

Financial Report

Table of Contents
July 31, 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)

July 31, 2017

Balance Sheet
July 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	RESIDENTIAL SERVICES FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 248,258	\$ -	\$ 248,258
Cash On Hand/Petty Cash	300	-	300
Accounts Receivable	35	-	35
Due From Other Funds	-	142,505	142,505
Investments:			
Certificates of Deposit - 12 Months	201,601	-	201,601
Money Market Account	746,838	-	746,838
Utility Deposits - TECO	20,492	-	20,492
TOTAL ASSETS	\$ 1,217,524	\$ 142,505	\$ 1,360,029
<u>LIABILITIES</u>			
Accounts Payable	\$ 1,330	\$ 12,821	\$ 14,151
Accrued Expenses	12,355	-	12,355
Sales Tax Payable	173	-	173
Due To Other Funds	142,505	-	142,505
TOTAL LIABILITIES	156,363	12,821	169,184
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	20,492	-	20,492
Assigned to:			
Operating Reserves	234,000	42,717	276,717
Reserves - Buildings	41,355	-	41,355
Reserves - Entry Features	86,036	-	86,036
Reserves - Parking Lots/Courts	81,249	-	81,249
Reserves - Swimming Pools	58,192	-	58,192
Unassigned:	539,837	86,967	626,804
TOTAL FUND BALANCES	\$ 1,061,161	\$ 129,684	\$ 1,190,845
TOTAL LIABILITIES & FUND BALANCES	\$ 1,217,524	\$ 142,505	\$ 1,360,029

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2017

<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	\$ 3,000	\$ 2,500	\$ 4,900	\$ 2,400	163.33%
Interest - Tax Collector	-	-	37	37	0.00%
Special Assmnts- Tax Collector	1,063,609	1,063,609	1,063,646	37	100.00%
Special Assmnts- Discounts	(42,544)	(42,544)	(40,543)	2,001	95.30%
Other Miscellaneous Revenues	150	125	786	661	524.00%
Access Cards	1,000	833	1,692	859	169.20%
Amenities Revenue	19,600	16,333	15,483	(850)	78.99%
TOTAL REVENUES	1,044,815	1,040,856	1,046,001	5,145	100.11%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	20,000	19,400	600	80.83%
FICA Taxes	1,836	1,530	1,484	46	80.83%
ProfServ-Engineering	10,000	8,333	1,603	6,730	16.03%
ProfServ-Legal Services	10,000	8,333	4,215	4,118	42.15%
ProfServ-Mgmt Consulting Serv	61,680	51,400	52,814	(1,414)	85.63%
ProfServ-Property Appraiser	150	150	150	-	100.00%
ProfServ-Recording Secretary	1,500	1,250	-	1,250	0.00%
Auditing Services	5,100	5,100	5,200	(100)	101.96%
Postage and Freight	2,000	1,667	899	768	44.95%
Insurance - General Liability	32,986	32,986	30,083	2,903	91.20%
Printing and Binding	2,500	2,083	338	1,745	13.52%
Legal Advertising	1,000	833	1,047	(214)	104.70%
Miscellaneous Services	100	83	30	53	30.00%
Misc-Assessmnt Collection Cost	21,272	21,272	20,462	810	96.19%
Misc-Taxes	3,300	3,300	1,406	1,894	42.61%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	177,599	158,495	139,306	19,189	78.44%
Field					
Contracts-Landscape	144,019	120,016	120,015	1	83.33%
Contracts-Landscape Consultant	6,660	5,550	5,600	(50)	84.08%
Utility - General	17,000	14,167	2,634	11,533	15.49%
R&M-General	36,000	30,000	9,035	20,965	25.10%
R&M-Irrigation	10,000	8,333	3,900	4,433	39.00%
R&M-Lake	25,000	20,833	20,203	630	80.81%
R&M-Landscape Renovations	10,000	8,333	2,730	5,603	27.30%
R&M-Mulch	12,000	10,000	11,400	(1,400)	95.00%
Cap Outlay-Machinery and Equip	5,000	4,167	-	4,167	0.00%
Total Field	265,679	221,399	175,517	45,882	66.06%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2017

<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 - Streetlighting	146,000	121,667	111,563	10,104	76.41%
Total Road and Street Facilities	146,000	121,667	111,563	10,104	76.41%
<u>Parks and Recreation - General</u>					
Payroll-Salaries	165,000	137,500	128,282	9,218	77.75%
FICA Taxes	12,623	10,519	9,814	705	77.75%
Life and Health Insurance	14,000	11,667	1,223	10,444	8.74%
Workers' Compensation	10,000	8,333	3,356	4,977	33.56%
Communication - Telephone	5,500	4,583	4,231	352	76.93%
Utility - General	39,000	32,500	19,136	13,364	49.07%
R&M-General	33,000	27,500	21,846	5,654	66.20%
R&M-Mulch	4,000	3,333	4,130	(797)	103.25%
Misc-News Letters	8,600	7,167	4,210	2,957	48.95%
Op Supplies - General	48,000	40,000	40,262	(262)	83.88%
Subscriptions and Memberships	800	667	705	(38)	88.13%
Capital Outlay	247,786	206,488	149,323	57,165	60.26%
Reserve - Buildings	1,000	1,000	-	1,000	0.00%
Reserve - Entry Features	12,728	12,728	28,123	(15,395)	220.95%
Reserve - Parking Lots/Courts	1,000	1,000	-	1,000	0.00%
Reserve - Swimming Pools	-	-	4,990	(4,990)	0.00%
Total Parks and Recreation - General	603,037	504,985	419,631	85,354	69.59%
TOTAL EXPENDITURES	1,192,315	1,006,546	846,017	160,529	70.96%
Excess (deficiency) of revenues					
Over (under) expenditures	(147,500)	34,310	199,984	165,674	-135.58%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(147,500)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(147,500)	-	-	-	0.00%
Net change in fund balance	\$ (147,500)	\$ 34,310	\$ 199,984	\$ 165,674	-135.58%
FUND BALANCE, BEGINNING (OCT 1, 2016)	861,177	861,177	861,177		
FUND BALANCE, ENDING	\$ 713,677	\$ 895,487	\$ 1,061,161		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2017

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	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	189,458	189,458	189,465	7	100.00%
Special Assmnts- Discounts	(7,578)	(7,578)	(7,222)	356	95.30%
TOTAL REVENUES	181,880	181,880	182,243	363	100.20%
EXPENDITURES					
Administration					
ProfServ-Administrative	2,100	1,750	1,750	-	83.33%
ProfServ-Legal Services	18,800	15,667	4,611	11,056	24.53%
Misc-Assessmnt Collection Cost	3,789	3,789	3,645	144	96.20%
Office Supplies	1,400	1,167	2,168	(1,001)	154.86%
Total Administration	26,089	22,373	12,174	10,199	46.66%
Garbage/Solid Waste Services					
Utility - Refuse Removal	151,166	125,972	125,971	1	83.33%
Total Garbage/Solid Waste Services	151,166	125,972	125,971	1	83.33%
TOTAL EXPENDITURES	177,255	148,345	138,145	10,200	77.94%
Excess (deficiency) of revenues Over (under) expenditures	4,625	33,535	44,098	10,563	953.47%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	4,625	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	4,625	-	-	-	0.00%
Net change in fund balance	\$ 4,625	\$ 33,535	\$ 44,098	\$ 10,563	953.47%
FUND BALANCE, BEGINNING (OCT 1, 2016)	85,586	85,587	85,586		
FUND BALANCE, ENDING	\$ 90,211	\$ 119,122	\$ 129,684		

**Meadow Pointe
Community Development District**

Supporting Schedules

July 31, 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
03/06/17	\$ 7,701	\$ 92	\$ 157	\$ 7,950	\$ 6,748	\$ 1,202
04/07/17	\$ 26,309	\$ -	\$ 537	\$ 26,846	\$ 22,787	\$ 4,059
05/15/17	\$ 3,223	\$ -	\$ 66	\$ 3,289	\$ 2,792	\$ 497
06/07/17	\$ 770	\$ (23)	\$ 16	\$ 763	\$ 648	\$ 115
06/15/17	\$ 4,939	\$ (147)	\$ 101	\$ 4,892	\$ 4,153	\$ 740
TOTAL	\$ 1,181,238	\$ 47,765	\$ 24,107	\$ 1,253,110	\$ 1,063,645	\$ 189,465
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ (41)	\$ (35)	\$ (6)

Meadow Pointe

Community Development District

Cash and Investment Report July 31, 2017

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	Centerstate	0.00%	n/a	241,980
Checking Account - Operating	Regions	0.00%	n/a	6,278
		Subtotal		<u>248,258</u>
Petty Cash		0.00%	n/a	300
Certificate of Deposit - 12 month	BankUnited	0.80%	10/11/17	201,601
Money Market Account	Bank United	0.77%	n/a	746,838
		Subtotal		<u>746,838</u>
		Total		<u>\$ 1,196,997</u>

Meadow Pointe

Community Development District

Cash Receipts Schedule July 31, 2017

Date	Source	Miscellaneous			Description
		Amount	Income	Other	
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
03/01/17	Tennis/Parking/Key Fobs/Party	1,768	1,768		
03/06/17	Tax Collector	7,701		7,701	See tax collection worksheet
03/29/17	Parking/Key Fobs/Party/Agreements/Fair	2,468	2,468		
03/31/17	Party Refund	(200)	(200)		
03/31/17	Preferred Government Insurance Trust	3,173		3,173	Final workers' compensation audit
04/06/17	Tax Collector	26,309		26,309	See tax collection worksheet
04/17/17	Parking/Key Fobs/Party/Agreements	1,074	1,074		
04/18/17	Sales tax collection allowance	6	6		
05/05/17	Parking/Key Fobs/Party/Agreements	1,160	1,160		
05/15/17	Tax Collector	3,223		3,223	See tax collection worksheet
05/16/17	Party Refund	(50)	(50)		
05/16/17	Meadow Pointe II	311		311	Reimbursement for Tampa Electric
05/18/17	Sales tax collection allowance	2	2		
06/07/17	Parking/Key Fobs/Party/Agreements	2,074	2,074		
06/07/17	Tax Collector	778		778	See tax collection worksheet
06/08/17	Party	100	100		
06/13/17	Party Refund	(50)	(50)		
06/15/17	Tax Collector	4,687		4,687	See tax collection worksheet
06/19/17	Sales tax collection allowance	2	2		
07/07/17	Parking/Key Fobs/Party/Agreements	1,721	1,721		
07/18/17	Sales tax collection allowance	3	3		
07/19/17	Parking/Key Fobs/Party/Agreements	856	856		
Total		1,208,964	17,961	1,191,002	

Meadow Pointe

Community Development District

Reserve Schedule

July 31, 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
	TOTAL	\$642,167	\$384,927	\$266,832

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