

**Financial Report**

Table of Contents  
February 28, 2017

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds .....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds .....	Page 2 - 4

**SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessments .....	Page 5
Cash and Investment Report .....	Page 6
Cash Receipts Schedule .....	Page 7
Reserve Report .....	Page 8

Prepared by:



**Meadow Pointe  
Community Development District**

**Financial Statements**

(Unaudited)

*February 28, 2017*

**Balance Sheet**  
February 28, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 262,439	\$ -	\$ 262,439
Cash On Hand/Petty Cash	300	-	300
Accounts Receivable	133	-	133
Due From Other Funds	-	214,509	214,509
Investments:			
Certificates of Deposit - 12 Months	201,601	-	201,601
Money Market Account	1,233,657	-	1,233,657
Utility Deposits - TECO	24,605	-	24,605
<b>TOTAL ASSETS</b>	<b>\$ 1,722,735</b>	<b>\$ 214,509</b>	<b>\$ 1,937,244</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 11,430	\$ 12,886	\$ 24,316
Accrued Expenses	12,355	12,597	24,952
Due To Other Districts	96,338	-	96,338
Due To Other Funds	214,509	-	214,509
<b>TOTAL LIABILITIES</b>	<b>334,632</b>	<b>25,483</b>	<b>360,115</b>
<b>FUND BALANCES</b>			
<b>Nonspendable:</b>			
Deposits	24,605	-	24,605
<b>Assigned to:</b>			
Operating Reserves	234,000	42,717	276,717
Reserves - Buildings	41,355	-	41,355
Reserves - Entry Features	136,036	-	136,036
Reserves - Parking Lots/Courts	31,249	-	31,249
Reserves - Swimming Pools	58,192	-	58,192
<b>Unassigned:</b>	862,666	146,309	1,008,975
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,388,103</b>	<b>\$ 189,026</b>	<b>\$ 1,577,129</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,722,735</b>	<b>\$ 214,509</b>	<b>\$ 1,937,244</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 3,000	\$ 1,250	\$ 867	\$ (383)	28.90%
Interest - Tax Collector	-	-	18	18	0.00%
Special Assmnts- Tax Collector	1,063,609	1,013,473	1,026,518	13,045	96.51%
Special Assmnts- Discounts	(42,544)	(40,539)	(40,609)	(70)	95.45%
Other Miscellaneous Revenues	150	63	6	(57)	4.00%
Access Cards	1,000	417	570	153	57.00%
Amenities Revenue	19,600	8,167	6,451	(1,716)	32.91%
<b>TOTAL REVENUES</b>	<b>1,044,815</b>	<b>982,831</b>	<b>993,821</b>	<b>10,990</b>	<b>95.12%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	24,000	10,000	9,800	200	40.83%
FICA Taxes	1,836	765	750	15	40.85%
ProfServ-Engineering	10,000	4,167	1,477	2,690	14.77%
ProfServ-Legal Services	10,000	4,167	2,055	2,112	20.55%
ProfServ-Mgmt Consulting Serv	61,680	25,700	30,648	(4,948)	49.69%
ProfServ-Property Appraiser	150	-	-	-	0.00%
ProfServ-Recording Secretary	1,500	625	-	625	0.00%
Auditing Services	5,100	2,550	5,200	(2,650)	101.96%
Postage and Freight	2,000	833	297	536	14.85%
Insurance - General Liability	32,986	16,493	30,083	(13,590)	91.20%
Printing and Binding	2,500	1,042	164	878	6.56%
Legal Advertising	1,000	417	189	228	18.90%
Miscellaneous Services	100	42	20	22	20.00%
Misc-Assessmnt Collection Cost	21,272	20,270	19,718	552	92.69%
Misc-Taxes	3,300	3,300	60	3,240	1.82%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>177,599</b>	<b>90,546</b>	<b>100,636</b>	<b>(10,090)</b>	<b>56.66%</b>
<b>Field</b>					
Contracts-Landscape	144,019	60,008	60,008	-	41.67%
Contracts-Landscape Consultant	6,660	2,775	2,800	(25)	42.04%
Utility - General	17,000	7,083	1,094	5,989	6.44%
R&M-General	36,000	15,000	2,220	12,780	6.17%
R&M-Irrigation	10,000	4,167	2,380	1,787	23.80%
R&M-Lake	25,000	10,417	10,101	316	40.40%
R&M-Landscape Renovations	10,000	4,167	2,100	2,067	21.00%
R&M-Mulch	12,000	5,000	-	5,000	0.00%
Cap Outlay-Machinery and Equip	5,000	2,083	-	2,083	0.00%
<b>Total Field</b>	<b>265,679</b>	<b>110,700</b>	<b>80,703</b>	<b>29,997</b>	<b>30.38%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Road and Street Facilities</u></b>					
Electricity - Streetlighting	146,000	60,833	54,213	6,620	37.13%
<b>Total Road and Street Facilities</b>	<b>146,000</b>	<b>60,833</b>	<b>54,213</b>	<b>6,620</b>	<b>37.13%</b>
<b><u>Parks and Recreation - General</u></b>					
Payroll-Salaries	165,000	68,750	54,591	14,159	33.09%
FICA Taxes	12,623	5,260	4,176	1,084	33.08%
Life and Health Insurance	14,000	5,833	1,223	4,610	8.74%
Workers' Compensation	10,000	4,167	3,365	802	33.65%
Communication - Telephone	5,500	2,292	2,115	177	38.45%
Utility - General	39,000	16,250	8,123	8,127	20.83%
R&M-General	33,000	13,750	10,700	3,050	32.42%
R&M-Mulch	4,000	1,667	-	1,667	0.00%
Misc-News Letters	8,600	3,583	3,186	397	37.05%
Op Supplies - General	48,000	20,000	22,434	(2,434)	46.74%
Subscriptions and Memberships	800	333	-	333	0.00%
Capital Outlay	247,786	103,244	110,194	(6,950)	44.47%
Reserve - Buildings	1,000	1,000	-	1,000	0.00%
Reserve - Entry Features	12,728	12,728	11,236	1,492	88.28%
Reserve - Parking Lots/Courts	1,000	1,000	-	1,000	0.00%
<b>Total Parks and Recreation - General</b>	<b>603,037</b>	<b>259,857</b>	<b>231,343</b>	<b>28,514</b>	<b>38.36%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,192,315</b>	<b>521,936</b>	<b>466,895</b>	<b>55,041</b>	<b>39.16%</b>
Excess (deficiency) of revenues Over (under) expenditures	(147,500)	460,895	526,926	66,031	-357.24%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(147,500)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(147,500)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (147,500)	\$ 460,895	\$ 526,926	\$ 66,031	-357.24%
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>861,177</b>	<b>861,177</b>	<b>861,177</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 713,677</b>	<b>\$ 1,322,072</b>	<b>\$ 1,388,103</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	189,458	180,527	182,851	2,324	96.51%
Special Assmnts- Discounts	(7,578)	(7,221)	(7,234)	(13)	95.46%
<b>TOTAL REVENUES</b>	<b>181,880</b>	<b>173,306</b>	<b>175,617</b>	<b>2,311</b>	<b>96.56%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
ProfServ-Administrative	2,100	875	875	-	41.67%
ProfServ-Legal Services	18,800	7,833	4,029	3,804	21.43%
Misc-Assessmnt Collection Cost	3,789	3,611	3,512	99	92.69%
Office Supplies	1,400	583	776	(193)	55.43%
<b>Total Administration</b>	<b>26,089</b>	<b>12,902</b>	<b>9,192</b>	<b>3,710</b>	<b>35.23%</b>
<b>Garbage/Solid Waste Services</b>					
Utility - Refuse Removal	151,166	62,986	62,985	1	41.67%
<b>Total Garbage/Solid Waste Services</b>	<b>151,166</b>	<b>62,986</b>	<b>62,985</b>	<b>1</b>	<b>41.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>177,255</b>	<b>75,888</b>	<b>72,177</b>	<b>3,711</b>	<b>40.72%</b>
Excess (deficiency) of revenues Over (under) expenditures	4,625	97,418	103,440	6,022	2236.54%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	4,625	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,625</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 4,625	\$ 97,418	\$ 103,440	\$ 6,022	2236.54%
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>85,586</b>	<b>85,587</b>	<b>85,586</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 90,211</b>	<b>\$ 183,005</b>	<b>\$ 189,026</b>		

**Meadow Pointe  
Community Development District**

**Supporting Schedules**

*February 28, 2017*

# Meadow Pointe

Community Development District

**Non-Ad Valorem Special Assessments**  
**(Pasco County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2017**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Residential Services Fund Assessments
Assessments Levied				\$1,253,069	\$ 1,063,610	\$ 189,458
Allocation %				100%	84.88%	15.12%
11/15/16	\$ 7,736	\$ 418	\$ 158	\$ 8,312	\$ 7,055	\$ 1,257
11/23/16	\$ 65,015	\$ 2,764	\$ 1,327	\$ 69,106	\$ 58,658	\$ 10,449
12/01/16	\$ 296,643	\$ 12,612	\$ 6,054	\$ 315,308	\$ 267,635	\$ 47,673
12/05/16	\$ 474,426	\$ 20,170	\$ 9,682	\$ 504,278	\$ 428,033	\$ 76,244
12/12/16	\$ 204,902	\$ 8,652	\$ 4,182	\$ 217,736	\$ 184,815	\$ 32,921
12/21/16	\$ 49,664	\$ 2,075	\$ 1,014	\$ 52,752	\$ 44,776	\$ 7,976
01/09/17	\$ 28,763	\$ 908	\$ 587	\$ 30,258	\$ 25,683	\$ 4,575
02/10/17	\$ 11,148	\$ 245	\$ 228	\$ 11,620	\$ 9,863	\$ 1,757
<b>TOTAL</b>	<b>\$ 1,138,296</b>	<b>\$ 47,843</b>	<b>\$ 23,231</b>	<b>\$ 1,209,369</b>	<b>\$ 1,026,518</b>	<b>\$ 182,851</b>
% COLLECTED				97%	97%	97%
<b>TOTAL OUTSTANDING</b>				<b>\$ 43,699</b>	<b>\$ 37,092</b>	<b>\$ 6,607</b>



# Meadow Pointe

Community Development District

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## Cash and Investment Report February 28, 2017

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	Centerstate	0.00%	n/a	258,203
Checking Account - Operating	Regions	0.00%	n/a	4,237
		<b>Subtotal</b>		<u>262,439</u>
Petty Cash		0.00%	n/a	300
Certificate of Deposit - 12 month	BankUnited	0.80%	10/11/17	201,601
Money Market Account	Stonegate	0.25%	n/a	15,842
Money Market Account	Bank United	0.45%	n/a	1,217,816
		<b>Subtotal</b>		<u>1,233,657</u>
		<b>Total</b>		<u>\$ 1,697,998</u>

# Meadow Pointe

Community Development District

## Cash Receipts Schedule

February 28, 2017

<u>Date</u>	<u>Source</u>	Miscellaneous			<u>Description</u>
		<u>Amount</u>	<u>Income</u>	<u>Other</u>	
10/03/16	Tennis/Parking/Key Fobs/Party	1,206	1,206		
10/24/16	Tennis/Parking/Key Fobs/Party	1,159	1,159		
11/04/16	Tax Collector	3,075		3,075	FY 2016 excess fees
11/04/16	Party Refund	(93)	(93)		
11/04/16	Parking/Key Fobs/Party/Agreements	1,640	1,640		
11/15/16	Tax Collector	7,751		7,751	See tax collection worksheet
11/17/16	Sales tax collection allowance	3	3		
11/23/16	Tax Collector	65,013		65,013	See tax collection worksheet
11/23/16	Tax Collector	3		3	Interest
12/01/16	Tax Collector	296,643		296,643	See tax collection worksheet
12/01/16	Party Refund	(50)	(50)		
12/05/16	Tax Collector	474,426		474,426	See tax collection worksheet
12/06/16	Parking Permits	(530)	(530)		
12/09/16	Tennis/Parking/Key Fobs/Party	1,530	1,530		
12/12/16	Tax Collector	204,902		204,902	See tax collection worksheet
12/19/16	Sales tax collection allowance	3	3		
12/21/16	Tax Collector	49,664		49,664	See tax collection worksheet
12/28/16	Parking/Key Fobs/Party/Agreements	643	643		
12/31/16	Write off uncollectible returned check	(5)	(5)		
01/09/17	Tax Collector	28,763		28,763	See tax collection worksheet
01/12/17	State Farm	2,800		2,800	Reimbursement for brick wall damage
01/17/17	Sales tax collection allowance	3	3		
01/19/17	Tampa Electric	608		608	Refund
01/31/17	Parking/Key Fobs/Party/Agreements	1,586	1,586		
01/31/17	Parking Permits	(70)	(70)		
02/08/17	Federal Express	14		14	Reimbursement for duplicate payment
02/10/17	Tax Collector	11,148		11,148	See tax collection worksheet
02/16/17	Sales tax collection allowance	3	3		
02/22/17	Federal Express	12		12	Reimbursement for duplicate payment
<b>Total</b>		<b>1,151,847</b>	<b>7,027</b>	<b>1,144,820</b>	

# Meadow Pointe

Community Development District

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## Reserve Schedule

February 28, 2017

	Date	Deposit	Expense	Balance
(1)	June 2013	\$24,000		\$138,738
(2)	July 2013		\$5,500	\$133,238
(3)	September 2013		\$7,460	\$125,778
(4)	October 2013		\$5,735	\$120,044
(5)	November 2013		\$8,626	\$111,418
(6)	June 2014	\$38,500	\$32,500	\$117,418
(7)	June 2015		\$7,300	\$110,118
(8)	September 2015	\$15,000		\$125,118
(9)	September 2016	\$162,000	\$9,050	\$278,068
(10)	December 2016		\$11,236	\$266,832
	<b>TOTAL</b>	<b>\$642,167</b>	<b>\$384,927</b>	<b>\$266,832</b>

NOTE: Months will not be shown in which there are no deposits or expenses.

- (1) FY 2013 funding
- (2) A/C Repairs, Inc.
- (3) The Pool Works
- (4) The Pool Works
- (5) The Pool Works
- (5) Ryman Construction
- (6) FY 2014 funding per Board motion 7/10/2014
- (7) Ryman Construction
- (8) FY 2015 funding
- (9) FY 2016 funding and Wentra Construction
- (10) Wentra Construction