

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
Kathryn “KC” Hopkinson, District Counsel
Tonja Stewart, District Engineer
Keith Fisk, Operations Manager

Regular Meeting Agenda

Thursday, September 21, 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 August 17, 2023 Meeting
 - B. Acceptance of August 2023 Financials
6. Deed Restriction and Architectural Review Matters
7. Operations Matters
 - A. Update on Gym Relocation
 - B. Update on New Trash Pickup Procedures
 - C. Compensation Review for Hourly Employees
8. Community Council Update
9. District Manager
10. New Business
11. Supervisor Comments
12. Audience Comments (3 minute time limit)
13. Adjournment.

Note: The next meeting is scheduled for October 19, 2023

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

**MINUTES OF MEETING
MEADOW POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and public hearing of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, August 17, 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:

Andy Mendenhall	Inframark, Regional District Manager
Keith Fisk	Operations Manager

Residents

The following is a summary of the discussions and actions taken at the August 17, 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

Chairman's Comments

Mr. Smith commented on the notices received by residents regarding the assessment increase. He noted due to receiving the trash services bids that were lower than the current prices we pay, and receiving the bids after the notices were sent out, the need for an increase is mitigated by the new prices.

The first round of Audience Comments will be for comments regarding agenda items except for the budget. Comments regarding the budget should be held until the public hearing segment of today's meeting.

August 17, 2023

Meadow Pointe C.D.D.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items other than budget comments either from audience members physically present, emails, faxes, on-line or on the phone.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of the July 30, 2023 Meeting

B. Acceptance of June 2023 Financials

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

SIXTH ORDER OF BUSINESS

Public hearing on the Adoption of the Fiscal Year 2024 Budget

Mr. Mendenhall briefly explained the budget adoption process.

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the public hearing was opened. 4-0

The audience members were encouraged to comment on the budget at this time.

Mr. Don Vienencyr commented on the maintenance costs for County Line Road which is county property.

Ms. Elenore Erickson commented on the budget.

Ms. Eileen Fennelly had questions regarding the new trash pickup service.

Mr. Doug Parzuchowski had questions regarding the new trash pickup service.

Ms. Michelle Jungly inquired about when the budget will be available for residents to review.

Mr. Rick Sergent inquired about the increase in CDD assessments.

Ms. Svetlana Kurganskaya, of Parkland, inquired about the assessment calculations and irrigation on County Line Road.

Ms. Valiente inquired about the difference between the CDD budget versus the expenses for the road.

Mr. Williams asked if there was any consideration made for the people who have been here since the beginning of Meadow Pointe.

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Mr. George Johnson asked for clarification on the two notices received regarding the assessment increase.

Residents attending the meeting via Zoom had comments or questions as follows:

- Inquired about the \$85,000 charge for the gym that is going to be relocated.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the public hearing was closed. 4-0

Mr. Smith responded to the questions and comments posed by the residents noting the following:

- Inframark Management helps the Board to shape the financial budget.
- Residents who need further information on how the budget is prepared can contact Mr. Smith for detailed information.
- Responding to the question regarding clarification on the two notices received by residents Mr. Smith noted in the second letter the 22% increase was in residential services only, which is the majority trash pickup. The general services assessment did not change and that was not noted in the first notice. The second notice that referenced \$923 is the total assessments, the general services, and residential services. We cannot pull money from general services to pay for trash and residential services.
- Any questions about the budget can be directed to Mr. Smith and he will arrange to have budget consultants explain the budget further.

Ms. Willis commented on the notice letters and reproached Inframark for the confusion. Mr. Mendenhall apologized to the Board and residents for the confusion and noted the District will not be responsible for the cost of one of the mailings. He assured all that Inframark is working with District Counsel's on making the notices more understandable. In the future, if an assessment increase is expected, drafts of a potential notice will be provided to the Board for review and editing in advance of any notices being sent to residents.

- Mr. Smith continued responding to questions and comments posed by residents earlier in the meeting as follows:
- We can ask the county about reimbursing the District for maintaining County Line Road. Residents can also send letters to the County Commissioner.

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- The new trash pickup questions were responded to by Mr. Smith noting everyone is going to single driver pickup; you can get a second trash can which is up to each individual resident at a cost of five additional dollars per month billed directly to the resident. A twice yearly dumpster drop will be done, one after Christmas for Christmas trees and one for spring cleaning. Special pickups can be arranged with a call to the vendor with a charge to the resident.
- Residents are encouraged to attend the CDD meetings to be more informed of what is being done in the community. Moving the gym has been discussed at several meetings during the year and there has been a lot of public support of the move.
- Regarding the bond payoff, there is no discount for being a long term resident.
- Regarding roads, since they are publicly owned, we do not have control over when the paving will be done. They are looking at restructuring their paving contract to come out and pave the road and we do not have a date.

Agenda Item 6A

A. Resolution 2023-04 Adopting the Budget for Fiscal Year 2024

Mr. Smith MOVED seconded by Ms. Willis to adopt Resolution 2023-04 adopting the fiscal year 2024 budget.

Discussion ensued.

Mr. Smith noted with our new trash pickup contract an increase is not needed now, but there will be an increase at year 4 or 5 at some point.

Mr. Smith recommended going with no increase at this time.

On VOICE Vote with all in favor Resolution 2023-04 adopting the fiscal year 2024 budget with no increase to the current assessments was adopted. 4-0

B. Resolution 2023-05 Levying Non-Ad Valorem Assessments

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor Resolution 2023-05 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 effect date, and incurring a 0% assessment increase, was adopted. 4-0

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SEVENTH ORDER OF BUSINESS Old Business

Mr. Smith noted the grills will be ready to be used on Wednesday.
The gym equipment has been ordered.

EIGHT ORDER OF BUSINESS Deed Restriction and Architecture Matters

The current deed restriction list was provided to the Board. The deed restriction board met last night and the Advisory Committee went from 21 to 7 people and we went through the modified deed restrictions, edited it, and will prepare a final for Board review.

NINTH ORDER OF BUSINESS Operations Matters

Mr. Keith Fisk responded to an emailed question from a resident regarding whether the new gym hours will change. The Board was asked to think about a change when the new gym is done.

The following was also reported by Mr. Fisk:

Two new lane lines for the pool were ordered and paid in the amount of \$1,294 for the two lines plus shipping for a total cost of \$1,879.

A. Splash Pad Resurfacing

The splash pad flooring needs to be redone. The original flooring was done in 2012 and Aquaplex will redo all the blue areas there and do a patch job of brown areas at a cost of \$19,310.

On MOTION by Ms. Willis seconded by Mr. Kirkland with all in favor the proposal from Aquaplex for repairing the flooring and some surrounding areas of the splash pad in the amount of \$19,310 was approved. 4-0

Quotes for taking down the cabana at Pinedale Park, and having a canopy installed over the top of the picnic table concrete slab we have there were received. The cost for removing the building would be \$17,523, which is something for the Board to think about. We can look at having cameras installed, possibly adding a door key code to allow use of the restrooms.

We have a drainage problem at the playground. Kruger gave a price of \$2,670 to correct the drainage problem.

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On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the quote from Kruger to install a drainage system at the playground at a cost of \$2,670 was approved. 4-0

Three trees on one of the ponds need to be removed and hauled away at a cost of \$1,680.

On MOTION by Mr. Smith seconded by Ms. Willis with all in favor the quote received to remove and haul away three trees to allow for access to one of the Meadow Pointe ponds in the amount of \$1,680 was approved. 4-0

Some of the water features on the splash pad need to be replaced and the Board should consider approving the replacement at the next Board meeting.

B. Additional Information Regarding Trash Pickup

This item was previously discussed. A letter will be going out regarding this.

C. Update on Gym Relocation

This item was previously discussed.

D. Update on Deed Restriction Advisory Board

This item was previously discussed.

E. Additional Pickleball Courts Discussion

This item was not discussed.

TENTH ORDER OF BUSINESS

Community Council Update

- Mr. Dennis Costa reported we are looking at doing a pizza/beer/wing night sometime in September, adults only, RSVP. September 15th or 16th was suggested.

A wine tasting event is considered to be held on October 6th, an adult only, RSVP event.

A Christmas open house event is also being planned and a Santa event is tentatively being planned for December 15th.

Advent Health inquired about us hosting an event for them on October 13th.

Mr. Fisk stated the garage sale will be held on October 7th.

ELEVENTH ORDER OF BUSINESS

District Manager

A. Approval of the Fiscal Year 2024 Meeting Schedule

The proposed meeting schedule was included in today’s meeting package. The schedule is similar to last year’s schedule.

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On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the fiscal year 2024 meeting schedule as proposed and included in today's agenda package, was approved. 4-0

TWELFTH ORDER OF BUSINESS

New Business

A. Discussion of Allowing Metal Standing Seam Roofing in the Community

Mr. Smith noted any request would have to go through the ARC board.

It was noted Mr. Sourk will be handling the Board ARC review paperwork.

FOURTEEN ORDER OF BUSINESS

Audience Comments

The following was discussed:

Holiday lights at the entrances, splash pad costs, trash pickup discounts, request to rent the cabana on Labor Day weekend for a 2 ½ hour time slot was denied due to heat emergency, dangerous rocks in the splash pad, allowing children to use the pool slide, neighbors possible code violation regarding noise, solicitation in the community, and speed bumps.

THIRTEENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Smith responded to the question and comments posed by the audience as follows, regarding the splash pad quote, the contractor selected has worked on the splash pad before and has done a good job; there is nothing in the budget for night patrol.

Mr. Fisk noted the current security contract ends at the end of this month. There will be an increase of \$70 per hour. Right now, we have FHP and pay \$60 per month to patrol some mornings and evenings, and this contract expires at the end of this month. If we move forward with the contract, it will cost \$70 per hour.

The Board was asked if they wish to extend the contract with FHP.

On MOTION by Ms. Willis seconded by Mr. Smith with all in favor extending the FHP contract for another three months at \$70 per hour, was approved. 4-0

Mr. Smith's response to audience comments continued as follows: Mr. Fisk will check out the rocks at the splash pad; the engineer that designed the slide set the height requirement and there should not be any flexibility to that; regarding cabana rental at this time with the heat emergency, exclusive use is not advisable as it should be available to all residents.

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A consensus of the Board was to allow the requested 2 ½ hour cabana rental on Labor Day weekend.

Audience comments responses continued; regarding solicitation we don't have staff to enforce this, resident can call the police non-emergency number, the nuisance noise complaint will be added to the deed restrictions for the offending resident.

Mr. Fisk noted a resident has asked to allow installing an ADU, a tiny house, in his back yard. Mr. Smith suggested that the resident contact the county, bring his plans to the county, and ask if they will issue a permit.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss,

On MOTION by Mr. Smith seconded by Mr. Kirkland with all in favor the meeting was adjourned. 4-0

Meadow Pointe

Community Development District

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ Total revenues are currently at 104.03% of the annual budget. 99.96% of special assessments have been collected through August.

- ▶ Total expenditures are at approximately 76.94% 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	\$59,834	\$64,483	93%	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 Consultant	\$6,160	\$6,720	92%	All payments to OLM for landscape inspections.
R&M-Lake	\$24,670	\$27,500	90%	All payments for monthly lake maintenance and repairs.
R&M-Landscape Renovations	\$38,600	\$20,000	193%	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	\$27,730	\$15,000	185%	Brightview Landscape Services for tree removal.
<i>Parks and Recreation</i>				
ProfServ-Pool Maintenance	\$37,425	\$30,000	125%	Pavers Rescue repair pool and shower areas - \$11,418, Triangle Pool Service installed motor - \$3,356, Aqua Worx annual maintenance - \$9,500, Specialty Surfaces non porous installation - \$9,655.
Communication - Telephone	\$5,366	\$6,000	89%	Spectrum and Verizon monthly charges.
R&M-General	\$24,641	\$38,200	65%	Includes Cookin' Outdoors outdoor kitchen - \$13,000, miscellaneous repair and maintenance items.
Op Supplies - General	\$52,024	\$36,287	143%	Includes pool chemicals - \$17,229, 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
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 96,345	\$ -	\$ 96,345
Cash On Hand/Petty Cash	300	-	300
Due From Other Funds	-	162,279	162,279
Investments:			
Money Market Account	1,388,299	-	1,388,299
Prepaid Items	13,773	-	13,773
Utility Deposits - TECO	18,775	-	18,775
TOTAL ASSETS	\$ 1,517,492	\$ 162,279	\$ 1,679,771
<u>LIABILITIES</u>			
Accounts Payable	\$ 48,215	\$ 13,297	\$ 61,512
Accrued Expenses	21,474	-	21,474
Deposits	600	-	600
Due To Other Funds	162,279	-	162,279
TOTAL LIABILITIES	232,568	13,297	245,865
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	13,773	-	13,773
Deposits	18,775	-	18,775
Assigned to:			
Operating Reserves	262,932	43,679	306,611
Unassigned:	989,444	105,303	1,094,747
TOTAL FUND BALANCES	\$ 1,284,924	\$ 148,982	\$ 1,433,906
TOTAL LIABILITIES & FUND BALANCES	\$ 1,517,492	\$ 162,279	\$ 1,679,771

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 2,292	\$ 30,189	\$ 27,897	1207.56%
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	5,042	3,711	(1,331)	67.47%
Access Cards	1,000	917	4,322	3,405	432.20%
Insurance Reimbursements	-	-	10,500	10,500	0.00%
Amenities Revenue	-	-	13,281	13,281	0.00%
TOTAL REVENUES	1,379,040	1,378,291	1,434,628	56,337	104.03%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	11,000	13,080	(2,080)	109.00%
FICA Taxes	918	842	643	199	70.04%
ProfServ-Engineering	10,000	9,167	1,773	7,394	17.73%
ProfServ-Legal Services	10,000	9,167	13,172	(4,005)	131.72%
ProfServ-Mgmt Consulting	64,483	59,109	59,834	(725)	92.79%
ProfServ-Property Appraiser	150	150	150	-	100.00%
ProfServ-Recording Secretary	1,500	1,375	-	1,375	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	1,833	1,541	292	77.05%
Insurance - General Liability	35,364	35,364	32,204	3,160	91.06%
Printing and Binding	1,500	1,375	2	1,373	0.13%
Legal Advertising	1,100	1,008	195	813	17.73%
Miscellaneous Services	100	92	89	3	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	169,253	158,396	10,857	89.04%
Field					
Contracts-Security Services	1,600	1,467	720	747	45.00%
Contracts-Landscape	158,421	145,219	144,018	1,201	90.91%
Contracts-Landscape Consultant	6,720	6,160	6,160	-	91.67%
Utility - General	20,000	18,333	13,841	4,492	69.21%
R&M-General	36,000	33,000	16,569	16,431	46.03%
R&M-Irrigation	10,000	9,167	2,750	6,417	27.50%
R&M-Lake	27,500	25,208	24,670	538	89.71%
R&M-Landscape Renovations	20,000	18,333	38,600	(20,267)	193.00%
R&M-Mulch	13,000	11,917	14,850	(2,933)	114.23%
R&M-Sidewalks	10,000	9,167	-	9,167	0.00%
R&M-Trees	15,000	13,750	27,730	(13,980)	184.87%
Cap Outlay-Machinery and Equip	5,000	4,583	-	4,583	0.00%
Total Field	323,241	296,304	289,908	6,396	89.69%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	148,788	168,336	(19,548)	103.71%
Total Road and Street Facilities	162,314	148,788	168,336	(19,548)	103.71%
<u>Parks and Recreation</u>					
Payroll-Salaries	270,000	247,500	229,412	18,088	84.97%
Payroll-Benefits	4,500	4,125	-	4,125	0.00%
FICA Taxes	20,655	18,934	17,895	1,039	86.64%
Life and Health Insurance	9,000	8,250	1,223	7,027	13.59%
Workers' Compensation	8,611	7,893	4,098	3,795	47.59%
ProfServ-Pool Maintenance	30,000	27,500	37,425	(9,925)	124.75%
Contracts-Pest Control	1,113	1,020	-	1,020	0.00%
Communication - Telephone	6,000	5,500	5,366	134	89.43%
Utility - General	40,000	36,667	39,280	(2,613)	98.20%
R&M-General	38,200	35,017	24,641	10,376	64.51%
R&M-Mulch	5,000	4,583	-	4,583	0.00%
R&M-Fitness Equipment	1,800	1,650	1,200	450	66.67%
Holiday Decoration	13,000	11,917	6,926	4,991	53.28%
Misc-News Letters	7,500	6,875	-	6,875	0.00%
Special Events	5,000	4,583	3,920	663	78.40%
Op Supplies - General	36,287	33,263	52,024	(18,761)	143.37%
Subscriptions and Memberships	1,043	956	-	956	0.00%
Capital Outlay	41,700	38,225	20,927	17,298	50.18%
1st Quarter Operating Reserves	176,190	176,190	-	176,190	0.00%
Total Parks and Recreation	715,599	670,648	444,337	226,311	62.09%
TOTAL EXPENDITURES	1,379,040	1,284,993	1,060,977	224,016	76.94%
Excess (deficiency) of revenues					
Over (under) expenditures	-	93,298	373,651	280,353	0.00%
Net change in fund balance	\$ -	\$ 93,298	\$ 373,651	\$ 280,353	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	911,273	911,273	911,273		
FUND BALANCE, ENDING	\$ 911,273	\$ 1,004,571	\$ 1,284,924		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	1,925	-	1,925	0.00%
ProfServ-Legal Services	7,000	6,417	458	5,959	6.54%
Deed Restrictions	7,200	6,600	-	6,600	0.00%
Deed Restrictions-Printing & Postage	7,200	6,600	2,540	4,060	35.28%
Misc-Assessment Collection Cost	6,613	6,613	6,358	255	96.14%
Office Supplies	3,000	2,750	58	2,692	1.93%
Total Administration	33,113	30,905	9,414	21,491	28.43%
Garbage/Solid Waste Services					
Utility - Refuse Removal	284,310	260,618	250,222	10,396	88.01%
Total Garbage/Solid Waste Services	284,310	260,618	250,222	10,396	88.01%
TOTAL EXPENDITURES	317,423	291,523	259,636	31,887	81.79%
Excess (deficiency) of revenues Over (under) expenditures	-	25,900	58,200	32,300	0.00%
Net change in fund balance	\$ -	\$ 25,900	\$ 58,200	\$ 32,300	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	90,782	90,782	90,782		
FUND BALANCE, ENDING	\$ 90,782	\$ 116,682	\$ 148,982		

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 August 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	34,141
Checking Account - Operating	Regions	0.00%	n/a	62,205
		Subtotal		<u>96,345</u>
Petty Cash		0.00%	n/a	300
Money Market Account	Bank United	5.15%	n/a	1,332,902
Money Market Account	Valley National	5.45%	n/a	55,397
		Subtotal		<u>1,388,299</u>
		Total		<u>\$ 1,484,944</u>

Meadow Pointe

Community Development District

Cash Receipts Schedule**August 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	