23	Insurance Claim	10,500	10,500		
Total		1,458,388	31,814	1,426,575	

Sixth Order of Business

MEADOW POINTE
Community Development District

Annual Operating Budget
Fiscal Year 2024

Modified Tentative Budget:
(Printed on 8/08/2023 2pm)

Prepared by:



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Meadow Pointe
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
 General Fund
 Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUL-2023	AUG- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	2,773	6,142	2,500	24,252	4,850	29,102	2,500
Interest - Tax Collector	304	75	-	804	-	804	-
Special Assmnts- Tax Collector	1,119,334	1,119,334	1,427,125	1,426,575	550	1,427,125	1,427,279
Special Assmnts- Discounts	(42,926)	(42,843)	(57,085)	(54,754)	-	(54,754)	(57,091)
Other Miscellaneous Revenues	4,908	4,202	5,500	3,711	742	4,453	5,500
Access Cards	1,575	2,700	1,000	4,322	250	4,572	1,000
Insurance Reimbursements	-	-	-	10,500	-	10,500	-
Amenities Revenue	11,570	13,752	-	13,281	250	13,531	-
TOTAL REVENUES	1,097,538	1,103,362	1,379,040	1,428,691	6,643	1,435,334	1,379,188
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	22,600	21,567	12,000	11,890	2,000	13,890	12,000
FICA Taxes	1,729	1,331	918	581	153	734	1,063
ProfServ-Engineering	2,770	7,147	10,000	329	9,671	10,000	10,000
ProfServ-Legal Services	15,185	12,489	10,000	12,617	2,523	15,140	10,000
ProfServ-Mgmt Consulting	64,483	77,826	64,483	54,461	10,022	64,483	64,483
ProfServ-Property Appraiser	150	150	150	150	-	150	150
ProfServ-Recording Secretary	375	625	1,500	-	1,500	1,500	1,500
Auditing Services	4,600	4,245	5,200	4,245	-	4,245	5,200
Website Hosting/Email services	-	1,553	1,553	1,553	-	1,553	1,553
Postage and Freight	806	3,431	2,000	1,495	505	2,000	2,000
Insurance - General Liability	35,585	30,454	35,364	32,204	-	32,204	35,364
Printing and Binding	2	53	1,500	2	425	427	1,500
Legal Advertising	1,424	3,406	1,100	-	850	850	1,100
Miscellaneous Services	31	1,713	100	89	100	189	100
Misc-Assessment Collection Cost	17,536	17,332	28,543	27,442	-	27,442	28,546
Misc-Reserve Study	-	3,900	-	-	-	-	-
Misc-Taxes	2,374	2,298	3,300	2,298	1,002	3,300	3,300
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	169,825	189,695	177,886	149,531	28,751	178,282	178,034
<i>Field</i>							
Contracts-Security Services	-	-	1,600	-	-	-	1,600
Contracts-Landscape	144,018	144,017	158,421	130,816	27,605	158,421	158,421
Contracts-Landscape Consultant	6,720	6,720	6,720	5,600	1,120	6,720	6,720
Utility - General	12,969	13,719	20,000	12,573	7,427	20,000	20,000
R&M-General	31,938	77,874	36,000	16,569	2,000	18,569	36,000
R&M-Irrigation	2,480	450	10,000	1,950	8,050	10,000	10,000
R&M-Lake	24,243	21,120	27,500	22,380	5,120	27,500	27,500
R&M-Landscape Renovations	14,773	19,706	20,000	37,100	10,000	47,100	20,000
R&M-Mulch	13,200	14,850	13,000	14,850	5,000	19,850	13,000
R&M-Sidewalks	-	-	10,000	-	10,000	10,000	10,000
R&M-Trees	-	-	15,000	26,050	5,210	31,260	15,000
Misc-Contingency	14,200	-	-	-	-	-	-
Cap Outlay-Machinery and Equip	-	112,305	5,000	-	5,000	5,000	5,000
Total Field	264,541	410,761	323,241	267,888	86,532	354,420	323,241

Summary of Revenues, Expenditures and Changes in Fund Balances
 General Fund
 Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUL-2023	AUG- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
Road and Street Facilities							
Electricity - Streetlights	137,892	163,998	162,314	151,954	10,360	162,314	162,314
Total Road and Street Facilities	137,892	163,998	162,314	151,954	10,360	162,314	162,314
Parks and Recreation							
Payroll-Salaries	219,252	241,877	270,000	207,230	62,770	270,000	270,000
Payroll-Benefits	-	-	4,500	-	4,500	4,500	4,500
FICA Taxes	16,785	18,925	20,655	16,168	4,487	20,655	20,655
Life and Health Insurance	1,223	3,620	9,000	1,223	7,777	9,000	9,000
Workers' Compensation	3,293	4,389	8,611	4,098	4,513	8,611	8,611
ProfServ-Pool Maintenance	-	-	30,000	27,770	2,230	30,000	30,000
Contracts-Pest Control	-	-	1,113	-	1,113	1,113	1,113
Communication - Telephone	5,259	6,142	6,000	4,677	1,323	6,000	6,000
Utility - General	31,987	39,979	40,000	34,475	6,895	41,370	40,000
R&M-General	87,641	22,740	38,200	23,334	14,866	38,200	38,200
R&M-Mulch	4,720	-	5,000	-	5,000	5,000	5,000
R&M-Fitness Equipment	-	-	1,800	1,200	600	1,800	1,800
Holiday Decorations	-	-	13,000	6,926	-	6,926	13,000
Misc-News Letters	7,160	1,259	7,500	-	7,500	7,500	7,500
Special Events	-	-	5,000	3,576	1,424	5,000	5,000
Op Supplies - General	62,448	80,002	36,287	42,475	6,500	48,975	36,287
Subscriptions and Memberships	305	-	1,043	-	1,043	1,043	1,043
Capital Outlay	65,747	3,788	41,700	-	41,700	41,700	41,700
Reserves	-	-	176,190	-	-	-	176,190
Total Parks and Recreation	505,820	422,721	715,599	373,152	174,241	547,393	715,599
TOTAL EXPENDITURES	1,078,078	1,187,175	1,379,040	942,525	299,884	1,242,409	1,379,188
Excess (deficiency) of revenues							
Over (under) expenditures	19,460	(83,813)	-	486,166	(293,242)	192,924	0
Net change in fund balance	19,460	(83,813)	-	486,166	(293,242)	192,924	0
FUND BALANCE, BEGINNING	975,625	995,086	911,273	911,273		911,273	1,104,197
FUND BALANCE, BEGINNING	\$ 995,086	\$ 911,273	\$ 911,273	\$ 1,397,439	\$ (293,242)	\$ 1,104,197	\$ 1,104,197

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 1,104,197
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	176,190
Total Funds Available (Estimated) - 9/30/2024	1,280,387

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	18,775
Subtotal	<u>18,775</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	344,797 ⁽¹⁾
Reserves (FY 2023)	176,190
Reserves (FY 2024)	176,190
Subtotal	<u>697,177</u>

Total Allocation of Available Funds	715,952
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Total Unassigned (undesignated) Cash	<u>\$ 564,435</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2024

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 2024

EXPENDITURES

Administrative (continued)**Professional Services-Recording Secretary**

The District will use the services of Inframark to transcribe the minutes of the monthly meetings.

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

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.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

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-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.

MEADOW POINTE

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**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-Trees

This represents the expenditure of tree replacement with the District.

R&M-Sidewalks

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

Deed Restrictions

The expenditure of notice of the use of property within the District.

Deed Restriction-Printing & Postage

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

Contracts-Security Services

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

Capital Outlay-Machinery and Equipment

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

Road and Street Facilities**Electricity-Streetlighting**

Streetlighting usage for District facilities and assets.

Parks and Recreation-General**Payroll-Salaries/FICA Taxes**

Payroll and payroll taxes for clubhouse employees.

MEADOW POINTE

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**EXPENDITURES****Parks & Recreation** (continued)**Life & Health Insurance**

Insurance for employees.

Employee Benefit-401K

The retirement benefit for the District's employees

Workers' Compensation

Workers' compensation for employees.

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-Pool

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

R&M-Fitness Equipment

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

Misc-Newsletters

Costs to publish the District's newsletter and website maintenance.

Operating Supplies-General

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

Contracts-Pest Control

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

Special Events

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

Holiday Decorations

The cost associated with holiday lighting and decorations.

Subscriptions and Memberships

Various membership fees incurred by the District.

Reserves

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

Capital Outlay

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Special Assmnts- Tax Collector	152,670	152,670	330,649	330,521	128	330,649	403,544
Special Assmnts- Discounts	(5,855)	(5,844)	(13,226)	(12,685)	-	(12,685)	(16,142)
TOTAL REVENUES	146,815	146,826	317,423	317,836	128	317,964	387,403
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Administrative	2,100	3,575	2,100	-	2,100	2,100	2,100
ProfServ-Legal Services	2,894	3,339	7,000	458	2,500	2,958	7,000
Deed Restrictions	-	-	7,200	-	5,000	5,000	7,200
Deed Restrictions-Printing & Postage	-	-	7,200	2,377	4,823	7,200	7,200
Misc-Assessment Collection Cost	2,937	2,381	6,613	6,358	-	6,358	8,071
Office Supplies	3,693	383	3,000	58	525	583	3,000
Total Administrative	11,624	9,678	33,113	9,251	14,948	24,199	34,571
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	156,764	159,564	284,310	226,529	57,781	284,310	352,832
Total Garbage/Solid Waste Services	156,764	159,564	284,310	226,529	57,781	284,310	352,832
TOTAL EXPENDITURES	168,388	169,242	317,423	235,780	72,729	308,509	387,403
Excess (deficiency) of revenues Over (under) expenditures	(21,573)	(22,416)	-	82,056	(72,601)	9,455	-
Net change in fund balance	(21,573)	(22,416)	-	82,056	(72,601)	9,455	-
FUND BALANCE, BEGINNING	134,769	113,196	90,782	90,782	-	90,782	100,237
FUND BALANCE, ENDING	\$ 113,196	\$ 90,780	\$ 90,782	\$ 172,838	\$ (72,601)	\$ 100,237	\$ 100,237

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 100,237
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	100,237

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	96,851 ⁽¹⁾
Reserves	-
Subtotal	<u>96,851</u>
Total Allocation of Available Funds	<u>96,851</u>

Total Unassigned (undesignated) Cash	<u><u>\$ 3,386</u></u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2024

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.

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.

Garbage/Solid Waste Services

Utility-Refuse Removal

The District has a contract with Progressive Waste for residential trash collection.

Meadow Pointe
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Product Designation	General Fund						Total Assessments per Unit			Units
	General Services			Residential Services			FY 2024	FY 2023	Percent Change	
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change				
Residential	\$646.22	\$646.22	0.00%	\$276.78	\$226.78	22.05%	\$923.00	\$873.00	5.73%	1458
Commercial	\$8,659.59	\$8,659.59	0.00%	\$0.00	\$0.00	n/a	\$8,659.59	\$8,659.59	0.00%	56
										1,514

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.

6A

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; 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 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 2022-2023 and/or revised projections for fiscal year 2023-2024.
- 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, 2023, and Ending September 30, 2024”.

- 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, 2023, and ending September 30, 2024, the sum of \$_____, 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	\$ _____
Total Reserve Fund <i>[if Applicable]</i>	\$ _____
Total All Funds*	\$ _____

*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 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 17, 2023.

Attested By:

**Meadow Pointe Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Adopted Budget

6B.

RESOLUTION 2023-05

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 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 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 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 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 2023-2024 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 2023-2024 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 2023-2024 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 2023-2024 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 2023-2024 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 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 17, 2023.

Attested By:

**Meadow Pointe Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Budget

Eleventh Order of Business

11A.

DRAFT

Notice of Meetings

Meadow Pointe Community Development District

The Board of Supervisors of the Meadow Pointe Community Development District will hold their meetings for Fiscal Year 2024 on the third Thursday of each month at 7:00 P.M., except as noted below, in the Meadow Pointe Clubhouse Building A, 28245 County Line Road, Wesley Chapel, Florida as follows:

October 19, 2023	April 18, 2024
November 16, 2023	May 16, 2024
December 21, 2023	June 20, 2024
January 18, 2024	July 18, 2024
February 15, 2024	August 15, 2024
March 21, 2024	September 19, 2024

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:

September 18, 2023	April 15, 2024
October 16, 2023	May 20, 2024
November 20, 2023	June 17, 2024
December 18, 2023	July 15, 2024
January 15, 2024	August 19, 2024
February 19, 2024	September 16, 2024
March 18, 2024	

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Please check the District’s website for the latest information: www.meadowpointecdd.com.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David Wenck, District Manager