

Meadow Pointe Community Development District

Board of Supervisors

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

David Wenck, District Manager
Tracy Robin, District Counsel
Tonja Stewart, District Engineer
Keith Fisk, Operations Manager

Revised Regular Meeting Agenda

Thursday, March 16, 2023, 7:00 P.M.

Meeting URL: <https://us06web.zoom.us/j/82967680453?>

Meeting ID: 829 6768 0453

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.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentation of Plaque to Lutfi Jadallah
4. Audience Comments (3) Minute Time Limit
5. Consent Agenda
 - A. Approval of the Minutes of the February 16, 2023 Meeting
 - B. Acceptance of February 2023 Financials
6. Old Business
 - Update on County Crosswalks
 - Update on Roadway Safety
7. Deed Restriction and Architectural Review Matters
 - Renter Requirements and Restrictions
8. Operations Matters
 - Aquaworx – Slide Preventive Maintenance Proposal
 - Krueger Contracting Drainage Proposal
 - Update on Sidewalk Drainage Options
9. Community Council Update
10. District Manager
 - Preliminary Discussion of the Fiscal Year 2024 Budget
11. Aquatics Report
12. New Business
 - Consideration of Filling Vacant Board Seat, Seat #4
13. Supervisor Comments
14. Audience Comments (3 minute time limit)
15. Adjournment

Note: The next meeting is scheduled for April 20, 2023

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

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 2023 on the third Thursday of each month at 7:00 P.M., except as noted below, in the Meadow Pointe Clubhouse A, 28245 County Line Road, Wesley Chapel, Florida as follows:

September 15, 2022 anceled	
October 6, 2022 (1 st .Thursday)	April 20, 2023
October 20, 2022	May 18, 2023
November 17, 2022	June 15, 2023
December 15, 2022	July 20, 2023
January 19, 2023	August 17, 2023
February 16, 2023	September 21, 2023
March 16, 2023	

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

September 19, 2022	April 17, 2023
October 17, 2022	May 15, 2023
November 21, 2022	June 19, 2023
December 19, 2022	July 17, 2023
January 16, 2023	August 21, 2023
February 20, 2023	September 18, 2023
March 20, 2023	

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

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 105.54% of the annual budget. 104.85% of special assessments have been collected through February.

- ▶ Total expenditures are at approximately 32.65% 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	\$23,419	\$64,483	36%	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	\$2,800	\$6,720	42%	All payments to OLM for landscape inspections.
R&M-Lake	\$9,160	\$27,500	33%	All payments for monthly lake maintenance and repairs.
R&M-Landscape Renovations	\$15,175	\$20,000	76%	All payments to Greenview Landscaping for renovations, removal of Liriope, level dirt and install SOD/flowers.
<i>Parks and Recreation</i>				
ProfServ-Pool Maintenance	\$15,580	\$30,000	52%	Pavers Rescue to repair pool and shower areas.
Communication - Telephone	\$1,998	\$6,000	33%	Spectrum and Verizon monthly charges.
R&M-General	\$6,117	\$38,200	16%	All payments for repair and maintenance items.
Op Supplies - General	\$20,018	\$36,287	55%	Includes pool chemicals - \$1,176, security detail - \$1,600, cleaning supplies, holiday gifts for employees - \$1,200, and misc expenses.

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

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 1,489,800	\$ -	\$ 1,489,800
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	186,747	186,747
Investments:			
Money Market Account	616,221	-	616,221
Prepaid Items	13,202	-	13,202
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 2,138,298	\$ 186,747	\$ 2,325,045
<u>LIABILITIES</u>			
Accounts Payable	\$ 17,875	\$ 139	\$ 18,014
Accrued Expenses	16,290	-	16,290
Sales Tax Payable	331	-	331
Deposits	600	-	600
Due To Other Funds	186,747	-	186,747
TOTAL LIABILITIES	221,843	139	221,982
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	13,202	-	13,202
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	262,932	43,679	306,611
Unassigned:	1,621,546	142,929	1,764,475
TOTAL FUND BALANCES	\$ 1,916,455	\$ 186,608	\$ 2,103,063
TOTAL LIABILITIES & FUND BALANCES	\$ 2,138,298	\$ 186,747	\$ 2,325,045

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2023

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	\$ 2,500	\$ 1,042	\$ 8,112	\$ 7,070	324.48%
Interest - Tax Collector	-	-	295	295	0.00%
Special Assmnts- Tax Collector	1,427,125	1,284,414	1,496,389	211,975	104.85%
Special Assmnts- Discounts	(57,085)	(51,378)	(59,229)	(7,851)	103.76%
Other Miscellaneous Revenues	5,500	2,292	1,973	(319)	35.87%
Access Cards	1,000	417	1,052	635	105.20%
Amenities Revenue	-	-	6,821	6,821	0.00%
TOTAL REVENUES	1,379,040	1,236,787	1,455,413	218,626	105.54%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	5,000	5,745	(745)	47.88%
FICA Taxes	918	383	275	108	29.96%
ProfServ-Engineering	10,000	4,167	-	4,167	0.00%
ProfServ-Legal Services	10,000	4,167	1,912	2,255	19.12%
ProfServ-Mgmt Consulting	64,483	26,868	23,419	3,449	36.32%
ProfServ-Property Appraiser	150	150	-	150	0.00%
ProfServ-Recording Secretary	1,500	625	-	625	0.00%
Auditing Services	5,200	2,600	-	2,600	0.00%
Website Hosting/Email services	1,553	1,553	1,553	-	100.00%
Postage and Freight	2,000	833	757	76	37.85%
Insurance - General Liability	35,364	17,682	32,204	(14,522)	91.06%
Printing and Binding	1,500	625	2	623	0.13%
Legal Advertising	1,100	458	-	458	0.00%
Miscellaneous Services	100	42	112	(70)	112.00%
Misc-Assessment Collection Cost	28,543	25,689	28,743	(3,054)	100.70%
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	94,317	97,195	(2,878)	54.64%
Field					
Contracts-Security Services	1,600	667	-	667	0.00%
Contracts-Landscape	158,421	66,009	64,808	1,201	40.91%
Contracts-Landscape Consultant	6,720	2,800	2,800	-	41.67%
Utility - General	20,000	8,333	4,464	3,869	22.32%
R&M-General	36,000	15,000	649	14,351	1.80%
R&M-Irrigation	10,000	4,167	1,950	2,217	19.50%
R&M-Lake	27,500	11,458	9,160	2,298	33.31%
R&M-Landscape Renovations	20,000	8,333	15,175	(6,842)	75.88%
R&M-Mulch	13,000	5,417	-	5,417	0.00%
R&M-Sidewalks	10,000	4,167	-	4,167	0.00%
R&M-Trees	15,000	6,250	13,500	(7,250)	90.00%
Cap Outlay-Machinery and Equip	5,000	2,083	-	2,083	0.00%
Total Field	323,241	134,684	112,506	22,178	34.81%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	67,631	73,177	(5,546)	45.08%
Total Road and Street Facilities	162,314	67,631	73,177	(5,546)	45.08%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	112,500	90,791	21,709	33.63%
Payroll-Benefits	4,500	1,875	-	1,875	0.00%
FICA Taxes	20,655	8,606	7,096	1,510	34.35%
Life and Health Insurance	9,000	3,750	-	3,750	0.00%
Workers' Compensation	8,611	3,588	3,884	(296)	45.11%
ProfServ-Pool Maintenance	30,000	12,500	15,580	(3,080)	51.93%
Contracts-Pest Control	1,113	464	-	464	0.00%
Communication - Telephone	6,000	2,500	1,998	502	33.30%
Utility - General	40,000	16,667	14,943	1,724	37.36%
R&M-General	38,200	15,917	6,117	9,800	16.01%
R&M-Mulch	5,000	2,083	-	2,083	0.00%
R&M-Fitness Equipment	1,800	750	-	750	0.00%
Holiday Decoration	13,000	5,417	6,926	(1,509)	53.28%
Misc-News Letters	7,500	3,125	-	3,125	0.00%
Special Events	5,000	2,083	-	2,083	0.00%
Op Supplies - General	36,287	15,120	20,018	(4,898)	55.17%
Subscriptions and Memberships	1,043	435	-	435	0.00%
Capital Outlay	41,700	17,375	-	17,375	0.00%
1st Quarter Operating Reserves	176,190	176,190	-	176,190	0.00%
Total Parks and Recreation	715,599	400,945	167,353	233,592	23.39%
TOTAL EXPENDITURES	1,379,040	697,577	450,231	247,346	32.65%
Excess (deficiency) of revenues					
Over (under) expenditures	-	539,210	1,005,182	465,972	0.00%
Net change in fund balance	\$ -	\$ 539,210	\$ 1,005,182	\$ 465,972	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	911,273	911,273	911,273		
FUND BALANCE, ENDING	\$ 911,273	\$ 1,450,483	\$ 1,916,455		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>REVENUES</u>					
Special Assmnts- Tax Collector	330,649	297,584	204,053	(93,531)	61.71%
Special Assmnts- Discounts	(13,226)	(11,903)	(8,077)	3,826	61.07%
TOTAL REVENUES	317,423	285,681	195,976	(89,705)	61.74%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Administrative	2,100	875	-	875	0.00%
ProfServ-Legal Services	7,000	2,917	458	2,459	6.54%
Deed Restrictions	7,200	3,000	-	3,000	0.00%
Deed Restrictions-Printing & Postage	7,200	3,000	944	2,056	13.11%
Misc-Assessment Collection Cost	6,613	5,952	3,920	2,032	59.28%
Office Supplies	3,000	1,250	58	1,192	1.93%
Total Administration	33,113	16,994	5,380	11,614	16.25%
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	284,310	118,463	108,067	10,396	38.01%
Total Garbage/Solid Waste Services	284,310	118,463	108,067	10,396	38.01%
TOTAL EXPENDITURES	317,423	135,457	113,447	22,010	35.74%
Excess (deficiency) of revenues					
Over (under) expenditures	-	150,224	82,529	(67,695)	0.00%
Net change in fund balance	\$ -	\$ 150,224	\$ 82,529	\$ (67,695)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	104,079	104,079	104,079		
FUND BALANCE, ENDING	\$ 104,079	\$ 254,303	\$ 186,608		

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				\$1,757,771	\$ 1,546,839	\$ 210,933
Allocation %				100%	88.00%	12.00%
11/07/22	\$ 12,982	\$ 705	\$ 265	\$ 13,952	\$ 12,278	\$ 1,674
11/15/22	\$ 73,097	\$ 3,108	\$ 1,492	\$ 77,697	\$ 68,373	\$ 9,324
11/21/22	\$ 280,342	\$ 11,919	\$ 5,721	\$ 297,983	\$ 262,225	\$ 35,758
11/25/22	\$ 98,558	\$ 4,190	\$ 2,011	\$ 104,760	\$ 92,189	\$ 12,571
12/02/22	\$ 616,517	\$ 26,192	\$ 12,582	\$ 655,290	\$ 576,656	\$ 78,635
12/09/22	\$ 376,313	\$ 15,820	\$ 7,680	\$ 399,813	\$ 351,835	\$ 47,978
12/20/22	\$ 65,728	\$ 2,701	\$ 1,341	\$ 69,771	\$ 61,398	\$ 8,373
01/12/23	\$ 28,100	\$ 923	\$ 573	\$ 29,596	\$ 26,045	\$ 3,552
02/07/23	\$ 48,836	\$ 1,747	\$ 997	\$ 51,579	\$ 45,389	\$ 6,189
TOTAL	\$ 1,600,474	\$ 67,305	\$ 32,663	\$ 1,700,442	\$ 1,496,389	\$ 204,053
% COLLECTED				97%	97%	97%
TOTAL OUTSTANDING				\$ 57,329	\$ 50,450	\$ 6,880

Meadow Pointe

Community Development District

Cash and Investment Report

February 28, 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	1,449,314
Checking Account - Operating	Regions	0.00%	n/a	40,486
		Subtotal		<u>1,489,800</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	0.15%	n/a	97,855
Money Market Account	Valley National	0.25%	n/a	489,506
Money Market Account	Truist	0.01%	n/a	28,859
		Subtotal		<u>616,221</u>
		Total		<u>\$ 2,106,320</u>

Meadow Pointe

Community Development District

Cash Receipts Schedule February 28, 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	12,278		12,278	See assessment collection worksheet
11/15/22	Tax Collector	68,373		68,373	See assessment collection worksheet
11/21/22	Tax Collector	262,225		262,225	See assessment collection worksheet
11/25/22	Tax Collector	92,189		92,189	See assessment collection worksheet
12/01/22	Fobs / Rentals	383	383		
12/02/22	Tax Collector	576,656		576,656	See assessment collection worksheet
12/09/22	Tax Collector	351,835		351,835	See assessment collection worksheet
12/20/22	Tax Collector	61,398		61,398	See assessment collection worksheet
01/06/23	Interest	571	571		
01/12/23	Tax Collector	26,045		26,045	See assessment collection worksheet
02/01/23	Rentals / Agreements / Fobs / Parking	2,570	2,570		
02/07/23	Tax Collector	45,389		45,389	See assessment collection worksheet
02/28/23	Rentals / Agreements / Fobs / Parking	2,355	2,355		
Total		1,506,235	9,846	1,496,389	



Quote

10601 Oak St NE
St Petersburg, FL 33716

Phone: 727-329-8845
Fax: 727-289-7126

Date	Quote #	
3/7/2023	17321 D	
Terms	PO #	Eng
COD		
Ship To		
Meadow Pointe 28245 County Line Rd Wesley Chapel, FL 33543		

Name / Address
MEADOW POINTE I, CDD 210 N. University Dr Suite 702 Coral Springs, FL 33071

Customer Contact	Customer Phone	Customer Fax	Job	Rep
	813-973-1671	813-973-7268	MAINT PROG	House

Qty	Item	Description	Price Each	Amount
1	customS	AQUAWORX ANNUAL PREVENTATIVE MAINTENANCE PROGRAM TO INCLUDE (2) SITE VISITS PER YEAR	9,500.00	9,500.00T

PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION.

Signature _____

Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. If this invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Quoted prices are valid for 30 days with freight subject to change. AquaWorx adds a 3% service fee to credit or debit card payments. Cancellations or returns are not accepted without prior authorization in writing and subject to a 40% Re-Stocking Fee. Notice of Commencement must accompany all orders.

Thank You for Your Order

Subtotal	\$9,500.00
Sales Tax (0.0%)	\$0.00
Total	\$9,500.00

Please Choose: GREEN or WHITE
TEST CAPS or INSTALLED VALVES

DESIRED SHIP DATE: _____

AquaWorx Preventative Maintenance Program

Exhibit A

PROPOSAL

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

AquaWorx, Inc. will provide a preventative maintenance program for the above referenced project, covering the points listed below, for a period of one year (annual visit). This comprehensive program will be scheduled at mutually acceptable times designed to maximize customer value. This agreement is good for 30 days from receipt and after that time.

APMP- Water Play Structures:

1. Inspect conditions and document general findings including: stability, parts missing/damaged, steps and railings, water slides, interactive features, platforms, barriers, and cosmetic finish.
2. Clean and touch-up cosmetic finishes to all metal surfaces, replace missing fasteners and tighten all components.
3. Use specialty cleaners to remove minor residual scaling from components, water slides, platforms, railings, etc.
4. Apply high performance wax to all finished areas, polish and buff to provide an effective and durable surface. Check and seal as necessary all water slide joints.
5. Provide written and photographic documentation of both findings and results, along with appropriate recommendations as necessary.
6. Any major repair or replacement of features is not covered under this agreement and may result in additional cost.
7. Damage resulting from vandalism, negligence or abuse of product are not covered.

This agreement must be signed and dated within 30 days from receipt otherwise it will expire and require and additional site visit at an additional cost to re certify for a new agreement.

Program will become effective on _____ and will expire 30 days after the second APMP site visit.

MAINTENANCE AGREEMENT

This Maintenance Agreement (the "Agreement") is made and extended into on this 20 day of March, between Meadow Pointe I CDD (the "Association") and AquaWorx, LLC, a Florida corporation ("AquaWorx"). The Association and AquaWorx are individually referred to as a "Party" and collectively referred to herein as the "Parties".

In consideration of the mutual promises and payments set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Project.** The subject matter of this Agreement is the following project ("Project"): Meadow Pointe.
2. **Work.** AquaWorx agrees to perform work ("Work") for the Project as described in the **AquaWorx Preventative Maintenance Program** attached as **Exhibit A** ("Proposal"), a copy of which is attached hereto, incorporated herein in its entirety and made a part of this Agreement. The Proposal shall control in the event of a conflict between the Proposal and this Agreement.
3. **Price and Payment Terms.** Customer shall pay AquaWorx the total sum of **\$9,500.00** ("Contract Price") with No tax under Sales Tax Exempt Cert # 85-8012657048C2. Payment due with signed agreement.

Total Contract Price. \$9,500.00

ACH or Wire information is available upon request.

4. **Contract Documents.** AquaWorx shall perform the Work in accordance with the Proposal.
5. **Schedule.** AquaWorx agrees to notify Customer 4 weeks prior to their desired start date for the Work. Once mobilized, Work will be completed in 4-5 working days.
6. **Force Majeure.** AquaWorx will be entitled to a time extension with respect to any delay or failure in performance caused by labor disputes, terrorism, riots, fires, casualties, accidents, acts of God, unusual delays in delivery, or other causes beyond the direct control of AquaWorx.
7. **Dispute Resolution.**
 - a. **Nonbinding Mediation.** Except for a claim for emergency injunctive relief, any claim arising out of or related to this Agreement shall be subject to mediation as a condition precedent to filing a lawsuit. The Parties shall equally share the mediator's fee and any filing fees. The mediation shall be held in Pinellas County, Florida.
 - b. **Jurisdiction and Venue.** In the event of any litigation between the parties under this Agreement: (i) the parties shall and hereby submit to the jurisdiction of the state and

federal courts of the State of Florida, and (ii) venue shall be laid exclusively in Pinellas County, Florida. All reasonable attorney's fees and court costs incurred by the prevailing party at all trial, appellate and post-judgment levels and proceedings shall be reimbursed to the prevailing party by the non-prevailing party.

8. **Governing Law.** This Agreement shall be interpreted in accordance with and governed by the laws of the State of Florida, without regard to that State's rules on conflicts of laws.
9. **Modification.** No modification or amendment to this Agreement shall have any force or effect unless mutually agreed to in a writing signed by both Parties.
10. **Blinding Effect.** This Agreement is binding upon the Parties and their successors, assigns, and related entities.
11. **Entire Agreement.** This Agreement contains the entire agreement of the Parties and there are no other oral, written, express or implied promises, agreements, representations, or inducements not specified in this Agreement. The Parties also agree that all the terms of this Agreement are contractual and not a mere recital.
12. **Severability.** In the event that one or more of the provisions in this Agreement are, for any reason, held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement.

This Agreement is entered into as of the day and year first written above.

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

By: Kush Tisk

Title:

Operation Manager

AQUAWORX, INC.

By: _____

Title: President

Guidelines for Compliance with Paragraphs 14 & 19 of Deed Restrictions

Paragraph 14, Declaration of Restrictions ("Deed Restrictions") provides that *"Each lot, whether occupied or unoccupied, shall be maintained reasonably clean and free from refuse, debris, unsightly growth and fire hazard."* Paragraph 19 also provides, in part, that *"All lots, whether occupied or unoccupied, and any buildings, structures or improvements thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon."* The following yard maintenance recommendations are offered to help property owners avoid violating the Deed Restrictions:

1. Keep lawns mowed to a height not to exceed eight (8) inches above the ground.
2. Edge around all structures and impervious surfaces (building, sidewalks, driveways, patios, utility boxes, etc.). For example, grass or weeds should not be permitted to grow over the edge of the sidewalk.
3. Edge along the storm gutter in the street in the same manner as along sidewalks.
4. Remove grass or weeds that grow up through cracks in impervious surfaces.
5. Trim shrubs so they do not become overgrown and/or unsightly.
6. Sod, seed, or plug any dead areas or areas not covered with vegetation in lawns exceeding four (4) square feet.
7. Remove excessive weeds from property.
8. Remove debris (e.g. tree branches, palm fronds, etc.) from the property.

Guidelines for Compliance with Paragraph #14 and #18 of Deed Restrictions

Paragraph 14, Declaration of Restrictions ("Deed Restriction") provides that *"Each lot, whether occupied or unoccupied, shall be maintained reasonably clean and free from refuse, debris, unsightly growth and fire hazard."* Please see below the recommendations to help property owners to avoid violating the Deed Restrictions:

1. Mow, edge and take care of your yard on a regular basis.
2. Trim bushes, trim trees, and palm trees (to avoid overgrown growth).
3. Remove any debris or unsightly growth.

Paragraph 18, Declaration of Restrictions ("Deed Restrictions") provides that *"A standard mailbox approved by the Developer shall be installed and maintained on each lot within the Meadow Pointe Community, including the Property. In the event a mailbox is damaged or destroyed, it shall be repaired or replaced, as the case may be, so as to conform with such standard mailbox."* The following mail box and post maintenance recommendations are offered to help property owners avoid violating the Deed Restrictions:

1. Keep mail post, post arms and mail box clean of mildew and dirt.
2. Paint post and arms with the two approved Meadow Pointe colors. Paint can be purchased from Home Depot (post: Glidden/Beige: GL6111, Trim: Behr/Harbor: 4300
3. Street numbers are to be either black or gold (no stickers). Mail Box is to be white.
4. New post or arms can be obtained from the Community Council (mp1cc@yahoo.com).



Special Service Agreement

This Special Service Agreement, dated for February 28, 2022, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Meadow Pointe I CDD** (hereinafter the “Customer”), 28245 County Line Road, Wesley Chapel, FL 33543.

Project Site: Meadow Pointe I CDD – Pond 31 Littoral Shelf

General Conditions: Blue Water Aquatics will provide the following services:

1. Contract Services – Marsh Master treatment of littoral shelf.

Item A: Littoral Shelf Treatment– Spray out existing vegetation on approximately 0.99-acre littoral shelf with aquatic glyphosate using the Marsh Master.

Wait fourteen (14) days for herbicide to work on the vegetation.

Two weeks post treatment, Blue Water Aquatics will return to mow down all treated vegetation with the Marsh Master using the mower deck.

No vegetation will be removed from the site.

Customer is responsible for securing access to into the pond either through the vinyl fencing between County Line Road and the pond, or by getting homeowner permission to access the pond via the northern most home’s lot on the pond on Maximilian Drive.

Item B: Labor, Mobilization, Equipment & Materials – All labor, mobilization, equipment and materials are included.

2. Contract Costs: Customer agrees to pay Blue Water Aquatics, Inc. the following amount for these specific water management services.

Item A:	Littoral Shelf Treatment	\$ 2,675.00
Item B:	Labor, Mobilization, Equipment & Materials	Included

TOTAL COST OF PROJECT:	\$ 2,675.00
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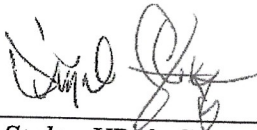
Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Money Order, Check, Zelle, ACH or Credit Card (credit card payments will incur a 3.5% credit card fee for every credit card transaction).* Any account

over sixty (60) days past due is subject to suspension of future work under this Agreement. Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

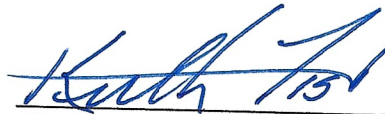
In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

Addenda: See attached map, survey, and report (where applicable).



*Virgil Stoltz, VP & General Manager
Blue Water Aquatics, Inc.*



Customer

03/14/2023

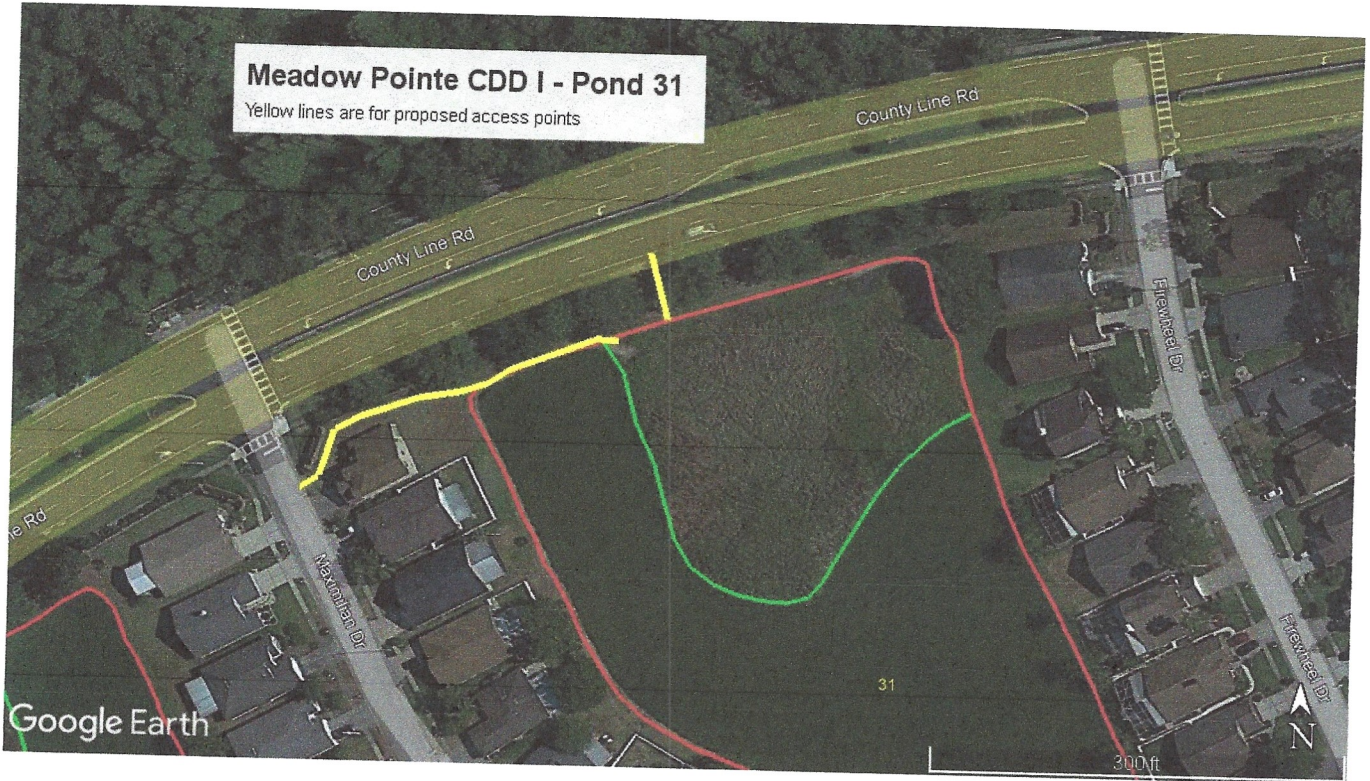
Date

3/20/2023

Date

MEADOW POINT I CDD

Site Map





Prepared For

Meadow Point I CDD

Krueger Contracting Inc.

1915 Rebecca rd
Lutz, Florida 33548
Phone: (813) 781-7214
Email: kruegerc@gmail.com
Web: kruegerstormwater.com

Estimate # 746
Date 03/15/2023

Description	Total
Project area 1 cl west of grassland Krueger contracting inc. will complete the following services: 1. Deliver and install 8yards of fill dirt in approx 7 areas. 2. Complete compaction 3. Install sod	\$2,950.00

Subtotal	\$2,950.00
Total	\$2,950.00



Prepared For

Meadow Point I CDD

Krueger Contracting Inc.

1915 Rebecca rd
Lutz, Florida 33548
Phone: (813) 781-7214
Email: kruegerc@gmail.com
Web: kruegerstormwater.com

Estimate # 748
Date 03/15/2023

Description	Total
Project area 3) north cl, arbors,broadlands Krueger contracting inc. will complete the following services: 1. Clean out existing drain, cutback sod address inlet 2.install four yards fill dirt compact and sod. Four low areas.	\$2,650.00

Subtotal	\$2,650.00
Total	\$2,650.00



Prepared For

Meadow Point I CDD

Krueger Contracting Inc.

1915 Rebecca rd
Lutz, Florida 33548
Phone: (813) 781-7214
Email: kruegerc@gmail.com
Web: kruegerstormwater.com

Estimate # 747
Date 03/15/2023

Description	Total
Project area 2) north side of cl ,spring arbors Krueger contracting inc. will complete the following services: 1. Trench and install 4" corrugated pipe 160' with two drains. 2.install 4yards of fill dirt, compaction with sod.	\$5,800.00
Subtotal	\$5,800.00
Total	\$5,800.00

MEADOW POINTE
Community Development District

Annual Operating Budget
Fiscal Year 2024

Version 1 - Proposed Budget:
(Printed on 3/08/2022 3pm)

Prepared by:



MEADOW POINTE

Community Development District

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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 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	MAR -	PROJECTED	BUDGET
	FY 2021	FY 2022	FY 2023	FEB-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	2,773	6,142	2,500	8,112	5,000	13,112	2,500
Interest - Tax Collector	304	75	-	295	413	708	-
Special Assmnts- Tax Collector	1,119,334	1,119,334	1,427,125	1,496,389	-	1,496,389	1,427,125
Special Assmnts- Discounts	(42,926)	(42,843)	(57,085)	(59,229)	-	(59,229)	(57,085)
Other Miscellaneous Revenues	4,908	4,202	5,500	1,973	2,762	4,735	5,500
Access Cards	1,575	2,700	1,000	1,052	250	1,302	1,000
Amenities Revenue	11,570	13,752	-	6,821	250	7,071	-
TOTAL REVENUES	1,097,538	1,103,362	1,379,040	1,455,413	8,675	1,464,088	1,379,040
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	22,600	21,567	12,000	5,745	6,255	12,000	12,000
FICA Taxes	1,729	1,331	918	275	643	918	918
ProfServ-Engineering	2,770	7,147	10,000	-	10,000	10,000	10,000
ProfServ-Legal Services	15,185	12,489	10,000	1,912	8,088	10,000	10,000
ProfServ-Mgmt Consulting	64,483	77,826	64,483	23,419	41,064	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	-	5,200	5,200	5,200
Website Hosting/Email services	-	1,553	1,553	1,553	-	1,553	1,553
Postage and Freight	806	3,431	2,000	757	1,243	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	1,498	1,500	1,500
Legal Advertising	1,424	3,406	1,100	-	1,100	1,100	1,100
Miscellaneous Services	31	1,713	100	112	100	212	100
Misc-Assessment Collection Cost	17,536	17,332	28,543	28,743	-	28,743	28,543
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	97,195	77,843	175,038	177,886
<i>Field</i>							
Contracts-Security Services	-	-	1,600	-	-	-	1,600
Contracts-Landscape	144,018	144,017	158,421	64,808	93,613	158,421	158,421
Contracts-Landscape Consultant	6,720	6,720	6,720	2,800	3,920	6,720	6,720
Utility - General	12,969	13,719	20,000	4,464	15,536	20,000	20,000
R&M-General	31,938	77,874	36,000	649	2,000	2,649	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	9,160	18,340	27,500	27,500
R&M-Landscape Renovations	14,773	19,706	20,000	15,175	4,825	20,000	20,000
R&M-Mulch	13,200	14,850	13,000	-	13,000	13,000	13,000
R&M-Sidewalks	-	-	10,000	-	10,000	10,000	10,000
R&M-Trees	-	-	15,000	13,500	1,500	15,000	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	112,506	175,784	288,290	323,241

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	MAR -	PROJECTED	BUDGET
	FY 2021	FY 2022	FY 2023	FEB-2023	SEP-2023	FY 2023	FY 2024
Road and Street Facilities							
Electricity - Streetlights	137,892	163,998	162,314	73,177	89,137	162,314	162,314
Total Road and Street Facilities	137,892	163,998	162,314	73,177	89,137	162,314	162,314
Parks and Recreation							
Payroll-Salaries	219,252	241,877	270,000	90,791	179,209	270,000	270,000
Payroll-Benefits	-	-	4,500	-	4,500	4,500	4,500
FICA Taxes	16,785	18,925	20,655	7,096	13,559	20,655	20,655
Life and Health Insurance	1,223	3,620	9,000	-	9,000	9,000	9,000
Workers' Compensation	3,293	4,389	8,611	3,884	4,727	8,611	8,611
ProfServ-Pool Maintenance	-	-	30,000	15,580	14,420	30,000	30,000
Contracts-Pest Control	-	-	1,113	-	1,113	1,113	1,113
Communication - Telephone	5,259	6,142	6,000	1,998	4,002	6,000	6,000
Utility - General	31,987	39,979	40,000	14,943	25,057	40,000	40,000
R&M-General	87,641	22,740	38,200	6,117	32,083	38,200	38,200
R&M-Mulch	4,720	-	5,000	-	5,000	5,000	5,000
R&M-Fitness Equipment	-	-	1,800	-	1,800	1,800	1,800
Holiday Decorations	-	-	13,000	6,926	6,074	13,000	13,000
Misc-News Letters	7,160	1,259	7,500	-	7,500	7,500	7,500
Special Events	-	-	5,000	-	5,000	5,000	5,000
Op Supplies - General	62,448	80,002	36,287	20,018	16,269	36,287	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	167,353	372,056	539,409	715,599
TOTAL EXPENDITURES	1,078,078	1,187,175	1,379,040	450,231	714,820	1,165,051	1,379,040
Excess (deficiency) of revenues							
Over (under) expenditures	19,460	(83,813)	-	1,005,182	(706,145)	299,037	-
	-	-	-	-	-	-	-
OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	19,460	(83,813)	-	1,005,182	(706,145)	299,037	-
FUND BALANCE, BEGINNING	975,625	995,086	911,273	911,273		911,273	1,210,310
FUND BALANCE, BEGINNING	\$ 995,086	\$ 911,273	\$ 911,273	\$ 1,916,455	\$ (706,145)	\$ 1,210,310	\$ 1,210,310

MEADOW POINTE

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 1,210,310
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	176,190
Total Funds Available (Estimated) - 9/30/2024	1,386,500

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

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

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	344,760 ⁽¹⁾
Reserves (FY 2023)	176,190
Reserves (FY 2024)	176,190
Subtotal	<u>697,140</u>

Total Allocation of Available Funds	715,915
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Total Unassigned (undesignated) Cash	\$ <u>670,585</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.

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.

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 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	-	-	-	-	-	-	-
Special Assmnts- Tax Collector	152,670	152,670	330,649	204,053	126,596	330,649	330,649
Special Assmnts- Discounts	(5,855)	(5,844)	(13,226)	(8,077)	(5,149)	(13,226)	(13,226)
TOTAL REVENUES	146,815	146,826	317,423	195,976	121,447	317,423	317,423
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	6,542	7,000	7,000
Deed Restrictions	-	-	7,200	-	7,200	7,200	7,200
Deed Restrictions-Printing & Postage	-	-	7,200	944	6,256	7,200	7,200
Misc-Assessment Collection Cost	2,937	2,381	6,613	3,920	2,693	6,613	6,613
Office Supplies	3,693	383	3,000	58	2,942	3,000	3,000
Total Administrative	11,624	9,678	33,113	5,380	27,733	33,113	33,113
<i>Garbage/Solid Waste Services</i>							
Utility - Refuse Removal	156,764	146,267	284,310	108,067	176,243	284,310	284,310
Total Garbage/Solid Waste Services	156,764	146,267	284,310	108,067	176,243	284,310	284,310
TOTAL EXPENDITURES	168,388	155,945	317,423	113,447	203,976	317,423	317,423
Excess (deficiency) of revenues Over (under) expenditures	(21,573)	(9,119)	-	82,529	(82,529)	-	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(21,573)	(9,119)	-	82,529	(82,529)	-	-
FUND BALANCE, BEGINNING	134,769	113,196	104,079	104,079	-	104,079	104,079
FUND BALANCE, ENDING	\$ 113,196	\$ 104,077	\$ 104,079	\$ 186,608	\$ (82,529)	\$ 104,079	\$ 104,079

MEADOW POINTE

Community Development District

Exhibit "B" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 104,079
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	104,079

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	79,356 ⁽¹⁾
Reserves	-
Subtotal	<u>79,356</u>
Total Allocation of Available Funds	79,356

Total Unassigned (undesignated) Cash	<u>\$ 24,723</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2022

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

MEADOW POINTE

Community Development District

**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%	\$226.78	\$226.78	0.00%	\$873.00	\$873.00	0.00%	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.

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING UNIFORM RULES OF PROCEDURE, IN ACCORDANCE WITH CHAPTER 120.54(5), FLORIDA STATUTES.

WHEREAS, the Meadow Pointe Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders pursuant to Chapter 120, Florida Statutes; and

WHEREAS, in accordance with Section 120.54(5), Florida Statutes, the District must comply with the adoption of Uniform Rules of Procedure as established by the Florida Administration Commission; and

WHEREAS, the District shall adhere to the rule making process as outlined in Section 120.54, Florida Statutes.

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

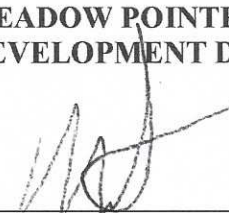
Section 1: The Board hereby adopts the Rules of Procedure as attached hereto as **Exhibit “A”**.

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF OCTOBER, 2022.

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT


Secretary/ Assistant Secretary
Print Name: DAVID R. WENCK


Michael Smith, Chair